

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

15th JUNE, 2017

PRESENT:

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

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. Davis),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Duffield and Jarman.

APOLOGY

An apology for absence was received from Councillor Walsh.

1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning and Development Management Committee for the Municipal Year 2017/2018 be noted.

2. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning and Development Management Committee were asked to appoint the Town/Village Green Sub-Committee.

RESOLVED: That the Town/Village Green Sub-Committee be appointed comprising the Chairman, Vice-Chairman and Opposition Spokesperson or their nominees.

3. TERMS OF REFERENCE

RESOLVED: That the Terms of Reference for the Planning and Development Management Committee be noted.

4. MEETING DATES

RESOLVED: That the scheduled meeting dates for the Planning and Development Management Committee for the Municipal Year 2017/2018 be noted.

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5. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th May, 2017, be approved as a correct record and signed by the Chairman.

6. 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.

7. 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>
89973/HHA/16 – Mr. S. Viner – 45 Woodcote Road, Timperley.	Erection of a part single/part two storey side and part single part first floor rear extension following demolition of existing single storey garage.
90274/FUL/17 – Laurus Homes – 4 Lock Lane, Partington.	Demolition of existing dwelling and erection of 22 no. dwellinghouses with associated parking, landscaping and amenity space.
90352/FUL/17 – Trafford Council – St. Vincent’s Catholic Primary School, Orchard Road, Altrincham.	Erection of 2 no. single-storey infill extensions and creation of new tarmac playground area.
90392/FUL/17 – Trafford Housing Trust – Land to the rear 397 Stockport Road, Timperley.	Erection of a four storey building to provide 11 apartments and demolition of single storey outrigger to rear of 397 Stockport Road.
90438/FUL/17 – Mr. Richard Goodwin, Goodwin Developments – Grove House, 35 Skerton Road, Old Trafford.	Proposal for 6No. additional penthouse apartments (3No. one bed apartments and 3No. two bed apartments) within a single storey extension to the roof of the existing Grove House building.
91018/HHA/17 – Mrs. D. Sumner – 5 Bude Avenue, Flixton.	Erection of a single storey side extension.
91269/HHA/17 – Mr. Lewis – 33 Norley Drive, Sale.	Erection of a single storey side and rear extension following demolition of existing conservatory.

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(b) Permission refused for the reasons now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
91021/FUL/17 – A1 Tyres – 281-285 Talbot Road, Stretford.	Change of use to tyre fitting use with alterations to building frontage (retrospective application).

[Note: Councillor Malik declared a Personal and Prejudicial Interest in Application 91021/FUL/17, due to his involvement and removed himself from the Committee. After making representations to the Committee as a local Councillor he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

8. APPLICATION FOR PLANNING PERMISSION 90711/FUL/17 - HAZELLOCH LTD - TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a building ranging from 12 to 16 storeys containing 174 residential apartments (64 x 1 bedroom and 110 x 2 bedrooms) with associated car and cycle parking, bin stores and hard and soft landscaping.

RESOLVED: That Members are 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 as follows:-

- (i) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
 - A contribution of £2000 for the provision of a 15-tree orchard within Seymour Park;
 - Agreement that the development shall not be occupied for as long as the existing Trafford Plaza building is in B1(a) office use;
 - Agreement that the car parking spaces within the site will be offered to and made available for residents of both the proposed building and the existing Trafford Plaza building, once in residential use; and
 - The submission of a viability review of the scheme at a point to be agreed with the applicant and agreement that an appropriate contribution towards affordable housing and spatial green infrastructure will be made should the review conclude that developer profits will exceed 20%.
- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) To have discretion to determine the application appropriately in the circumstances where a S106 agreement has not been completed within three months of the resolution to grant planning permission.

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- (iv) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

The meeting commenced at 6.31 pm and concluded at 8.17 pm.