

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

10th NOVEMBER, 2016

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – West Area (Mrs. S. Lowes),
Planning and Development Officer (Mr. B. Bechka),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Chilton, Duffield, Freeman, J.R. Reilly and Mrs. Young.

34. MINUTES

RESOLVED: That the Minutes of the meetings held on 13th and 20th October, 2016, be approved as a correct record and signed by the Chairman.

35. 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.

36. APPLICATIONS FOR PERMISSION TO DEVELOP ETC

- (a) Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
88646/HHA/16 – Dr. Amin – 3 Winmarith Drive, Hale Barns.	Remodelling of existing dwelling to include part single, part two storey front side and rear extensions including increase in roof height by 450mm. Proposed partial rendering and timber cladding of external elevations.
89210/LBC/16 – EE UK Ltd & H3G UK Ltd – Essoldo Buildings, 1123 Chester Road, Stretford.	Listed Building Consent for upgrade of existing telecommunications installation at main roof level and associated works (resubmission of 88423/LBC/16).

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89303/FUL/16 – Trafford Council – Proposed Extension, Altrincham Crematorium, Whitehouse Lane, Dunham Massey.	Change of use from agriculture to allow for an extension to the existing cemetery along with increased visitor parking, changes to boundary treatment and associated landscaping.
89448/HHA/16 – Mrs. Kimmitt – 35 Bamber Avenue, Sale.	Erection of single storey side and rear extension with other external alterations.

[Note: Councillors Gratrix and Hopps each declared a Personal Interest in Application 89448/HHA/16 as the Applicant was known to them.]

(b) Permission refused for the reasons now determined

Application No., Name of Applicant, Address or Site

Description

88965/HHA/16 – Mr. Chae – Bollindale, South Road, Hale Barns.	Retention of existing gateway and access.
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37. APPLICATION FOR PLANNING PERMISSION 88540/FUL/16 - MR. AHMED - 1A CATTERICK AVENUE, SALE

This item was withdrawn from consideration at this Committee meeting.

38. APPLICATION FOR OUTLINE PLANNING PERMISSION 88899/OUT/16 - SIMPSON READY FOODS LTD - SIMPSON READY FOODS LTD, STRETFORD ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the demolition of existing factory buildings followed by erection of two to three storey residential development (up to 58 units) with access onto Stretford Road and the provision of a turning area on Link Avenue. Approval sought for access with all other matters reserved.

RESOLVED –

- (A) That the application will propose a satisfactory development for the site upon the completion of a Legal Agreement which will secure affordable housing provision, in accordance with Policy L2 of the Core Strategy.
- (B) In the circumstances where the S106 Agreement has not been completed within three months of this resolution, the final determination of the application shall be delegated to the Head of Planning and Development.
- (C) That upon the satisfactory completion of the above Legal Agreement/Undertaking, planning permission be granted subject to the conditions now determined.

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39. APPLICATION FOR PLANNING PERMISSION 89194/FUL/16 - GRATRIX LANE HOMES LTD - LAND AT CORNER OF NORTHENDEN ROAD AND GRATRIX LANE, SALE MOOR

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 19no. dwellings including 4no. apartments & 15no. houses, access road and associated external works.

RESOLVED –

- (A) That the application will propose a satisfactory development for the site upon the completion of a Legal Agreement which will secure affordable housing provision, in accordance with Policy L2 of the Core Strategy.
- (B) In the circumstances where the S106 Agreement has not been completed within three months of this resolution, the final determination of the application shall be delegated to the Head of Planning and Development.
- (C) That upon the satisfactory completion of the above Legal Agreement/Undertaking, planning permission be granted subject to the conditions now determined.

40. APPLICATION FOR LISTED BUILDING CONSENT 89210/LBC/16 - EE UK LTD & H3G UK LTD - ESSOLDO BUILDINGS, 1123 CHESTER ROAD, STRETFORD

The Head of Planning and Development submitted a report concerning an application for Listed Building Consent for the upgrade of existing telecommunications installation at main roof level and associated works (resubmission of 88423/LBC/16).

RESOLVED: That Listed Building Consent be granted subject to the conditions now determined and to the following additional condition:-

The development hereby permitted shall not be constructed or maintained outside the hours of 8am to 6pm Monday to Friday.

Reason: To protect the amenity of nearby residents, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

41. SECTION 106 AND CIL UPDATE: APRIL 2016 - SEPTEMBER 2016

The Head of Planning and Development submitted a report informing Members about the latest set of monitoring data for S106 Agreements and CIL Notices.

RESOLVED: That the contents of the report be noted.

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42. PROPOSED STOPPING UP OF HIGHWAY AT MERCURY WAY, TRAFFORD PARK, MANCHESTER M41 7PA

The Director of Growth and Regulatory Services submitted a report advising Members of an application made to the Secretary of State for Transport under S247 of the Town & Country Planning Act 1990 to stop up an area of highway in Trafford Park to enable development to be carried out in accordance with planning permission applied for under reference 82046/FULL/2013.

RESOLVED: That no objection be raised to the application.

The meeting commenced at 6.30 pm and finished at 8.13 pm.