

PLANNING DEVELOPMENT CONTROL COMMITTEE

12 DECEMBER 2013

PRESENT

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

In attendance: Development Control Manager (Mr. D. Pearson),
Team Leader – North Area (Mr. S. Day),
Senior Planner (Mr. R. Gore),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Solicitor (Mrs. C. Kefford),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Anstee, Mrs. Evans, Freeman, Holden and D. Western.

MR. ROB HASLAM

The Chairman informed the Committee of the recent birth of baby George Haslam, on behalf of the Committee she congratulated the Head of Planning and his wife and wished them all the best.

64. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th November, 2013, be approved as a correct record and signed by the Chairman.

65. 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.

66. APPLICATIONS FOR PERMISSION TO DEVELOP ETC.

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

80764/VAR/2013 – Instant Cash Loans – 64 George Street, Altrincham.

Variation of condition 2 (hours of opening) of planning approval 77456/COU/2011 to allow the premises to be open between the hours 0800hrs-2000hrs Monday to Saturday and 0900hrs-1800hrs Sunday.

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81888/FULL/2013 – New Care LLP
– Allingham House Care Centre,
Deansgate Lane, Timperley.

Erection of a detached three storey building to
provide 12 x no. apartments as assisted living
accommodation within Use Class C3.

(b) Permission refused for the reasons now determined

Application No., Name of
Applicant, Address or Site

Description

81575/AA/2013 – JC Decaux UK
Limited – Central Island of Junction
10, M60/Trafford Boulevard, Barton
Road, Trafford Park.

Display of three internally illuminated digital
advertisement panels on 25.5 metre high
steel tower structure.

**67. APPLICATION FOR PLANNING PERMISSION 77288/FULL/2011 - CHURCHILL
RETIREMENT LIVING - ST. JOHN THE BAPTIST CHURCH AND
PRESBYTERY, THORLEY LANE, TIMPERLEY**

The Head of Planning submitted a report concerning an application for planning permission for the erection of 50 sheltered apartments for the elderly including communal facilities within a part three storey and part two storey building, following demolition of existing church and presbytery.

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.

**68. APPLICATION FOR PLANNING PERMISSION 77850/FULL/2011 - MR.
BASHARAT IQBAL - 122 SEYMOUR GROVE, OLD TRAFFORD**

The Head of Planning submitted a report concerning an application for planning permission for the change of use from public house to no.15 self-contained apartments, including excavation of ground to expose basement level, creation of steps at ground floor to rear elevation and insertion of new doors and windows at basement, ground and first floor levels to all elevations.

RESOLVED –

(A) 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 £29,278.11 split between maximum contributions towards Spatial Green Infrastructure, Sports and Recreation £18,172.68 and Education Facilities £11,105.43.

(B) In the circumstances where the S106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final

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determination of the application shall be delegated to the Head of Planning.

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

69. APPLICATION FOR OUTLINE PLANNING PERMISSION 80470/O/2013 - PEEL INVESTMENTS NORTH LTD - FORMER KRATOS SITE, BARTON DOCK ROAD, TRAFFORD PARK

The Head of Planning submitted a report concerning an application for outline planning permission for the redevelopment of the site to provide up to 27,870 sq m (internal) offices (B1), a 150 bed hotel (C1) and decked car parking, together with associated highway access and landscaping. Details of access applied for with all other matters reserved (appearance, landscaping, layout and scale).

RESOLVED –

- (A) 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 financial contribution of £695,276 split between: £87,216 towards Highway and Active Travel infrastructure, £320,070 towards Public Transport Schemes and £287,990 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme), the final contribution is to be agreed by and delegated to the Head of Planning following further consultation with TfGM.
- (B) In the circumstances where the S106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Head of Planning.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

70. APPLICATION FOR PLANNING PERMISSION 80972/VAR/2013 - NATIONAL GRID - FORMER GAS WORKS, COMMON LANE/MANCHESTER ROAD, PARTINGTON

The Head of Planning submitted a report concerning an application for the variation of condition 7 of outline planning permission H/OUT/71194 (outline application for mixed employment development and engineering works to create a replacement wildlife habitat) to reduce the area of the site in which buildings are restricted to no more than 2 storeys in height and in which the number of occupants within a building is restricted to not more than 100.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the

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site upon the completion of an appropriate Legal Agreement to secure a maximum financial contribution of £685,565.56 split between: £133,764.00 towards highway infrastructure improvements, £274,790.00 towards public transport schemes, £276,991.56 towards Red Rose Forest (off-site tree planting) (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme), and

- Prior to the commencement of development, a bond of £10,000 to be paid for the provision of appropriate waiting and loading restrictions to be installed on Manchester Road and / or other local roads, should the LHA determine that these are required as a result of the development.
 - Prior to the commencement of development, a bond of £10,000 to be paid for maintenance of the signal controlled junction should this type of junction be required at the site access from Manchester Road in accordance with Condition 10.
 - Prior to the occupation of the development, a bond of £50,000 to cover penalty clauses in the Travel Plan.
 - Local Employment Conditions.
- (B) In the circumstances where the S106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Head of Planning.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined

71. APPLICATION FOR PLANNING PERMISSION 81209/FULL/2013 - MR. TOM FLEMMING - LAND ADJACENT TO 10 MASSEY ROAD, SALE

The Head of Planning submitted a report concerning an application for planning permission for the erection of a two-storey terrace comprising of 3no. three-bed dwellinghouses, with associated car parking and landscaping.

RESOLVED –

- (A) 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 would require a £6,000 contribution but subject to an overage clause to ensure that a contribution up to the value of £29,042.94 could be secured should the applicant's assumption about the viability of the development prove to be incorrect upon the development's completion.

