

PLANNING DEVELOPMENT CONTROL COMMITTEE

12 SEPTEMBER 2013

PRESENT

Councillor Bunting (In the Chair),
Councillors Chilton, Mrs. Dixon MBE (Substitute), Fishwick, Gratrix, Malik,
O'Sullivan, Sharp, Shaw, Smith, Walsh and Whetton.

In attendance: Head of Planning (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Conservation Officer (Ms. E. Read),
Traffic Manager (Mr. G. Williamson),
Solicitor (Mrs. C. Kefford),
Democratic Services Officer (Miss M. Cody).

APOLOGIES

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

40. MINUTES

RESOLVED: That the Minutes of the meetings held on 25th July and 8th August 2013, be approved as a correct record and signed by the Chairman.

41. ADDITIONAL INFORMATION REPORT

The Head of Planning 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.

42. 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

80669/FULL/2013 – Altrincham Football Club – Altrincham Football Club, Moss Lane, Altrincham.

Erection of a community sports hall; repair/upgrading of the existing car park and the associated introduction of video entry and lighting; erection of toilet block and refurbished snack bar following removal of temporary toilets and mobile snack bar; other associated improvements and refurbishments.

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80910/FULL/2013 – Mr. Les Jones
– Dumbar Farm, Little Ees Lane,
Sale.

Erection of an agricultural storage building for silage.

81011/HHA/2013 – Mr. G. Ball –
Bramcote Lodge, Green Walk,
Bowdon.

Retention of a part single, part two storey front, side and rear extension including new hipped roof over flat roof element to form additional living accommodation following demolition of rear conservatory. Erection of vehicular access gates and piers with maximum height of 1.8 metres. (Amendment to previously approved application 76936/HHA/2011).

81170/HHA/2013 – Mr. Mustafa
Kamall – 20 Northleigh Road, Old
Trafford.

Erection of single storey rear extension to form additional living accommodation.

43. APPLICATION FOR PLANNING PERMISSION 77102/FULL/2011 - MR. A. HALADH - 139 STAMFORD STREET, OLD TRAFFORD

The Head of Planning submitted a report concerning an application for planning permission for the change of use of property from offices to dwellinghouse (Use Class C3) and erection of a single storey rear extension (re-submission of 75760/FULL/2010).

RESOLVED –

(A) That the application will propose a satisfactory development for the site upon the completion of an appropriate Legal Agreement which would require a nil contribution but subject to an overage clause to ensure that a contribution up to the value of £11,112.57 could be secured should the applicant's assumption about the development costs and subsequent valuation of the property upon completion of the works prove to be incorrect.

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

44. APPLICATION FOR PLANNING PERMISSION 81115/O/2013 - EXIGE DEVELOPMENTS LTD - LAND AT OAKFIELD ROAD/MOSS LANE, ALTRINCHAM WA15 8EP

[Note: Councillor Whetton declared a Personal Interest in Application 81115/O/2013, as he is a Board Member of the Trafford Community Leisure Trust.]

The Head of Planning submitted a report concerning an application for planning permission for the demolition of existing buildings and erection of a mixed-use development comprising, alterations and extensions to the existing Altrincham Ice Rink to form a new foyer and new self-supporting roof structure; leisure uses

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including a new leisure centre and bowling alley (Use Class D2); residential (Use Class C3); offices and management suite (Use Class B1); food and non-food retail (Use Class A1); restaurants and cafes (Use Class A3); drinking establishments (Use Class A4); and hot food establishments (Use Class A5); the permanent retention of the Ice Rink and associated car parking, plant and service areas, highway alterations and the creation of new areas of public realm.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon completion of an appropriate Legal Agreement to secure a financial contribution towards highways and active travel infrastructure; public transport schemes; specific green infrastructure; spatial green infrastructure, sports and recreation; and education and facilities together with provision of/contribution towards affordable housing in accordance with the Trafford Core Strategy and SPD1: Planning Obligations.
- (B) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

45. PROPOSED STOPPING UP OF HIGHWAY AT LAND TO FRONT OF 13-23 AND 14-24 GATLEY ROAD, SALE

[Note: Councillor Whetton declared a Personal Interest in the above item, as his partner is employed by Trafford Housing Trust.]

The Head of Highways, Transportation, Greenspace and Sustainability submitted a report informing 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 Sale.

RESOLVED: That no objection be raised to the proposed Order.

The meeting commenced at 6.30 pm and finished at 7.50 pm