

PLANNING DEVELOPMENT CONTROL COMMITTEE

11th APRIL, 2013

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Bunting, Chilton, Fishwick, Gratrix, Malik, O'Sullivan, Mrs. Reilly, Shaw,
Smith, Walsh, Weston and Whetton.

In attendance: Chief Planning Officer (Mr. K. Howarth),
Planning Team Manager (Mr. D. Pearson),
Planning Officer (Mr. J. Ketley),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Interim Principal Solicitor (Ms. S. Marland-Fitzell),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Cornes and Mrs. Wilkinson.

138. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th March, 2013, be approved as a correct record and signed by the Chairman.

139. ADDITIONAL INFORMATION REPORT

The 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.

140. 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>
79910/HHA/2013 – Mr. Mike Stott – 15 Irwin Road, Altrincham.	Erection of 2 storey rear extension and single storey front porch.
[Note: Councillor Weston declared a Personal and Prejudicial Interest in Application 79910/HHA/2013, as both the Applicant and objector were known to him, he remained in the meeting but did not take part in the debate or cast a vote on the Application.]	
80012/COU/2013 – Trafford Council – 12-14 Shaws Road, Altrincham.	Change of use from Use Class A3 (coffee shop) to mixed use office and public exhibition area.

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80033/FULL/2013 – Trafford Council – Lime Tree Primary School, Budworth Road, Sale.

Partial demolition of existing school and erection of single storey building to adjoin remaining school building with works ancillary thereto, including formation of additional car parking, landscaping and multi-use games area (MUGA).

141. APPLICATION FOR PLANNING PERMISSION 79920/VAR/2013 – MR. LEE THWAITE – 36 SANDOWN DRIVE, SALE

[Note: Councillor Chilton declared a Personal and Prejudicial Interest in Application 79920/VAR/2013, due to his involvement, after making representation to the Committee he remained in the meeting but did not take part in the debate or cast a vote on the Application.]

The Chief Planning Officer submitted a report concerning an application for planning permission for the variation of Condition 4 (amended plans) of application 75384/FULL/2010 to retain gable end to summer room and open porch to eastern side of property.

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, with an amendment to Condition 4 as follows:-

Within one month of the date of this permission, a scheme (which shall include timescales) for fitting the high-level, triangular-shaped window opening within the gable-end of the summer room in glass which is designed to reduce the glare from electric lights within the room shall be submitted to and approved in writing by the Local Planning Authority. The window shall be fitted with and thereafter retained in the approved glass in accordance with a timescale which shall also be agreed in writing by the Local Planning Authority.

Reason: To protect the privacy and amenity of the occupants of 14 Denesway, having regard to Policy L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations.

142. APPLICATION FOR PLANNING PERMISSION 79972/HHA/2013 – MRS. KAREN WILKINSON – 2 DENSTONE ROAD, URMSTON

[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 79972/HHA/2013, as the speaker in opposition to the application was known to him, and left the room during its consideration.]

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The Chief Planning Officer submitted an application for planning permission for the erection of a single storey rear extension to form additional living accommodation.

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.

143. **APPLICATION FOR OUTLINE PLANNING PERMISSION 75656/O/2010 - P. FAHEY & SONS - P. FAHEY & SONS LTD, GLOBE TRADING ESTATE, 88 – 118 CHORLTON ROAD, OLD TRAFFORD**

The Chief Planning Officer submitted a report concerning an application for outline planning permission for the erection of a part four storey, part three storey mixed use development incorporating retail, managed workspace, residential and leisure with associated landscaping and car parking.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure 88 affordable dwellings on the site and a maximum financial contribution of £278,397.92 split between £10,739.00 for Highways and Active Travel infrastructure; £62,466 for Public Transport Schemes; £63,389.36 for Spatial Green Infrastructure, Sports and Recreation; and £141,803.56 for Education Facilities.

In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution, the final determination of the application shall be delegated to the Chief Planning Officer.

- (B) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions and standard reasons now determined.

144. **APPLICATION FOR PLANNING PERMISSION 79076/COU/2012 – MR. MOHAMMAD SHABAZ – 66 MOSS LANE, STRETFORD**

The Chief Planning Officer submitted a report concerning an application for Change of Use from retail floorspace associated with adjoining shop unit (Use Class A1) to independent hot food takeaway (Use Class A5). Re-submission of refused application 76858/COU/2011.

