

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

8th DECEMBER, 2016

PRESENT:

Councillor Bunting (In the Chair),
Councillors Dr. Barclay, N. Evans, Fishwick, Gratrix, Hopps, O'Sullivan, Rigby MBE (Substitute), Smith, Stennett MBE (Substitute) and Walsh.

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

Also present: Councillors Chilton, Procter and Mrs. Young.

APOLOGIES

Apologies for absence were received from Councillors Malik, Sharp, Mrs. Ward and Wright.

43. MINUTES

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

44. 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.

45. 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

88956/HHA/16 – Mrs. Smith – 28 Crescent Road, Hale.

Erection of two storey side and single storey rear extension following demolition of existing conservatory, store and utility room.

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[Note: Mrs. C. Kefford, Solicitor, declared a Personal and Prejudicial Interest in Application 88956/HHA/16, as she resides opposite the Application site, she left the room during consideration of this item and has taken no part in the processing of the Application.]

89222/HHA/16 – Mr. Keenan – Conversion of the existing detached garage to a granny flat. Alterations to the garage include a side extension and new roof.
Chesham House, 101 Church Road, Urmston.

89483/HHA/16 – Mr. Waller – 64 Erection of a two storey side and single storey rear extension.
Westbourne Road, Urmston.

46. APPLICATION FOR PLANNING PERMISSION 88540/FUL/16 – MR. AHMED – 1A CATTERICK AVENUE, SALE

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of extension to the eastern side elevation to provide a new shop unit (Use Class A1) at ground floor level with a residential apartment above incorporating rooflights to front and rear elevation and dormer to side elevation.

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

The new shop unit and residential apartment hereby approved shall not be brought into use unless and until the car park has been marked out into parking bays in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate parking is available for the proposed uses, having regard to Trafford Core Strategy Policy L7 and the National Planning Policy Framework.

47. APPLICATION FOR PLANNING PERMISSION 89045/FUL/16 – TRAFFORD HOUSING TRUST – LAND ADJACENT TO NAGS HEAD HOTEL, LOSTOCK ROAD, DAVYHULME

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of two, 3 storey blocks for a new build development of 45 apartments consisting of 21 two bedroom units and 24 one bedroom units with communal gardens and 53 parking spaces.

RESOLVED –

(A) That the application will propose a satisfactory 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 of £16,183.44 to mitigate for the loss of Protected Open Space.
- (ii) Affordable housing provision, in accordance with Policy L2 of the Trafford Core Strategy.

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- (B) In the circumstances where the Section 106 Agreement has not been completed within 3 months of the date 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, planning permission be granted subject to the conditions now determined and to the following additional condition:-

Prior to the first occupation of the development hereby approved, details of an advisory left turn sign, positioned within the application site at the site egress, shall be submitted to and approved in writing by the Local Planning Authority. The sign shall be installed on site prior to the first occupation of the development hereby approved and thereafter retained.

Reason: In the interests of public and highway safety and having regard to Policies L4 and L7 of the Trafford Core Strategy and advice within the NPPF.

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