

PLANNING DEVELOPMENT CONTROL COMMITTEE

13th JUNE, 2013

PRESENT:

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

In attendance: Acting Chief Planning Officer (Mr. D. Pearson),
Deputy Team Leader – South Area (Mr. G. Earnshaw),
Senior Planning Officer (Mrs. J. Egeli),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Interim Principal Solicitor (Ms. S. Marland-Fitzell),
Trainee Solicitor (Ms. L. Rogers),
Senior Democratic Services Officer (Ms. M. Luongo).

Also present: Councillors Brotherton, Mrs. Cooke, Freeman and Mrs. Wilkinson.

1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning Development Control Committee for the Municipal Year 2013/2014 be noted.

2. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning Development Control Committee were asked to appoint the Planning Development Control (Tree Preservation Order) Sub-Committee.

RESOLVED: That the Planning Development Control (Tree Preservation Order) Sub-Committee be appointed comprising the Chairman, Vice-Chairman and Opposition Spokesperson or their nominees.

3. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning Development Control 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.

4. TERMS OF REFERENCE

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

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5. MEETING DATES

RESOLVED: That the scheduled meeting dates for the Planning Development Control Committee for the Municipal Year 2013/2014 be noted.

6. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th May, 2013, be approved as a correct record and signed by the Chairman.

7. 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.

8. 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>
78590/COU/2012 – Victoria Park Independence – 212 Barton Road, Stretford.	Retrospective application for change of use from guest house (Use Class C1) to a 6 bed house in multiple occupation (Use Class C4) together with erection of new boundary treatment to boundary with School Road.
80425/VAR/2013 – Embrace Childcare Ltd – 14 th Sale Scout Hut, Marsland Road, Sale.	Variation of Condition 3 of application H/35530 to allow child day care use to take place in addition to use as scout hut.
80449/HHA/2013 – Mr. & Mrs. A. Holt – Craigmere, Claremont Drive, West Timperley.	Erection of two storey side and single storey rear extension including dormer in front elevation.
80518/FULL/2013 – The Board of Governors at English Martyrs Catholic Primary School – English Martyrs RC School, Wycliffe Road, Urmston.	Erection of a first floor extension to provide two classrooms and additional teaching facilities. Erection of infill extension under existing roof canopy to provide additional facilities.

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(b) Application withdrawn

Application No., Name of Applicant, Address or Site

Description

80352/FULL/2013 – Your Life Management Services Ltd – 44, 44a, 46 and 48 Crofts Bank Road, Urmston.

Demolition of existing dwelling houses and erection of 4 storey block containing 51 units of extra care accommodation for the elderly, together with associated landscaping & car parking provision.

9. **APPLICATION FOR PLANNING PERMISSION 78677/FULL/2012 – SEDDON HOMES LTD – LAND ADJACENT TO NAG’S HEAD PUB, BARTON ROAD, DAVYHULME**

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the erection of a four storey building to provide 33 no. sheltered apartments for the elderly, with associated car parking, bin store, landscaping & access from Barton Road.

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 requiring a nil contribution but subject to an overage clause to ensure that a contribution up to the value of £9,903.72 and 7 no. affordable apartments could be secured should the applicant’s assumption about the viability of the development prove to be incorrect upon the development’s completion.
- (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 Acting Chief Planning Officer.
- (C) 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 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 and to safeguard public and highway safety in accordance with the provisions of Policy L7 of the Trafford Core Strategy.

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

The Acting 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 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 and the Legal Agreement shall also secure that either one (1) no. Affordable Housing Unit shall be provided on-site as part of the development or, a related financial contribution towards the provision of 1 no. Affordable Housing Unit off-site shall be made.
- (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 Acting Chief Planning Officer.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

11. APPLICATION FOR PLANNING PERMISSION 80231/COU/2013 – WILLAN INVESTMENTS LTD – WILLAN ENTERPRISE CENTRE, FOURTH AVENUE, TRAFFORD PARK

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the change of use of existing B1(b) Light Industrial, B1(c) Research and Development, B2 General Industrial and B8 Storage and Distribution Units to allow for additional alternative uses to include B1a (Offices), and D1 (Adult Training) uses within the range of permitted uses.

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 a maximum financial contribution of £42,131 split between: £5,850 towards Highway and Active Travel infrastructure; £27,911 towards Public Transport Schemes; £8,370 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); and the following provisions:

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- The owner is to notify the Council of the change of use to B1a or D1 or any of the units above 100sq.m in size prior to the use being implemented.
- Should amalgamation of any of the units below 100 sq.m take place and the resultant unit is to be used for B1a use or D1 use, the owner is to notify the Council of the change of use prior to the use being implemented.
- The owner shall be required to pay the relevant Trafford Developer Contribution for the B1a use or D1 use, based on the floorspace of the individual unit above 100 sq.m. The contribution will be required prior to the occupation of the unit for such a use.
- Should any of the units which are to be first occupied as B1a use then subsequently take up the alternative use (D1) the owner would notify the Council and the additional contributions required in accordance with SPD1 based on the floorspace of the individual unit would be required prior to the occupation of the unit for the D1 use.

(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 Acting Chief Planning Officer.

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

12. APPLICATION FOR PLANNING PERMISSION 80241/VAR/2013 – MR. JOHN CONNELL – 65-69 NORTHENDEN ROAD, SALE

The Acting Chief Planning Officer submitted a report concerning an application for the variation of Condition 6 of application H/71297 (approved plans condition) in order to provide garages to plots 1, 3, 5 and 6 and amendments to elevations of blocks a, b, c and d in relation to demolition of existing dwellinghouses and erection of 7 dwelling houses and 11 apartments with associated landscape works, alterations to access and provision of car parking, as well as associated works to access, car parking and amenity space of 61 to 63 Northenden Road.

