

# PLANNING DEVELOPMENT CONTROL COMMITTEE

14 FEBRUARY 2013

## PRESENT

Councillor Mrs. V. Ward (in the Chair),  
Councillors D. Bunting (Vice-Chairman), R. Chilton, T. Fishwick, P. Gratrix,  
E.H. Malik, D. O'Sullivan, Mrs. J. Reilly, B. Shaw, J. Smith, L. Walsh, K. Weston and  
M. Whetton.

### In attendance

Mr. K. Howarth	Chief Planning Officer
Mr. D. Pearson	Planning Team Manager
Mr. C. McGowan	Senior Planning Officer
Ms. M. Zenner	Senior Development Control Engineer – Traffic & Transportation
Ms. S. Marland-Fitzell	Interim Principal Solicitor
Miss M. Cody	Democratic Services Officer

### Also Present

Councillors Butt, Candish, Cordingley, Freeman, Hyman, Sharp and Mrs. Young.

## 119. MINUTES

RESOLVED: That the Minutes of the meeting held on 10<sup>th</sup> January, 2013, be approved as a correct record and signed by the Chairman.

## 120. ADDITIONAL INFORMATION REPORT

The Chief Planning Officer 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.

## 121. 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

Application No., Name of Applicant, Address or Site

Description

76859/FULL/2011 – Pino Design and Build – 291 Talbot Road, Stretford.

Subdivision and change of use of industrial unit to be used for motor vehicle repairs and servicing (Class B2) and wholesale storage and distribution (Class B8). Formation of new frontage with roller shutters and rationalisation of car parking areas.

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78464/FULL/2012 – Trafford Healthcare NHS Trust – Trafford General Hospital, Moorside Road, Flixton.

Retention of 7 no. 8m high lighting columns and siting of an additional 5 no. 8m high lighting columns within the staff car park.

79283/VAR/2012 – South Manchester Synagogue – South Manchester Synagogue, The Firs, Bowdon.

Removal of Condition 1 of planning permission H/71646 (restricting use of the hall and classrooms to between the hours of 06.00 to midnight for a temporary period only) to allow permanent use of the hall and classrooms between these times in line with the permitted hours of use for the remainder of the building.

[Note: Councillor Sharp declared a Personal Interest in Application 79283/VAR/2012, as he is a member of the Synagogue.]

79537/FULL/2012 – Trafford Council – Springfield Primary School, Springfield Road, Sale.

Demolition of existing junior block building and erection of a replacement two-storey school block with balconies to two elevations to form 12 new classrooms and associated staff and administration facilities. Construction of a new multi-use games area enclosed by fencing, and formation of enlarged central playground. Relocation of staff car park with new designated delivery area, and installation of cycle stores adjacent to boundaries with Springfield Road and the canal.

[Note: Councillor Chilton declared a Personal and Prejudicial Interest in Application 79537/FULL/2012, as he resides adjacent to the site, and left the room during consideration of this item.

Mr. D. Pearson, Planning Team Manager, declared a Personal and Prejudicial Interest in Application 79537/FULL/2012, as his son attends the school, he left the room during its consideration and had taken no part in the processing of the Application.]

79548/FULL/2012 – Trafford Council – Navigation Primary School, Hawarden Road, Altrincham.

Erection of extension at first floor level on northern elevation of school building, supported on steel columns and with recessed lighting beneath. Creation of 6 additional car parking spaces and covered cycle parking area. Creation of new external door on eastern elevation to outside play area.

[Note: Councillor Weston declared a Personal and Prejudicial Interest in Application 79548/FULL/2012, being a Governor at the school and also the Vice-Chairman of the building's Health and Safety Committee, he remained in the meeting but did not take part in the debate or cast a vote on the Application.]

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79562/FULL/2012 – Manchester United Limited – Trafford Training Centre, Birch Road, Carrington.

Various works including: replacement and extension of existing footpath and road network around the training pitches; culverting and enhancement of two existing drainage ditches; underground heating; erection of 5m and 8m high fencing; replacement TV gantry; removal of existing man-made running mound.

[Note: Councillor Whetton declared a Personal and Prejudicial Interest in Application 79562/FULL/2012, being a former employee of the Applicant and also a season ticket holder, he remained in the meeting but did not take part in the debate or cast a vote on the Application.]

(b) Applications refused for reasons now determined

Application No., Name of Applicant, Address or Site

Description

78229/O/2012 – Urban Surveying Limited – Land to north of Station Road, Stretford.

Outline application for erection of 3 no. three storey buildings comprising 18 no. two bedroom apartments with associated car parking and landscaping. Details of layout, scale and access submitted for approval with all other matters reserved.

**122. APPLICATION FOR PLANNING PERMISSION 75729/FULL/2010 - PEEL INVESTMENTS (NORTH) LTD - HULME FERRY COTTAGE, OFF DARESBUURY AVENUE, FLIXTON**

The Chief Planning Officer submitted a report concerning an application for planning permission for the demolition of existing two storey residential property and construction of 3 no. four bedroom detached units with associated garage building, hardstanding and landscaping.

