

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

11th AUGUST, 2016

PRESENT:

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

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – East Area (Mr. S. Day),
Senior Planning and Development Officer (Mrs. V. Ward),
Principal Highways & Traffic Engineer (Amey) (Mr. J. Morley),
Solicitor (Mrs. C. Kefford),
Head of Customer Service (Ms. S. Curran),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Boyes, Chilton and Mrs. Dixon MBE.

APOLOGY

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

18. MINUTES

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

19. 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.

20. 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

85237/FUL/15 – Trustees of Sale Evangelical Church – Evangelical Church, Darley Street, Sale.

Demolition of the existing Sale Evangelical Church and the erection of a three storey building to provide 8 no. residential apartments (Use Class C3) and associated car parking.

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88511/FUL/16 – Trafford Council – Homestead, 121 Park Road, Timperley.

Installation of a prefabricated building to the rear of Riddings Community Centre to serve as a temporary library.

88589/FUL/16 – Amey – Land East of Viaduct Road, Altrincham.

Construction of new pedestrian and cycle bridge, with ramps, crossing the Bridgewater Canal to the east of Viaduct Road along with the formation of a new canal towpath, approximately 250m long, along the south side of the canal from the new bridge to Wharf Road.

21. APPLICATION FOR PLANNING PERMISSION H/69278 – PEEL PORTS LIMITED – FORMER BOAT YARD, EDGE LANE, STRETFORD

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of one four storey building and one part three, part two storey building with undercroft car parking to provide 28 no. dwellings, comprising 5 no. one bedroom apartments and 23 no. two bedroom apartments with vehicular access from adjacent car park and pedestrian access from adjacent access road and Edge Lane. Associated hard and soft landscaping and boundary treatment works.

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.

22. APPLICATION FOR PLANNING PERMISSION 85566/FUL/15 – BRANLEY HOMES LTD – YEW TREE FARM, 240 DAVYHULME ROAD, FLIXTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of 8 no. two-storey detached dwellinghouses together with associated car parking; landscaping; creation of vehicular access off Davyhulme Road and demolition of existing outbuildings at the site.

RESOLVED –

(A) That the application will propose a satisfactory form of development for the site upon the completion of a Legal Agreement which will secure affordable housing provision, in accordance with Policy L2 of the Core Strategy.

(B) In the circumstances where the S106 Agreement has not been completed within three months of this resolution, the final determination of the application shall be delegated to the Head of Planning and Development.

(C) That upon the satisfactory completion of the above Legal Agreement / Undertaking,

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planning permission be granted subject to the conditions now determined.

23. APPLICATION FOR PLANNING PERMISSION 88382/FUL/16 – MR. MICHAEL PORTER – 3 DERBYSHIRE ROAD SOUTH, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the change of use from existing B1 (business) to a D1 (non-residential institution) as a day care nursery for a maximum of 40 children. Proposal includes associated external works to car parking and landscaping and upgraded DDA compliant access to the building.

RESOLVED: That planning permission be granted subject to the conditions now determined with the following amendment to Condition 7:-

The use hereby permitted shall not take place unless and until the car parking, cycle parking, motorcycle parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted (including those at No. 5 Derbyshire Road South) have been made fully available for use and the existing garage and canopy at No. 5 Derbyshire Road South have been removed. The car parking, cycle parking, motorcycle parking and other vehicle access arrangements shown on the approved plans shall be retained thereafter for their intended purpose. All car parking spaces, including those numbered 1-6 within the curtilage of No 5 Derbyshire Road South on the approved site plan as well as the one-way system through the site shall be made available for use during drop-off (08.00 - 09.30) and pick-up (16.30 - 18.00) periods at all times when No. 3 Derbyshire Road South is in use as a day nursery.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Trafford Core Strategy Policy L4, SPD3: Parking Standards and Design and the National Planning Policy Framework.

The meeting commenced at 6.30pm and concluded at 7.37pm.