

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

13th OCTOBER, 2016

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, N. Evans, Fishwick, Gratrix, Hopps, Malik,
O'Sullivan, Sharp, Smith, Stennett MBE (Substitute) and Walsh.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager Major Projects (Mr. D. Pearson),
Senior Planning and Development Officer (Mr. J. Ketley),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Team Leader – Housing & Pollution (Mr. R. Pollitt),
Director of Legal & Democratic Services (Ms. J. le Fevre),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors S.K. Anstee, Miss Blackburn, Cawdrey, Cordingley,
Cornes and Whetton.

APOLOGY

An apology for absence was received from Councillor Wright.

29. MINUTES

RESOLVED: That the Minutes of the meeting held on 8th September, 2016, be approved as a correct record and signed by the Chairman.

30. ADDITIONAL INFORMATION REPORT

The Head of Planning and Development submitted a report informing Members of additional information received regarding applications for planning permission to be determined by the Committee.

RESOLVED: That the report be received and noted.

31. APPLICATION FOR OUTLINE PLANNING PERMISSION 85282/OUT/15 - PEEL INVESTMENTS (NORTH) LIMITED - TRAFFORD WATERS, LAND BETWEEN THE MANCHESTER SHIP CANAL AND TRAFFORD BOULEVARD/OLD BARTON ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for outline planning permission for up to 3000 dwellings; 80,000sqm (GEA) of office floor space (Use Class B1); 6,700sqm of commercial accommodation (to be used flexibly within Use Classes A1, A2, A3, A4, A5, D1 and D2); hotels (up to an overall total of 300 bedrooms); a carehome (Use Class C2, up to 150 beds/units) and a primary school. Construction of a pedestrian footbridge over Trafford Boulevard; provision of access roads, car parking, public realm and landscaping works and other associated development and supporting infrastructure. Details provided for access, with all other matter reserved.

Planning and Development Management Committee
13 October 2016

RESOLVED: That the Council is minded to grant planning permission for the development and that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development subject to the following provisions and granting the following powers:-

- (i) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure the ongoing review of scheme viability and, if appropriate, affordable housing provision to a maximum of 40% in any one phase of development.
- (ii) To continue to explore the opportunity to enable development to come forward in phases alongside a similarly phased programme of highway works in conjunction with Highways England and the LHA. Alternative conditions, in accordance with subsequent advice and / or recommendations from Highways England / the LHA may be imposed and relevant conditions in the recommendation below amended or deleted as necessary. [N.B. If the Head of Planning and Development is minded not to take the advice of Highways England the application would need to be referred to the Secretary of State for Transport and will be returned to the Planning and Development Management Committee for Members' consideration].
- (iii) To carry out minor drafting amendments to any other planning condition.
- (iv) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within six months of the resolution to grant planning permission.
- (v) That upon the satisfactory completion of the above Legal Agreement planning permission be granted subject to the conditions now determined (unless amended by (ii) or (iii) above).

The meeting commenced at 6.30 pm and finished at 8.14 pm