

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

9th NOVEMBER, 2017

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, Cornes, N. Evans, Fishwick, Gratrix, Malik, O'Sullivan,
Mrs. Reilly, Sharp, Walsh and Wright.

In attendance: Head of Planning and Development (Mrs. R. Coley),
Planning and Development Manager – West Area (Mrs. S. Lowes),
Senior Planning and Development Officer (Mr. J. Davis),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Trainee Solicitor (Ms. M. Dhaliwal),
Democratic & Scrutiny Officer (Miss M. Cody).

ANNOUNCEMENTS

The Chairman welcomed Ms. Mannie Dhaliwal, Trainee Solicitor, to the meeting.

29. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th October, 2017, be approved as a correct record and signed by the Chairman.

30. 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.

31. 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

91513/FUL/17 – Mr. Raza – 24-26 Moss Road, Stretford.

Change of use of No. 24 Moss Road at ground floor from A1 to A1/A3/A5, erection of external flue to the rear of No.24 Moss Road, subdivision of existing first floor living accommodation to 4 No. studio flats and an external staircase to the rear to provide access to the first floor accommodation with

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external alterations to rear.

91554/FUL/17 – ParkingEye Ltd. –
Land to the side and rear of Victoria
Parade, Urmston.

Application for the retention of the integrated
Automatic Number Plate Recognition (ANPR)
car park management system including 2 no.
cameras, 2 no. external cabinets and a Pay
and Display unit.

91850/FUL/17 – Mrs. Andrejczak –
22 Northenden Road, Sale.

Change of use from cafe (A3) to takeaway
(A5) and erection of external flue.

(b) Application Deferred

Application No., Name of
Applicant, Address or Site

Description

89582/FUL/16 – Mr. Kirkman –
Bowdon Lawn Tennis Club, Elcho
Road, Bowdon.

Works in conjunction with new court surface
to include new kerbing, retaining wall, steps,
patio area, ramp for disabled access, ramp for
machinery access and new fencing; variation
of condition 6 of planning approval
86115/FUL/15 (Erection of 9 no. floodlighting
columns (10 no. luminaires) at 6.7 metres
high to courts 4 and 5) to allow for amended
lighting scheme as submitted within proposed
light contour drawing 1453-05 Rev B.

[Consideration of Application 89582/FUL/16 was deferred in order to allow sufficient
time to fully consider the late objection received on the day of the meeting.]

**32. APPLICATION FOR PLANNING PERMISSION 91934/FUL/17 – SALE SPORTS CLUB
AND HALES & BROWN – SALE SPORTS CLUB, CLARENDON CRESCENT, SALE**

The Head of Planning and Development submitted a report concerning an application for
planning permission for the demolition of the existing Clubhouse and separate Pavilion
and erection of replacement Clubhouse/Pavilion, an indoor tennis centre, relocated
cricket nets and associated sporting facilities and 14no. residential dwellings, (with
maximum 12m high demountable/retractable protective ball stop netting and supporting
poles), construction of new vehicular and pedestrian access off Clarendon Crescent and
Dane Road and associated external works.

RESOLVED: That Members are minded to grant planning permission for the
development and that the determination of the application hereafter be deferred
and delegated to the Head of Planning and Development as follows:-

- (i) To consider further representations from Sport England, and if they raise no
objection following consideration of the applicants latest ball stop safety
fencing proposal, to continue to determine the application accordingly.

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- (ii) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
 - A contribution of £210,000 towards the provision of off-site affordable housing.
- (iii) To carry out minor drafting amendments to any planning condition.
- (iv) To have discretion to determine the application appropriately in the circumstances where a S106 Agreement has not been completed within three months of the resolution to grant planning permission.
- (v) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (iii) above).

33. APPLICATION FOR PLANNING PERMISSION 91984/FUL/17 – LEVERTECH – 50-78 HIGHER ROAD, URMSTON

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of the existing building and the adjacent church and erection of a mixed development of four storeys high with 29 no. residential units and office space.

RESOLVED: That Members are minded to grant planning permission for the development and that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development as follows:-

- (i) To complete a suitable Legal Agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
 - Six affordable housing units within the scheme.
- (ii) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined.

34. APPLICATION FOR VARIATION 92210/VAR/17 – MR. HASHIMI – 1 MARS LAND ROAD, SALE

[Note: Councillor Gratrix declared a Personal Interest in Application 92210/VAR/17 as his son resides nearby.]

The Head of Planning and Development submitted a report concerning an application for the variation of condition 3 on planning permission 82837/FULL/2014 (Change of use of ground floor of premises from Use Class A3 (Restaurants and Cafes) to Use Class A5 (Hot Food Take-away). Alterations to shop front and installation of flue to rear of premises.). To extend the opening hours.

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It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared carried.

RESOLVED: That the application for variation be refused for the following reasons:-

The proposed extension of opening hours would have a detrimental impact on the residential amenity of the occupiers of nearby residential properties in particular by reason of an increase in noise and disturbance from customers attracted to the premises and vehicular and pedestrian comings and goings at unsociable hours. As such, the proposal would be contrary to Policy L7 of Trafford Council's Core Strategy.

35. PROPOSED STOPPING UP OF HIGHWAY AT BEACONSFIELD ROAD, BROADHEATH WA14 5LQ

A report was submitted advising Members of an application made to the Secretary of State for Transport under s247 of the Town and Country Planning Act 1990 to stop up an area of highway in Broadheath to enable development to be carried out in accordance with planning permission applied for under reference 91381/FUL/17.

RESOLVED: That no objection be raised to the application.

36. PROPOSED STOPPING UP OF HIGHWAY AT CORNBROOK PARK ROAD, OLD TRAFFORD M15 4EE

A report was submitted advising Members of an application made to the Secretary of State for Transport under s247 of the Town and Country Planning Act 1990 to stop up an area of highway in Old Trafford to enable development to be carried out in accordance with planning permission applied for under reference 90991/FUL/17.

RESOLVED: That no objection be raised to the application.

37. PROPOSED STOPPING UP OF HIGHWAY AT TRAFFORD WHARF ROAD AND WHARF END, TRAFFORD PARK M17 1AG

A report was submitted advising Members of an application made to the Secretary of State for Transport under s247 of the Town and Country Planning Act 1990 to stop up an area of highway in Old Trafford to enable development to be carried out in accordance with planning permission applied for under reference 90738/FUL/17.

RESOLVED: That no objection be raised to the application.

38. SECTION 106 AND CIL UPDATE: APRIL 2017 – SEPTEMBER 2017

The Head of Planning and Development submitted a report informing the Committee about the latest set of monitoring data for S106 Agreements and CIL Notices.

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RESOLVED: That the contents of the report be noted.

The meeting commenced at 6.30 pm and concluded at 8.19 pm.