

PLANNING DEVELOPMENT CONTROL COMMITTEE

8 AUGUST 2013

PRESENT

Councillor D. Bunting (In the Chair),
Councillors R. Chilton, Mrs. P. Dixon MBE (Substitute), T. Fishwick, P. Gratrix,
E. Malik, P. Myers (Substitute), D. O'Sullivan, B. Sharp, B. Shaw, J. Smith, L. Walsh
and M. Whetton.

In attendance: Acting Chief Planning Officer (Mr. D. Pearson),
Deputy Team Leader – North Area (Mr. S. Day),
Assistant Planning Officer (Mr. T. Barton),
S106 & CIL Officer (Ms. M. Craven),
Traffic Manager (Mr. G. Williamson),
Interim Principal Solicitor (Ms. S. Marland-Fitzell),
Trainee Solicitor (Ms. L. Rogers),
Democratic Services Officer (Miss M. Cody).

APOLOGIES

Apologies for absence were received from Councillors Mrs. V. Ward and
K. Weston.

35. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th July, 2013, be
approved as a correct record and signed by the Chairman.

36. ADDITIONAL INFORMATION REPORT

The Acting 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.

37. 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

79988/FULL/2013 – United Utilities
– Electric Park, off Fraser Place,
Trafford Park.

Formation of subterranean wastewater
detention facility with the erection of a motor
control centre, meter kiosk, 25m high
pressure relief column and paladin fencing
around site perimeter. Formation of new
vehicular access from Fraser Place,
additional areas of hardstanding and

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	associated landscaping works also.
80418/FULL/2013 – Mr. Mohammad Zibandeh Khoy – 11 High Elm Road, Hale Barns.	Demolition of existing bungalow and erection of two storey detached dwelling. Erection of detached garage following demolition of existing garage.
80677/COU/2013 – Mr. Hiup Tee Kee – 3 Peter Street, Altrincham.	Change of Use of first and second floors from restaurant (Use Class A3) to residential use as a single flat (Use Class C3).
80766/FULL/2013 – Sale Grammar School – Sale Grammar School, Marsland Road, Sale.	Erection of a part single, part two-storey, extension linking existing school buildings to the south-west of the site to provide sixth-form education facilities and associated cloister.

[Note: Mr. D. Pearson, Acting Chief Planning Officer, declared a Personal and Prejudicial Interest in Application 80766/FULL/2013, as his daughter attends the school, he left the room during its consideration and has taken no part in the processing of the Application.]

38. APPLICATION FOR PLANNING PERMISSION 80433/FULL/2013 - NEW CARE PROJECTS LLP - LAND ADJACENT TO ALLINGHAM HOUSE CARE CENTRE, DEANSGATE LANE, TIMPERLEY

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the erection of a detached three storey building to provide self-contained accommodation associated with the adjacent Allingham House Elderly Care Home.

RESOLVED –

- (A) That the application will propose a satisfactory 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 £9,346 split between £1,616 towards Highway and Active Travel infrastructure, £5,560 towards Public Transport Schemes and £2,170 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (B) In the circumstances where the S106 Agreement has not been completed within 3 months of the resolution to grant planning permission or the 8 week target date whichever timescale comes first, the final determination of the application shall be delegated to the Acting Chief Planning Officer.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

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39. APPLICATION FOR PLANNING PERMISSION 80836/FULL/2013 - MR. THOMAS THORNS - 41 MANCHESTER ROAD, ALTRINCHAM

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the demolition of existing detached garage and erection of two semi-detached dwellings, detached garage to rear and alterations to existing vehicular access.

RESOLVED –

- (A) That the application will propose a satisfactory 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 £5,730.37 split between £3,885.63 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme) and £1,844.74 towards Spatial Green Infrastructure, Sports and Recreation and to include an overage clause to ensure that an appropriate commuted sum up to a maximum of £32,584.26 is provided should the developer's level of net profit be better than predicted in the viability appraisal.
- (B) In the circumstances where the S106 Agreement has not been completed within 3 months of the resolution to grant planning permission or the 8 week target date whichever timescale comes first, the final determination of the application shall be delegated to the Acting Chief Planning Officer.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

The meeting commenced at 6.30 pm and finished at 7.25 pm.