

PLANNING DEVELOPMENT CONTROL COMMITTEE

9th MAY, 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: Acting Chief Planning Officer (Mr. D. Pearson),
Deputy Team Leader – North Area (Mr. S. Day),
Senior Planning Officer (Mrs. J. Johnson),
Traffic Manager (Mr. G. Williamson),
Solicitor (Mrs. C. Kefford),
Democratic Services Officer (Miss M. Cody).

Also present: Councillor Cordingley.

151. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th April, 2013, be approved as a correct record and signed by the Chairman.

152. ADDITIONAL INFORMATION REPORT

The Acting 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.

153. 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>
80160/HHA/2013 – Mr. Mathew Merchant – 29 Bamber Avenue, Sale.	Erection of a part two storey, part single storey side extension and single storey rear extension.
80218/FULL/2013 – Hale Day Nursery – Bankhall Day Nursery & Nursery School, 60 Bankhall Lane, Hale.	Single storey extension of an existing out-building to provide additional pre-school nursery accommodation.

Planning Development Control Committee
9th May, 2013

(b) Permission refused for the reasons now determined

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
80100/O/2013 – Mr. D. Law – Land between 182 and 182a Park Road, Stretford.	Outline planning application for the erection of 14 dwellinghouses with associated access roads, car parking and landscaping. (Details of access and layout submitted for approval with all other matters reserved).

(c) Application withdrawn

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
80381/HHA/2013 – Mr. Graham Riley – 4 Teesdale Avenue, Davyhulme.	Erection of a single storey side extension to form additional living accommodation.

154. **APPLICATION FOR PLANNING PERMISSION 78926/FULL/2012 – RAVENSTONE UK LTD – 100 WASHWAY ROAD, SALE**

The Chief Planning Officer submitted a report concerning an application for planning permission for the change of use from offices to residential apartments and erection of third floor above existing building resulting in a part three, part four storey building to form 18 no. one bed apartments; erection of lift shaft and remodelling of existing elevations including creation of screened walkway to the rear elevation and open balconies to the front and side elevations.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site subject to the consideration of the submitted viability assessment by the Acting Chief Planning Officer and upon the completion of an appropriate Legal Agreement and that such Legal Agreement be entered into to secure 4 affordable units on the site and a maximum financial contribution of £11,849.54 for Spatial Green Infrastructure, Sports and Recreation and any overage provisions as the Acting Chief Planning Officer may consider appropriate.

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 Acting Chief Planning Officer.

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

Planning Development Control Committee
9th May, 2013

155. APPLICATION FOR PLANNING PERMISSION 80141/FULL/2013 – EPG GROVE HOUSE LIMITED – GROVE HOUSE, SKERTON ROAD, OLD TRAFFORD

The Chief Planning Officer submitted a report concerning an application for planning permission for the change of use of office building (Use Class B1) to 63 apartments (mixture of studios, 1 bed and 2 bed) together with provision of car parking and associated external works to the building.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

RESOLVED -

- (A) That the application will propose a satisfactory form of development for the site upon receipt of a satisfactory noise assessment and completion of an appropriate Legal Agreement to secure the provision of 3 affordable units and to secure a maximum financial contribution of £268,974.39 split between: £116,250.09 towards Spatial Green Infrastructure, Sports and Recreation; and £152,724.30 towards Education Facilities.
- (B) In the circumstances where a satisfactory noise assessment has not been received and 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 Acting Chief Planning Officer.
- (C) That upon satisfactory completion of the above Legal Agreement and receipt of a satisfactory noise assessment, planning permission be granted subject to the conditions now determined.

156. APPLICATION FOR PLANNING PERMISSION 80189/FULL/2013 – PERSIMMON HOMES NORTH WEST – 300-302 STRETFORD ROAD, URMSTON

The Chief Planning Officer submitted a report concerning an application for planning permission for the demolition of existing buildings and erection of 2 no. 3 storey blocks comprising 24 apartments together with creation of new vehicular access, laying out of car parking and associated works.

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 overage arrangements to secure the maximum financial contribution of £108,678.24 and provision of 5 affordable units (or contribution towards off site provision) should the developer profit exceed 20%.

Planning Development Control Committee
9th May, 2013

- (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:-

Prior to the commencement of development, details of site compound for construction and wheel cleansing facilities for construction vehicles shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented and retained throughout the construction of the development.

Reason: To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the environment, having regard to Policy L7 of the Trafford Core Strategy.

157. **APPLICATION FOR PLANNING PERMISSION 80337/FULL/2013 – ARLEY HOMES NW LTD – SITE OF FORMER 23-49 WOODFIELD ROAD, ALTRINCHAM**

The Chief Planning Officer submitted a report concerning an application for planning permission for the erection of eight two storey dwellings (four detached and four semi-detached), with accommodation also in the roofspace, and associated access.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement(s) and that such Legal Agreement(s) be entered into to secure a maximum financial contribution of £14,818.94 split between £7,378.94 towards outdoor sports facilities and £7,440 towards tree planting.

In the circumstances where the Legal Agreement(s) has not been completed within 3 months of this resolution the final determination of the application shall be delegated to the Acting Chief Planning Officer.

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

Prior to the commencement of development, details of site compound for construction and wheel cleansing facilities for construction vehicles shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented and retained throughout the construction of the development.

Reason: To ensure that satisfactory measures are in force so as to alleviate any impact dust and dirt may have on the environment, having regard to Policy L7 of the Trafford Core Strategy.

The meeting commenced at 6.30 p.m. and concluded at 7:40 p.m.