

PLANNING DEVELOPMENT CONTROL COMMITTEE

25 JULY 2013

PRESENT

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

In attendance: Corporate Director Economic Growth & Prosperity (Mrs. H. Jones),
Acting Chief Planning Officer (Mr. D. Pearson),
Deputy Team Leader – South Area (Mr. G. Earnshaw),
Senior Regeneration Officer (Ms. C. Taylor-Russell),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Director of Legal & Democratic Services (Ms. J. Le Fevre),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors D. Western and Mrs. Wilkinson.

APOLOGIES

Apologies for absence were received from Councillors Gratrix and Weston.

[Note: At the commencement of the meeting the Director of Legal & Democratic Services advised the Committee that due to the uncertainty as to the decision that had been taken at the previous meeting, and in light of a potential challenge (details of which were outlined in the papers circulated prior to the meeting) they should consider each application afresh with an open minded approach, the Committee were also informed that this situation was highly unusual but proper in the circumstances.]

32. 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.

33. APPLICATION FOR PLANNING PERMISSION 79984/FULL/2013 - PROPERTY ALLIANCE GROUP - HANGER 14, LYON INDUSTRIAL ESTATE, ATLANTIC STREET, BROADHEATH

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the demolition of existing warehouse buildings and erection of supermarket (Use Class A1) with car parking, petrol filling station and associated servicing and landscape works.

RESOLVED: That the Council is minded to grant planning permission for the reasons given below, subject to referral to the Secretary of State for determination, subject also to the completion of a Legal Agreement and the following conditions:-

Planning Development Control Committee
25 July 2013

S106

- Trafford Developer contributions as set out below
- Negotiated element as set out below
- Local labour agreement

CONDITIONS

- Standard 3 year
- In accordance with approved plans
- Restrict comparison-convenience goods
- Drainage
- Flood risk
- Landscaping
- Materials
- No inappropriate storage of goods outside
- Recycling
- Boundary fencing
- No vegetation removed before 1st March – 31st July
- Site management plan including wheel wash, noise, air quality, dust mitigation
- Contaminated land
- Secure by Design
- Lighting scheme
- Hours of use
- Grampian Style Conditions for – offsite highway works including the A56 George Richards Way junction and other junction improvements and provision of TRO's in the vicinity of the site and provision of public transport and bus stop implementation
- Car parking laid out in accordance with scheme to be approved
- Access & servicing details
- The provision of lockable points within the motorcycle and cycle parking spaces
- The provision of showers, lockers, changing areas and secure long term cycle parking for staff
- Appropriate lining and signing for the hackney carriage rank
- Appropriate lining and signing for the drop off and collect layby
- Appropriate lining and signing for the cycle and pedestrian route from George Richards way into the site
- Visibility within the service yard between the two shared accesses and details to show the narrowing of the servicing access to improve pedestrian safety and access to the superstore along Atlantic Street
- Travel plan

Reasons for approving the application:-

In considering the application Members identified a number of material considerations which they considered outweighed the harm that was outlined in the Acting Chief Planning Officer's report and determined that they were sufficient to justify approval of this planning application otherwise

Planning Development Control Committee
25 July 2013

than in accordance with the Development Plan for Trafford. The material considerations identified by members were:-

- the proposal will secure the regeneration of a long-term vacant site;
- the proposal will bring the site back into long term, active, economic use creating 350 jobs, albeit not of the type anticipated in this employment area;
- the applicant has committed to establishing a local labour agreement, which has been positively welcomed by the local tertiary education provider, South Trafford College;
- the proposal will provide an economic lift to the area, by providing improved accessibility to the wider Broadheath Employment Area;
- in accordance with the Council's Supplementary Planning Document SPD1: Planning Obligations, a total package of £2,149,907.00 of financial contributions will be secured under S.106 of the Town and Country Planning Act, 1990. These will provide sufficient mitigation to outweigh the remaining harm which it is considered would arise as a result of the scheme. Specifically these payments will be as follows:-

Trafford Developer Contribution

- £176,845 to be paid towards highways and active travel infrastructure.
- £573,062 to be paid towards public transport schemes.

Negotiated element - this will provide a total of £1.4m which will be spent on improvements to Altrincham Town Centre which have been identified in Altrincham Town Centre Action Plan as follows:-

- £1,150,000 to be spent on public realm improvements to three key areas in the town centre and towards cycle infrastructure.
- £150,000 match funding of the High Street Renewal Award Supplementary Government Grant under High Street Renewal award initiative.
- £100,000 towards Independents and Business Support, in order to promote and attract independent retailers and businesses, which could include the establishment of a "FAB Lab" project.

34. APPLICATION FOR PLANNING PERMISSION 80577/FULL/2013 - WM MORRISONS SUPERMARKETS PLC/B & Q - ATLANTIC STREET RETAIL PARK, ATLANTIC STREET, BROADHEATH

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the erection of retail food store with new and revised accesses and alterations to Atlantic Street and closure of existing access together with provision of car parking following demolition of existing DIY retail store.

RESOLVED: That planning permission be refused for the following reasons:-

- (1) The proposal would result in an unsustainable form of development that fails to meet the Sequential Test in NPPF given the emerging opportunity to redevelop The Square Shopping Centre in Sale Town

Planning Development Control Committee
25 July 2013

Centre.

As such the proposal is contrary to the Trafford Core Strategy Policy W2 and NPPF.

- (2) The proposal fails to meet the Investment Impact Test as set out in NPPF as there is a “*significant adverse*” impact on the planned investment in The Square Shopping Centre in Sale Town Centre.
As such the proposal is contrary to the Trafford Core Strategy Policy W2 and NPPF.
- (3) The proposal is sited within an existing Retail Park where further development should be limited to the sale of bulky comparison goods only in order to protect Trafford’s town centres.
As such the proposal is contrary to the Trafford Core Strategy Policy W2.
- (4) The proposal fails to provide satisfactory parking provision which would result in congestion, inconvenience to road users to the detriment of highway safety and loss of amenity to neighbouring businesses.
As such, the proposal is contrary to the Trafford Core Strategy Policies L4 and L7 and the adopted Car and Cycle Parking Standards.
- (5) The proposal fails to make the best use of opportunities to improve the character and quality of the area, particularly given its prominent location, and will cause harm to the setting of designated heritage assets and the Bridgewater Canal identified as a non-designated asset.
As such the proposal is contrary to the Trafford Core Strategy Policy L7 and Policy R1, and NPPF.
- (6) The proposal fails to meet the Impact Test as set out in NPPF as there is a ‘significant adverse’ cumulative impact on Town Centre Vitality and Viability of Altrincham Town Centre, Timperley District Centre and Sinderland Road Local Centre.
The proposal is contrary to adopted Core Strategy Policy W2.12 and the NPPF Para 26.
- (7) The applicant has failed to assess the effect on the local highway network resulting from the cumulative impact of the proposal together with the development at Hangar 14, Lyon Industrial Estate (79984/FULL/2013).
The proposal is contrary to the Trafford Core Strategy Policy L4.

The meeting commenced at 6.30 pm and finished at 8.29 pm