

PLANNING DEVELOPMENT CONTROL COMMITTEE

12th MAY, 2016

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – North Area (Mr. S. Day),
Senior Planning and Development Officer (Mr. C. McGowan),
Principal Highways & Traffic Engineer (Amey) (Ms. C. Hollingsworth),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Brotherton, Harding and Hyman.

APOLOGY

An apology for absence was received from Councillor Whetton.

79. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th April, 2016, be approved as a correct record and signed by the Chairman.

80. 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.

81. 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

86854/HHA/15 – Mr. Saggar – 59 Northenden Road, Sale.

Erection of two storey front, side and rear extension to create additional living accommodation, including raising the ridge height.

Planning Development Control Committee
12th May, 2016

87733/FUL/16 – James Callaghan & Sons – Bowfell House, 104 Bowfell Road, Urmston.

Development of a 40 bedroom care home (Use Class C2), together with associated car parking, amenity space, ancillary structures and landscaping.

87818/HHA/16 – Mr. Hunter – 13 Campbell Road, Sale.

Proposed ground floor side extension to infill the car port to provide additional living accommodation.

87954/FUL/16 – Stonegate Pub Company – 11-13 School Road, Sale.

Erection of a new raised timber deck on land adjoining the existing public house to create an outdoor seating area. Erection of awning.

82. APPLICATION FOR PLANNING PERMISSION 87573/FUL/16 – AHR BUILDING CONSULTANCY – URMSTON GRAMMAR SCHOOL, NEWTON ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 2.4m high weld mesh fencing following removal of existing fencing.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

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

The proposed fencing, by virtue of its siting, scale and design, would be an unattractive feature, highly visible to the occupiers of properties on Princess Road, to the detriment of their amenity. The applicant has failed to demonstrate that the benefits of the proposals would outweigh this identified harm. As such the proposed development would be contrary to Policy L7 of the adopted Trafford Core Strategy and the National Planning Policy Framework.

83. APPLICATION FOR PLANNING PERMISSION 87720/HHA/16 – MR. G. JACKSON – 24 SUNNYBANK ROAD, BOWDON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of single storey rear extension, alterations to front elevation and other external alterations.

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.

Planning Development Control Committee
12th May, 2016

84. SECTION 106 AND CIL UPDATE: OCTOBER 2015 – MARCH 2016

The Head of Strategic Growth submitted a report informing Members about the latest set of monitoring data for S106 Agreements and CIL Notices.

RESOLVED: That the contents of the report be noted.

85. PROPOSED STOPPING UP OF HIGHWAY AT FOOTWAY ADJACENT TO THE FORMER ALTRINCHAM GENERAL HOSPITAL AT ALTRINCHAM

The Director of Growth and Regulatory Services submitted a report advising 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 Altrincham to enable development to be carried out in accordance with planning permission applied for under reference 87009/FULL/2015.

RESOLVED: That no objection be raised to the application.

CHAIRMAN'S ANNOUNCEMENTS

As this was the final Committee meeting of the Municipal Year, the Chairman expressed her personal appreciation and thanks to Members, Officers and the Planning Service for all their contributions, support and hard work during the past 12 months.

The meeting commenced at 6.32 p.m. and concluded at 8.15 p.m.