

PLANNING DEVELOPMENT CONTROL COMMITTEE

14th APRIL, 2016

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – South Area (Mrs. S. Lowes),
Planning and Development Officer (Mr. G. Davies),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Director of Legal & Democratic Services (Ms. J. le Fevre),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Coupe, Lally and Mrs. Young.

APOLOGY

An apology for absence was received from Councillor Mrs. Reilly.

MRS. SARAH LOWES

The Chairman on behalf of the Committee welcomed Mrs. Sarah Lowes, Planning and Development Manager – South Area, to the Planning Committee meeting.

71. MINUTES

RESOLVED: That the Minutes of the meeting held on 10th March, 2016, be approved as a correct record and signed by the Chairman.

72. ADDITIONAL INFORMATION REPORT

The Head of Planning and Development 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.

73. 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

87208/FUL/15 – Event City Ltd –

Use of land as overspill car park.

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Former Containerbase, Barton
Dock Road, Trafford Park.

87490/ADV/16 – GG Hospitality – Advertisement consent for the display of 5no.
Old Trafford Supporters Club, 99 LED digital display signage.
Sir Matt Busby Way, Stretford.

74. APPLICATION FOR APPROVAL OF RESERVED MATTERS 86755/RES/15 – NIKAL LIMITED AND HILLCREST HOMES (1985) LIMITED – LAND AT OAKFIELD ROAD/MOSS LANE, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for the approval of reserved matters for demolition of the existing ATS building and erection of 59 residential apartments (class C3) along with ground and lower ground floor retail/commercial/leisure uses (use class A1, A3, A4, A5, B1 and D2) and a temporary car park approved under outline planning permission 86661/VAR/15.

RESOLVED: That the Council is minded to grant planning permission subject to the completion of a Legal Agreement relating to application 86661/VAR/15 and subject to the conditions now determined, with the following amendment to Condition 5:-

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any equivalent Order following the amendment, revocation and re-enactment thereof, Units 1 and 2 at lower ground and ground floor of the premises shall only be used as retail/commercial uses (use class A1, A3, A4, A5, B1 and D2) and for no other purposes within any Class of the above Order.

Reason: In accordance with the outline permission, having regard to residential amenity and to ensure adequate parking provision having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

75. APPLICATION FOR PLANNING PERMISSION 86852/FUL/15 – SARAKA LTD – 112-114 ASHLEY ROAD, HALE

The Head of Planning and Development submitted a report concerning an application for planning permission for proposed basement and ground floor rear extension. New shop front with sliding panels.

RESOLVED: That planning permission be granted subject to the conditions now determined and to the following additional condition:-

Notwithstanding the details shown on the approved plans and the requirements of Condition 2 of this permission, the screen on the boundary between the application site and no. 110 Ashley Road shall project no further than 1.9m beyond the existing rear elevation of the building; be constructed in a material which allows light to pass through it and be retained thereafter.

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Reason: In the interest of residential amenity and in compliance with Policy L7 of the Trafford Core Strategy.

76. APPLICATION FOR PLANNING PERMISSION 87271/FUL/15 – BRANLEY HOMES LTD – SITE OF FORMER FLIXTON RAILWAY STATION, FLIXTON ROAD, FLIXTON

[Note: Councillor Coupe declared a Personal Interest in Application 87271/FUL/15, being a Governor at St. Michael's School.

Councillor Evans declared a Personal Interest in Application 87271/FUL/15, as he owns two properties opposite the site (24 and 26 Carrington Road).]

The Head of Planning and Development submitted a report concerning an application for planning permission for residential development of the former Flixton Railway Station proposing 24no. two bedroom apartments with associated parking, external works and alterations to existing vehicular access. Landscaping throughout including a proposed wooded area.

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.

77. APPLICATION FOR VARIATION - 87416/VAR/16 - MOTOR FUEL GROUP – 155 STOCKPORT ROAD, TIMPERLEY

The Head of Planning and Development submitted a report concerning an application for variation of Condition 4 on planning permission H31453 (Demolition of existing buildings and canopy and redevelopment of site to provide new sales building, canopy, petrol storage tanks, jetwash and replacement substation. Closure of Access) to alter the opening hours from 7.00-24.00 to 5.00-24.00.

RESOLVED: That permission be granted subject to the conditions now determined and to the following amendment to Condition 3:-

The use of the premises between the hours of 0500 and 0700 shall be restricted to the use of the shop, ATM and forecourt pumps only. For the avoidance of doubt no deliveries of petrol or other goods or use of car washing or maintenance facilities shall take place between these hours.

Reason: In the interest of amenity in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

78. APPLICATION FOR PLANNING PERMISSION - 87433/FUL/16 - NOTEMACHINE UK LTD – 155 STOCKPORT ROAD, TIMPERLEY

The Head of Planning and Development submitted a report concerning an application for

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planning permission for the retention of ATM to the side of the shop. Associated works include retention of anti-ram bollards.

RESOLVED: That planning permission be granted subject to the conditions now determined and to the following amendment to Condition 2:-

The Automatic Teller Machine shall only be available for use during those hours which the shop premises is open and shall be taken out of service outside of these hours. A notice shall be placed on site, adjacent to the ATM, advertising the hours of use and this shall be permanently retained as such.

Reason: In the interests of residential amenity having regard to Policy L7 of the Trafford Core Strategy.

The meeting commenced at 6.30 p.m. and concluded at 7.49 p.m.