

# PLANNING DEVELOPMENT CONTROL COMMITTEE

9 JULY 2014

## PRESENT

Councillor Mrs. Ward (In the Chair),  
Councillors Dr. Barclay, Bunting, Chilton, Evans, Fishwick, Gratrix, O'Sullivan,  
Sharp, Smith, Walsh and Whetton.

In attendance: Development Control Manager (Mr. D. Pearson),  
North Team Leader – Planning Control (Mr. S. Day),  
Senior Planning Officer (Mr. C. McGowan),  
Traffic, Transport and Road Safety Manager (Mr. D. Smith),  
Interim Principal Solicitor (Ms. E. O'Connor),  
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Butt, Hyman and Procter.

## APOLOGY

An apology for absence was received from Councillor Stennett MBE.

## MS. ELIZABETH O'CONNOR, INTERIM PRINCIPAL SOLICITOR

The Chairman announced that this would be the final meeting for Elizabeth as she was leaving the Authority. The Chairman on behalf of the Committee thanked Elizabeth for her advice, guidance and balanced view which was greatly appreciated and wished her the best of luck for the future.

### 1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning Development Control Committee for the Municipal Year 2014/2015 be noted.

### 2. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning Development Control Committee were asked to appoint the Planning Development Control (Tree Preservation Order) Sub-Committee.

RESOLVED: That the Planning Development Control (Tree Preservation Order) Sub-Committee be appointed comprising the Chairman, Vice-Chairman and Opposition Spokesperson or their nominees.

### 3. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning Development Control Committee were asked to appoint the Town/Village Green Sub-Committee.

RESOLVED: That the Town/Village Green Sub-Committee be appointed comprising the Chairman, Vice-Chairman and Opposition Spokesperson or their nominees.

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**4. TERMS OF REFERENCE**

RESOLVED: That the Terms of Reference for the Planning Development Control Committee be noted.

**5. MEETING DATES**

RESOLVED: That the scheduled meeting dates for the Planning Development Control Committee for the Municipal Year 2014/2015 be noted.

**6. MINUTES**

RESOLVED: That the Minutes of the meeting held on 5<sup>th</sup> June, 2014, be approved as a correct record and signed by the Chairman, subject to the inclusion of apologies from Councillor Malik.

**7. ADDITIONAL INFORMATION REPORT**

The Head of Planning Services 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.

**8. 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>
H/71614 – Beckhall – 158 Broad Road, Sale.	Conversion of existing dwellinghouse to provide 4 no. two bedroom apartments and 1 no. one bedroom apartment with associated external alterations to all elevations, including insertion of new windows and creation of basement lightwells. Creation of car parking for five vehicles and erection of new bin store enclosure.
77850/FULL/2011 – Mr. Basharat Iqbal – 122 Seymour Grove, Old Trafford.	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.

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81735/FULL/2013 – Mr. Kevin Quinn – Land to north of Dartford Road, Urmston.

Demolition of double garage and erection of a two-storey, three-bedroom dwellinghouse with associated landscaping works.

81768/VAR/2013 – Firtree Kennels and Cattery – 21 Little Ees Lane, Sale.

Application to remove Condition 7 of planning permission H/64515 (erection of a bungalow), to allow the bungalow to be occupied independently from the kennels and cattery business.

[Note: Councillor Gratrix declared a Personal Interest in Application 81768/VAR/2013, as the Applicant is known to him.]

81952/VAR/2013 – Peel Investments (North) Ltd. – Land adjacent to the Manchester Ship Canal, M60 and Trafford Boulevard, Urmston.

Variation of condition 5 (list of approved plans) of planning permission 79746/VAR/2013 (construction of new canal road crossing and associated roads and improvements to existing roads as part of the Western Gateway Infrastructure Scheme (WGIS)) to include revised plan of full WGIS (both phases of the WGIS development) showing amendments to highway works including alterations to the off slip road from Junction 10 of the M60 onto Trafford Boulevard together with consequential changes to the roads in the vicinity of Junction 10.

82046/FULL/2013 – Peel Holdings (Leisure) Ltd – Former Kratos Site, Mercury Way, Davyhulme.

Erection of a six storey, 203 bedroom hotel with associated car parking and landscaping and access from Mercury Way.

82243/HHA/2014 – Mr. Martin McMahon – Hillside, 4 The Springs, Bowdon.

Erection of a new boundary wall following partial demolition of the existing with an increase in height of 0.8 metres from the current structure.

[Note: Councillor Dr. Barclay declared a Personal and Prejudicial Interest in Application 82243/HHA/2014, due to her involvement, after making representation to the Committee she remained in the meeting but did not take part in the debate or cast a vote on the Application.]

82313/AA/2014 – JCDecaux UK Limited – Central Island of Junction 10, M60/Trafford Boulevard, Barton Road, Trafford Park.

Display of one internally illuminated digital advertisement panel on 25.5 metre high steel tower structure.

82644/HHA/2014 – Mr. E. Hampson – 46 Hermitage Road, Hale.

Re-modelling of existing detached bungalow including a part single/ part two storey side extension and single storey front extension to

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create a two storey dwellinghouse.

(b) Permission refused for the reasons now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
81973/COU/2013 – Day by Day Parking – Clay Lane Nurseries, Clay Lane/Thorley Lane, Timperley.	Change of use from garden nursery to airport car parking.

(c) Application withdrawn

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
82214/FULL/2014 – Acamba Systems – Mitford Lodge, 90 Mitford Street, Stretford.	Conversion of former health centre into a house in multiple occupation (11-bed) with 2no. retail units (use class a1) fronting Kingsway. External alterations to alter window arrangement.

**9. APPLICATION FOR PLANNING PERMISSION 74382/FULL/2009 - BLACK OR WHITE LTD - 130A FLIXTON ROAD, URMSTON**

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of a part three storey, part two storey building to accommodate five flats with associated car parking and landscaping after demolition of existing buildings.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure a £38,000 commuted sum in lieu of providing one on site affordable unit.
- (B) That upon the satisfactory 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 8.43 pm.