It was moved and seconded that planning permission be granted.

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The motion was put to the vote and declared lost.

RESOLVED: That planning permission be refused for the reasons now determined.

145. **APPLICATION FOR OUTLINE PLANNING PERMISSION 79462/O/2012 - MHE PROPERTIES LIMITED - TMF HOUSE, WARWICK ROAD SOUTH, FIRSWOOD**

The Chief Planning Officer submitted a report concerning an application for outline planning permission for the erection of up to 29 no. dwellings, following demolition of industrial premises with all matters reserved.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure financial contributions, where applicable, towards: Highways and Active Travel infrastructure; Public Transport Schemes; Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); Spatial Green Infrastructure, Sports and Recreation; and Education Facilities, in accordance with the Council's adopted SPD1: Planning Obligations.

In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution, the final determination of the application shall be delegated to the Chief Planning Officer.

- (B) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

146. **APPLICATION FOR PLANNING PERMISSION 79478/FULL/2012 - ALTIN HOMES - FORMER FILLING STATION, WOODLANDS ROAD/BURLINGTON ROAD, ALTRINCHAM**

The Chief Planning Officer submitted a report concerning an application for planning permission for the erection of 4 no. three bedroomed dwellings, 3 no. two bedroomed apartments and 390 sqm of office floorspace including ancillary showroom.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure a maximum financial contribution of £76,653.94 split between: £1,901 towards Highway and Active Travel infrastructure; £4,325 towards Public Transport Schemes; £10,540 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); £18,934 towards Spatial Green Infrastructure, Sports and Recreation; and £40,953.53 towards Education

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Facilities. This Legal Agreement will incorporate a legal clause to secure an “appropriate level” of contributions in the event that the developer realises a profit in excess of that predicted in the current financial viability appraisal up to a maximum of £76,653.53 plus a figure, to be confirmed, in lieu of affordable housing.

In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution, the final determination of the application shall be delegated to the Chief Planning Officer.

- (B) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined and to the following additional condition:-

Surface water drainage condition.

147. APPLICATION FOR PLANNING PERMISSION 80008/FULL/2013 – TRAFFORD HOUSING TRUST – FORMER GARAGE SITE AT LOWTHER GARDENS, URMSTON

This item was withdrawn from consideration at this Committee meeting.

148. APPLICATION FOR PLANNING PERMISSION 80184/VAR/2013 – NAPA ESTATES – AURA HOUSE, 77 DANE ROAD, SALE

The Chief Planning Officer submitted a report concerning an application for planning permission for the variation of Condition 2 (approved plans) of planning permission 77307/FULL/2011 (erection of 10 no. three bedroom houses with associated off-street car parking and landscaping after demolition of existing dwellings) to allow external amendments to elevations and openings; building footprints and positioning within site.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure:-
- (i) A contribution to outdoor facilities of a maximum of £9,981.63 in accordance with the Council’s SPG ‘Informal /Children’s Playing Space and Outdoor Sports Facilities Provision and Commuted Sums’.
 - (ii) A contribution to tree planting of a maximum of £9,300 in accordance with the Council’s SPG ‘Developer Contributions towards the Red Rose Forest’.
 - (iii) A total contribution of £4,330 in accordance with SPD1 ‘Highways Network Provision and Public Transport Schemes’. This contribution will include

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£990 towards Highway Network Provision and £3,340 towards Public Transport Provision.

(B) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

149. **PROPOSAL TO DELEGATE CERTAIN APPLICATIONS REQUIRING S.106 AGREEMENTS TO THE CHIEF PLANNING OFFICER**

The Chief Planning Officer submitted a report which reviewed the 'pilot' that resulted in certain planning applications previously determined by the Committee being determined by the Chief Planning Officer.

RESOLVED: That Members note the proposed permanent change to the Scheme of Delegation.

150. **CLEARING THE BACKLOG OF PLANNING APPLICATIONS**

The Chief Planning Officer submitted a report advising Members of the measures introduced to clear the backlog of undetermined planning applications.

RESOLVED: That Members receive and note the contents of the report.

The meeting commenced at 6.30 p.m. and concluded at 8.50 p.m.