

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

9th JUNE, 2016

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning Development Manager Major Projects (Mr. D. Pearson),
Senior Planning and Development Officer (Ms. C. Read),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Hyman and Mitchell.

CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed Members, Officers and members of the public to the first meeting of the Planning and Development Management Committee of the Municipal Year and conveyed a warm welcome to Councillor James Wright.

1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning and Development Management Committee for the Municipal Year 2016/2017 be noted.

2. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning and Development Management 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.

3. TERMS OF REFERENCE

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

4. MEETING DATES

RESOLVED: That the scheduled meeting dates for the Planning and Development Management Committee for the Municipal Year 2016/2017 be noted.

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5. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th May, 2016, be approved as a correct record and signed by the Chairman.

6. 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.

7. 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>
87069/OUT/15 – Peel Land and Property – Land south of Barton Bridge, Trafford Way, Trafford Park.	Outline planning application with all matters reserved, except access, for general industrial and/or storage/distribution development on land adjacent to Barton Bridge, Trafford.
87240/COU/15 – Mr. Clare – Red House Farm, Red House Lane, Dunham Massey.	Change of use of agricultural barn to leisure use.
[Note: Councillor Dr. Barclay declared a Personal and Prejudicial Interest in Application 87240/COU/15, due to her involvement with the Application, she remained in the meeting but did not participate in the debate or cast a vote on the Application.]	
87550/FUL/16 – Consensus Property Ltd – Land to the rear of 16-24 The Downs, Altrincham.	Erection of 10 dwellings comprising of 4No x 3 bed houses and 6No x 2 bed apartments including landscaping works and basement parking including parking provision for No 16-24 The Downs following demolition of buildings and extensions on site.
87695/HHA/16 – Mr. Brassington – 1 Dukes Walk, Hale.	Erection of a first floor side extension over the existing garage and conversion of the existing garage into habitable living accommodation.
88082/HHA/16 – Mr. Finnie – 36 Norris Road, Sale.	Erection of a single storey side and rear extension.

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88103/FUL/16 – Bowdon Church of England School – Bowdon Church of England Primary School, Grange Road, Bowdon.	Change of Use of existing detached SIBCAS (Modular building) structure for use as a children’s day nursery with associated works thereto.
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[Note: Councillor Hyman declared a Personal Interest in Application 88103/FUL/16, being a Governor of Bowdon Church of England Primary School.]

88130/HHA/16 – Mr. & Mrs. Booth – 102 Craddock Road, Sale.	Single storey rear extension and first floor side extension above existing ground floor structure, together with alterations to the roof shape.
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88320/HHA/16 – Mr. Hallett – 14 Mayfield Road, Timperley.	Erection of single storey rear extension and conversion of existing integral garage/store to a playroom.
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88328/HHA/16 – Mr. Wardle – Oak House, 7 Vale Road, Bowdon.	Erection of single storey rear, first floor side, two storey rear extensions with conversion of garage and associated external alterations (Revised application following refusal of 87449/HHA/16).
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88362/ADV/16 – Timperley Taverners – Timperley Taverners, 43a Park Road, Timperley.	Display of one internally illuminated fascia sign.
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[Note: Councillor Fishwick declared a Personal and Prejudicial Interest in Application 88362/ADV/16, being the Chairman of the Club, after making representation to the Committee he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

(b) Application deferred

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
87616/HHA/16 – Mr. Ghidaoui – 2 Vernon Avenue, Stretford	Erection of part single part two storey side and rear extension, erection of single storey front extension and erection of new outbuilding at rear of garden.

[Consideration of Application 87616/HHA/16 was deferred to allow further negotiation with the Applicant to take place in order that a compromise be reached in respect of the position of the outbuilding to address the neighbour’s concerns.]

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8. APPLICATION FOR OUTLINE PLANNING PERMISSION 83924/O/2014 – MR. & MRS. JOHN DRINKWATER – LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for outline planning permission for the demolition of existing building and garages and redevelopment of site to form 4 no. one bedroom apartments (consent sought for access and layout with all other matters reserved).

RESOLVED: That planning permission be granted subject to the conditions now determined with an amendment to Condition 4 as follows:-

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. proposed hours of working, including the use of heavy machinery
- ix. deliveries during construction to only take place between 09:00 and 19:00hrs.

Reason: These details necessarily need to be considered and agreed prior to the commencement of development to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway during the construction period, having regard to Policy L7 of the Trafford Core Strategy.

The meeting commenced at 6.38 p.m. and concluded at 8.41 p.m.