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- (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.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined and to the following additional condition:-

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation hereby permitted shall not be converted into living accommodation unless planning permission for such works has been sought and granted.

Reason: To ensure adequate garaging/off street parking provision is retained and thereby avoid the harm to amenity, safety or convenience caused by on street parking, having regard to Policy L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations.

72. APPLICATION FOR PLANNING PERMISSION 81386/HHA/2013 - MR. MOHAMMED AKRAM - 47 THE AVENUE, SALE

[Note: Councillor Chilton declared a Personal and Prejudicial Interest in Application 81386/HHA/2013, due to his involvement, after making his representation to the Committee he remained in the meeting but did not take part in the debate or cast a vote on the item.]

The Head of Planning submitted a report concerning an application for planning permission for the formation of centralised vehicular access and new front boundary treatment; erection of an outbuilding within rear garden; application of render to main dwellinghouse; and retrospective application for amended side/rear extension.

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

The proposed outbuilding, and single storey side and rear extension, by reason of their height, scale and massing in close proximity to the site boundaries, would result in unduly overbearing forms of development to the detriment of the amenity that the occupants of 45 and 49 The Avenue should reasonably expect to enjoy. As such, the proposal is considered to be contrary to Policy L7 of the Trafford Core Strategy and SPD4: A Guide for Designing House Extensions and Alterations.

**73. APPLICATION FOR OUTLINE PLANNING PERMISSION 81497/O/2013 -
HEREF TRAFFORD PARK PROPERTY UNIT TRUST - VACANT LAND AT
MOSLEY ROAD/MELLORS ROAD, STRETFORD**

The Head of Planning submitted a report concerning an application for outline planning permission for the redevelopment of a 2.54 hectare site with up to 10,100 sq.m of employment floor space with B1C (light industrial) B2 (general industrial) and B8 (storage and distribution) Uses including vehicle parking and landscaping. Retaining site access from Mosley Road.

RESOLVED –

- (A) 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 contributions in accordance with SPD1 up to a maximum financial contribution of £61,438 split between: £9,702 towards Highways and Active Travel infrastructure, £13,916 towards Public Transport Schemes and £37,820 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, the final determination of the application shall be delegated to the Head of Planning.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**74. APPLICATION FOR PLANNING PERMISSION 81630/FULL/2013 - REDROW
HOMES NW - LAND OFF HEATHERMOUNT, WEST TIMPERLEY**

The Head of Planning submitted a report concerning an application for planning permission for the erection of 6 no. 1 bed apartments and 11 no. 3 and 4 bed houses with associated parking and garden areas, new access roads and associated landscaping.

RESOLVED –

- (A) 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 £132,356.70 split between: £901.00 towards Highway and Active Travel infrastructure, £3,417.00 towards Public Transport Schemes, £5,270.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme), £45,427.03 towards Spatial Green Infrastructure, Sports and Recreation and £77,341.67 towards Education Facilities plus 7 affordable housing units (or sum in lieu thereof), the final contribution is to be agreed by and delegated to the Head of Planning (following further discussion

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with the applicant).

- (B) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined, with the removal of conditions 14 and 15 and the following additional conditions:-

No development approved by this permission shall be commenced unless and until a Sustainable Urban Drainage Scheme to reduce surface water run-off from the site to meet Strategic Flood Risk Assessment objectives in accordance with Trafford Core Strategy Policy L5 has first been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved scheme.

Reason: To reduce the risk of flooding having regard to Policy L5 of the Trafford Core Strategy.

No development shall commence unless and until a Site Management Plan has first been submitted to and approved in writing by the Local Planning Authority. The Plan shall address all issues relating to operations on site, (including vehicular and plant access to the site, location of site cabins, temporary fencing and hours of working) to minimise the impact of the development during the construction phase on residents living on Heathermount, Daisygate Drive and Applemint Close. Development shall only proceed in accordance with the approved details.

Reason: To protect the amenity of residents, given the restricted vehicular access to the site and the close proximity of existing houses, having regard to Trafford Core Strategy Policy L7.

75. APPLICATION FOR PLANNING PERMISSION 81722/HHA/2013 - MS. MARIJKE MAZURE - FLAT 4, THE BATTENS, 72 STAMFORD ROAD, BOWDON

The Head of Planning submitted a report concerning an application for planning permission for the erection of external staircase and alteration to main entrance of flat no.4 fronting onto Stamford Road following removal of existing. Other external alterations thereto.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

RESOLVED: That planning permission be granted subject to the conditions now determined.

76. CHANGES TO SCHEME OF DELEGATION PERTAINING TO PLANNING APPLICATIONS SUBJECT TO UNSIGNED S106 AGREEMENTS

The Head of Planning submitted a report seeking Members' agreement to delegate to the Head of Planning the recalculation of S106 contributions relating to planning applications subject to unsigned S106 agreements, in line with the current SPD1 'Planning Obligations'. These planning applications already have a Committee resolution to grant planning permission under the old S106 regime. Delegated powers will help the service to deal with such matters more expeditiously. In the event that the applicants raise viability arguments in respect of the new contributions, the applications will still be reported back to Committee.

RESOLVED: That the change to the Scheme of Delegation be approved to allow the Head of Planning to recalculate S106 contributions relating to planning applications already subject to a resolution to grant planning permission, in line with SPD1 'Planning Obligations'.

77. PROPOSED STOPPING UP OF HIGHWAY AT PRIMROSE TERRACE, OLD PARK LANE, MANCHESTER M17 8PG

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 Trafford Park.

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

SEASONS GREETINGS

As this was the final Committee meeting of 2013, the Chairman wished everyone an enjoyable, peaceful and healthy festive season.

The meeting commenced at 6.30 pm and finished at 8.48 pm