RESOLVED –

- (1) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure a maximum financial contribution of £40,282.46 split between Highways and Active Travel Infrastructure £310; Public Transport Schemes £922; Specific Green Infrastructure £1,860 (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); Spatial Green Infrastructure, Sports and Recreation £7,142.06; and Education Facilities £30,048.40.
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**123. APPLICATION FOR PLANNING PERMISSION 77029/FULL/2011 -  
BROOKHOUSE STUD LTD - PRIORY NURSERY, DANE ROAD, SALE**

The Chief Planning Officer submitted a report concerning an application for planning permission the erection of a detached building to form private indoor riding arena, stud farm facilities and associated offices and storage. Formation of an outdoor riding arena and works ancillary thereto including hardstanding, car parking, paddocks and soft landscaping.

RESOLVED –

- (1) That the Council is Minded to Grant planning permission, subject to referral to the Secretary of State.
- (2) That should the Secretary of State decide not to intervene, the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure:-
  - Financial contributions of £37,030 split between contributions towards Highways & Active Travel Infrastructure (£6,039); Public Transport Schemes (£20,141) and Specific Green Infrastructure (£10,850).
  - Provision of off-site improvements to the Green Belt in the Sale area in accordance with a scheme to be identified by the Council.
  - Each year, for a minimum period of five years, a resident of (or relation to) the Trafford area will be taken on by Brookhouse Stud on an internship basis for a period of up to four weeks.
- (3) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**124. APPLICATION FOR CHANGE OF USE 78662/COU/2012 - PERSIMMON  
HOMES (NORTH WEST) - LAND OFF MINSTER DRIVE, URMSTON**

[Note: Councillors Mrs. Reilly and Shaw each declared a Personal and Prejudicial Interest in Application 78662/COU/2012, due to their previous involvement with residents, they both remained in the meeting but did not take part in the debate or cast a vote on the Application.]

The Chief Planning Officer submitted a report concerning an application for the change of use from public open space to private garden land.

RESOLVED –

- (1) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and

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that such Legal Agreement be expected to secure a financial contribution of up to £80,950, which will be provided through a phased payment scheme which is to be agreed with the Council.

- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**125. APPLICATION FOR CHANGE OF USE 79511/FULL/2012 - RESULTS INC. - 212 NORTHENDEN ROAD, SALE**

The Chief Planning Officer submitted a report concerning an application for the change of use from showroom/distribution use (Use Class Sui Generis) to personal training/ health and fitness education centre (Use Class Sui Generis).

RESOLVED –

- (1) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure reassessment of the financial viability of the business no later than the end of 2016 (providing the business is still operating) and should the business achieve 20% profit before tax and this equates to £18k before tax profit then a maximum financial contribution of £6,434 split between, £900 towards Highway and Active Travel infrastructure; £4,294 towards Public Transport Schemes; £1,240 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme) will be paid.
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**126. APPLICATION FOR CHANGE OF USE 79615/FULL/2012 - PICKARD FINLASON PARTNERSHIP PENSION FUND - BEECH HOUSE, 1 CAMBRIDGE ROAD, HALE**

The Chief Planning Officer submitted a report concerning an application for the change of use of part of ground and lower ground floor from offices to non-food retail and/or financial/professional/services; external alterations to front elevation to form new entrance.

RESOLVED –

- (1) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure a maximum financial contribution of £2,786.00 split between £1,880.00 towards Highway and Active Travel infrastructure and £906 towards Public Transport Schemes.
- (2) That upon the completion of the above Legal Agreement, planning

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permission be granted subject to the conditions now determined.

**127. APPLICATION FOR PLANNING PERMISSION 79620/HHA/2012 - MS. ANNE LLOYD-WILLIAMS - 4 LEIGHS COTTAGES, WELLFIELD LANE, TIMPERLEY**

The Chief Planning Officer submitted a report concerning an application for planning permission for the erection of a part single, part two storey side and rear extension to form additional living accommodation.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be refused for the reasons now determined.

**128. APPLICATION FOR PLANNING PERMISSION 79733/FULL/2013 - MR. CHRIS MCGOFF - MANORHEY CARE CENTRE, 130 STRETFORD ROAD, URMSTON M41 9LT**

[Note: Councillor Shaw declared a Personal and Prejudicial Interest in Application 79733/FULL/013, as he has a relative at Ann Challis Care Home and also his wife is a former employee, he remained in the meeting but did not take part in the debate or cast a vote on the Application.]

The Chief Planning Officer submitted a report concerning an application for planning permission for the erection of three storey extension to north elevation to form 18 no. additional care bedrooms and day space with associated parking.

The meeting commenced at 6.30 pm and finished at 9.13 pm