RESOLVED –

(A) That the application will propose a satisfactory development for the site upon the completion of a Deed of Variation to the s106 Agreement entered into in respect of application H/71297.

(B) In the circumstances where the Deed of Variation is not completed within 3 months of the date of this resolution, the final determination of the application shall be delegated to the Acting Chief Planning Officer.

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

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Prior to commencement of development details shall be submitted and approved in writing by the LPA of wheel washing facilities to be provided at the site entrance for all vehicles entering and leaving the site during the construction process. The approved details shall be provided and retained for the duration of the construction process.

Reason: In the interests of the free and safe operation of the highway having regard to policies L4 and L7 of the Trafford Core Strategy.

13. APPLICATION FOR PLANNING PERMISSION 80279/FULL/2013 – MR. N. C. HOWARD – 273 STOCKPORT ROAD, TIMPERLEY

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the change of use from dentist to single dwelling and external alterations to include insertion of new windows and doors to side and rear elevations, dormer window to side elevation of outrigger, velux roof windows to front elevation and parking area to rear replaced with lawn.

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 a maximum financial contribution of £14,713.83 split between: £3,363.26 towards Spatial Green Infrastructure, Sports and Recreation; and £11,350.57 towards Education Facilities.

In the circumstances where the S106 Agreement has not been completed within 3 months of the resolution to grant planning permission or the 8 week target date whichever timescale comes first, 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.

14. APPLICATION FOR PLANNING PERMISSION 80398/FULL/2013 – TRAFFORD HOUSING TRUST LTD – LAND AT JUNCTION OF STRETFORD ROAD AND LUCY STREET, OLD TRAFFORD

[Note: Councillor Whetton declared a Personal Interest in Application 80398/FULL/2013 as his partner is employed by Trafford Housing Trust.]

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the erection of a three storey building to provide 27 no. 1-bed and 9 no. 2-bed apartments, with car parking and bin/cycle stores to the rear and access taken from Lucy Street. New boundary treatments and landscaping works throughout.

RESOLVED: That planning permission be granted subject to the conditions now determined, with an amendment to Condition 2 and Condition 4 and to the

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following additional condition:-

Prior to the commencement of development, details of 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 and to safeguard public and highway safety in accordance with the provisions of Policy L7 of the Trafford Core Strategy.

Condition 2 to read:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans with the exception of the elevational treatment, a revised detail for which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory external appearance of the development in the interests of visual amenity and to clarify the permission, having regard to policy L7 of the Trafford Core Strategy.

Condition 4 to read:

Notwithstanding the details submitted to date, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory external appearance of the development in the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy.

15. APPLICATION FOR PLANNING PERMISSION 80591/HHA/2013 – MR. MERCHANT – 29 BAMBER AVENUE, SALE

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the erection of part two storey and part single storey side extension.

It was moved and seconded that planning permission be granted.

The motion was put to the vote and declared carried.

RESOLVED: That planning permission be granted for the reasons given below and subject to the following conditions:-

The development must be begun not later than the expiration of three (3) years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and

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Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AB3 and AB4, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy.

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: To ensure that the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, 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.

Before the extension hereby approved is first occupied, the off-road car parking spaces shown on the approved site layout plan AB/2 shall be provided and shall be retained thereafter for the parking of vehicles. The car parking spaces shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

Reason: In the interests of highway safety and the convenience of the occupiers of nearby properties and other road users, having regard to Policies L4 and L7 of the Trafford Core Strategy.

Prior to the commencement of the development, a scheme for the storage of refuse shall be submitted and approved in writing by the Local Planning Authority. Before the first occupation of the extension the approved scheme shall be implemented and shall thereafter be retained for the storage of refuse.

Reason: To ensure adequate provision is made for the storage of bins and having regard to the street scene and the amenities of the area and Policy L7 of the Trafford Core Strategy.

Reason for approval: It is considered that the size, scale, height and massing of the development in this particular location would not have an undue adverse impact on the character of the area.

16. APPLICATION FOR PLANNING PERMISSION 80110/FULL/2013 – SELBOURNE GROUP – BRIDGEWATER RETAIL PARK, MANCHESTER ROAD, BROADHEATH

This item was withdrawn from consideration at this Committee meeting.

17. CHANGES TO PERMITTED DEVELOPMENT RIGHTS

The Acting Chief Planning Officer submitted a report summarising the key changes to Permitted Development Rights, which came into force on 30th May 2013.

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RESOLVED: That Members note the changes to Permitted Development Rights.

18. PROPOSED CHANGES TO SCHEME OF DELEGATION

The Acting Chief Planning Officer submitted a report concerning a proposed revision to the Scheme of Delegation to allow prior approval applications submitted as a result of the recent changes to Permitted Development Rights to be determined by the Chief Planning Officer.

RESOLVED: That Council be recommended to agree the proposed amendments to the Scheme of Delegation.

19. PROPOSED STOPPING UP OF HIGHWAY AT ACCESS ROADS AT 39-40 LOWTHER GARDENS & 16-18 LYDNEY ROAD, URMSTON

The Head of Highways, Transportation, Greenspace and Sustainability submitted a report informing Members of an application made to the Secretary of State for Transport under S247 of the Town & Country Planning Act 1990 to stop up an area of highway in Urmston.

RESOLVED: That no objection be raised to the proposed Order.

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