

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

13th JULY, 2017

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, N. Evans, Fishwick, Gratrix, Malik, Mrs. Reilly,
Sharp, Smith, Stennett MBE (Substitute), 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 – West Area (Ms. L. Turner),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillor Mrs. Dixon MBE.

APOLOGY

An apology for absence was received from Councillor O'Sullivan.

ANNOUNCEMENTS

Mr. John Morley

The Chairman announced that sadly this would be the last meeting for John, who joined the Committee on a temporary basis 3 years previous! The Chairman expressed the appreciation of the Committee and personally thanked him for his professionalism and for all the support he had given to the Committee over the years.

Mr. Geoff Evenson

The Chairman on behalf of the Committee welcomed Mr. Geoff Evenson, Principal Highways & Traffic Engineer, to the Planning Committee meeting.

9. MINUTES

RESOLVED: That the Minutes of the meeting held on 15th June, 2017, be approved as a correct record and signed by the Chairman.

10. 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.

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11. 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>
90220/FUL/17 – Sale F.C. – Sale Football Club, Heywood Road, Sale.	Proposed part demolition of existing clubhouse, formation of new entrances, installation of first floor balcony and replacement glazing to facilitate a new function room at first floor together with a new fire escape staircase.
90432/RES/17 – Nikal Limited and Exige Developments Limited – Land at Oakfield Road/Moss Lane, Altrincham.	Application for reserved matters for appearance, landscaping, layout and scale in relation to outline application 86661/VAR/15 for: Erection of 4 mixed-use buildings providing 85 residential apartments (Class C3), retail, commercial/office and leisure uses (Classes A1, A3, A4, A5, B1 and D2), a lower ground car park, new public realm/landscaping, plant and service area, highway alterations and other works.
90610/VAR/17 – J. Davidson (Broadheath) Limited – 35 Craven Road, Altrincham.	Application for variation of condition 3 on planning permission 77202/FULL/2011 for “Installation of a shear processor in connection with the recycling and processing of ferrous and non-ferrous metals enclosed within 6.5m high concrete acoustic walling system” and condition 7 of planning permission H/71701 “Erection of single storey building for the storage and maintenance of HGVs and other motor vehicles, staff offices and end-of-life decommissioning unit, ancillary open storage for skips and motor vehicles and associated landscaping.” To alter hours of operation to 07:00 to 17:00 hours Monday to Friday (excluding Bank holidays) and 09:00 to 13:00 on Saturdays.
[Note: Councillor N. Evans declared a Personal and Prejudicial Interest in Application 90610/VAR/17, due to a business interest with the site owner, he remained in the room but did not participate in the debate or cast a vote on the Application.]	
90678/FUL/17 – Trafford Council – Brooklands Primary School, Woodbourne Road, Sale.	Alterations to the school to include the demolition of the existing detached kitchen and dining hall; the erection of extensions to

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the rear to facilitate 7no. new infant and nursery classrooms; extension to the main hall and a new kitchen area; erection of a temporary classroom; extension to the existing car park and hard play area with new hardstanding and landscaping throughout the site.

90758/FUL/17 – Jam Properties Ltd
– Land north west of the junction of St. Margarets Road and Groby Road, Altrincham.

Erection of detached dwelling and formation of vehicular access to Groby Road.

91186/VAR/17 – Mr. & Mrs. D. Ellis
– 42-44 Brook Road, Flixton.

Application for variation of conditions 2 (approved plans) and 11 (no access to rear yard) and removal of condition 12 (means of preventing public access to rear yard) on planning permission 89558/COU/16.

[Note: Councillor Bunting declared a Personal and Prejudicial Interest in Application 91186/VAR/17, as his work colleagues reside in the locality, he remained in the room but did not participate in the debate or cast a vote on the Application.]

91272/HHA/17 – Mrs. Hall – 47
Southgate, Flixton.

Erection of a part single, part double storey side and rear extension. Erection of a single storey front porch and bay addition.

12. APPLICATION FOR PLANNING PERMISSION 90138/FUL/16 - M.C.I. DEVELOPMENTS LIMITED, SOUTHWAY HOUSING TRUST (MANCHESTER) LIMITED AND MR. A.M. SIDDIQI - LAND AT THE CORNER OF MANCHESTER ROAD AND HARTINGTON ROAD, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for residential development comprising 42 new apartments in two, three storey apartment blocks with the main vehicular/pedestrian access from Hartington Road including formation of additional new vehicular access and associated ancillary works following demolition of existing buildings on site.

RESOLVED –

- (A) That the application will propose a satisfactory development for the site upon the completion of an appropriate Legal Agreement and such Legal Agreement be entered into to secure:-
- (i) A contribution of £100,000 (one hundred thousand pounds) towards affordable housing provision, in accordance with Policy L2 of the Trafford Core Strategy.
 - (ii) The submission of a further viability review of the scheme at a point to be agreed with the applicant and agreement that an appropriate

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contribution towards affordable housing and spatial green infrastructure will be made should the review conclude that developer profits will exceed 20%.

- (B) In the circumstances where the Section 106 Agreement has not been completed within 3 months of the date 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, planning permission be granted subject to the conditions now determined (subject to any minor drafting amendments).

13. APPLICATION FOR PLANNING PERMISSION 90481/FUL/17 - M.C.I. DEVELOPMENTS LIMITED, SIMPSONS READY FOODS LIMITED - SIMPSON READY FOODS LTD, STRETFORD ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing factory buildings to allow for residential development comprising 58no. new dwellings alongside ancillary works including a new main access from Stretford Road and associated 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:
 - (i) 10% affordable housing, with a two third/one third tenure split of shared ownership/affordable rent.
 - (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.
 - (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).

14. APPLICATION FOR PLANNING PERMISSION 90799/FUL/17 - VERMONT / X1 MANCHESTER WATERS - DEVELOPMENT SITE, POMONA STRAND, OLD TRAFFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of two residential blocks providing a total of 216no. one, two and three bedroom residential apartments (Block 1 and Block 2 will comprise 10 and 12 storeys respectively) with parking, landscaping and associated works.

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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 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 outdoor sports facilities provision 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.
- (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).

PLANNING OUTCOMES TOUR / MEMBER TRAINING

An invitation was extended to all Members and Officers to attend the Planning Outcomes Tour which will be held on Wednesday 20th September, 2017 followed by Member Training at 6:30pm at the Town Hall.

The meeting commenced at 6.32 pm and concluded at 8.16 pm.