

PLANNING DEVELOPMENT CONTROL COMMITTEE

11th JULY, 2013

PRESENT:

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

In attendance: Acting Chief Planning Officer (Mr. D. Pearson),
Deputy Team Leader – South Area (Mr. G. Earnshaw),
Senior Regeneration Officer (Ms. C. Taylor-Russell),
Traffic Manager (Mr. G. Williamson),
Acting Director of Legal & Democratic Services (Ms. J. Le Fevre),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors D. Western and Mrs. Wilkinson.

APOLOGY

An apology for absence was received from Councillor Weston.

20. MINUTES

RESOLVED: That the Minutes of the meeting held on 13th June, 2013, be approved as a correct record and signed by the Chairman.

21. 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.

22. 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

80537/FULL/2013 – Stretford Foodbank – The Life Centre, 107 Barton Road, Stretford.

Installation of storage cabin to north of church building for storage of food for a temporary period of 3 years with associated replacement fencing.

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80697/VAR/2013 – Birch Property Services – 67-69 Norwood Road, Stretford.

Variation of Conditions 2, 5, 8, 9 and 11 of planning permission reference H/67778 for the conversion from 16no. bedsits to 16no. one bedroom flats to allow: reduction to 12no. one bedroom flats, minor material amendments to approved plans including design of railings and gates, window openings, removal of obscure glazing to rear (west) elevation, materials and erection of single storey garage within rear garden to form secure cycle parking provision.

80712/FULL/2013 – Trafford Children Young Services – St. Paul's Vicarage, 15 Springfield Road, Sale.

Change of use of land associated with Vicarage to form additional outdoor play space for adjacent Springfield Primary School. Demolition of Vicarage building, alterations to boundary treatments and additional landscaping works.

[Note: Mr. D. Pearson, Acting Chief Planning Officer, declared a Personal and Prejudicial Interest in Application 80712/FULL/2013, as his son attends Springfield Primary School, he left the room during its consideration and has taken no part in the processing of the Application.]

[Note: Councillor Chilton declared a Personal Interest in Application 80712/FULL/2013 as he is a Church Warden at St. Paul's.]

80729/HHA/2013 – Mr. Graham Riley – 4 Teesdale Avenue, Davyhulme.

Erection of single storey side extension to form additional living accommodation.

(b) Applications refused for reasons now determined

Application No., Name of Applicant, Address or Site

Description

78785/COU/2012 – Pino Design and Build – Unit 3, 285 Talbot Road, Stretford.

Retrospective application for change of use of unit to motor vehicle repairs and servicing and tyre sales and fitting.

78787/COU/2012 – Pino Design and Build – Unit 1, 285 Talbot Road, Stretford.

Retrospective application for change of use of unit to motor vehicle repairs and servicing and tyre sales and fitting.

79984/FULL/2013 – Property Alliance Group – Hanger 14, Lyon Industrial Estate, Atlantic Street, Broadheath.

Demolition of existing warehouse buildings and erection of supermarket (Use Class A1) with car parking, petrol filling station and associated servicing and landscape works.

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80577/FULL/2013 – WM Morrisons Supermarkets Plc/B & Q – Atlantic Street Retail Park, Atlantic Street, Broadheath.

Erection of retail food store with new and revised accesses and alterations to Atlantic Street and closure of existing access together with provision of car parking following demolition of existing DIY retail store.

23. APPLICATION FOR OUTLINE PLANNING PERMISSION 75930/FULL/2010 – PEEL INVESTMENTS (NORTH) LTD – LAND KNOWN AS TRAFFORD QUAYS, BOUND BY TRAFFORD WAY AND TRAFFORD BOULEVARD, URMSTON

The Acting Chief Planning Officer submitted a report concerning an application for outline planning permission for the development of 27,870 sq.m (gia) of BCO Grade A office accommodation (Class B1) and 1,000 sq.m. of commercial accommodation to be occupied on a flexible basis by use(s) falling within use classes A1, A2, A3, A4, A5 and/or D1 (clinic, health centre, creche, day nursery or consulting room only), pursuant to the provisions of Part 3, Class E of the GDPO together with the provision of a pedestrian footbridge linking the site to Trafford bus station and associated access, car parking and public realm/landscaping. Details provided for access with all other matters reserved for subsequent consideration (Phase 1a).

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 £496,682 for the B1 office floorpace, split between:
- £56,916 towards Highway and Active Travel infrastructure
 - £151,776 towards Public Transport Schemes
 - £287,990 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme)
 - Financial contribution for bond for the delivery of waiting restrictions on Redclyffe Road
 - Additional SPD1 contributions as required for 1,000 sq.m of commercial floorspace in accordance with the Council's adopted SPD
- (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.

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24. APPLICATION FOR OUTLINE PLANNING PERMISSION 75931/O/2010 – PEEL INVESTMENTS (NORTH) LTD – LAND KNOWN AS TRAFFORD QUAYS, BOUND BY TRAFFORD WAY AND TRAFFORD BOULEVARD, URMSTON

The Acting Chief Planning Officer submitted a report concerning an application for outline planning permission for the development of a maximum of 250 homes and 1,000 sq.m. of commercial accommodation to be occupied on a flexible basis by use(s) falling within use classes A1, A2, A3, A4, A5 and/or D1 (clinic, health centre, creche, day nursery or consulting room only pursuant to the provisions of Part 3, Class E, of the GPDO) together with associated access, parking and public realm/landscaping works. Details provided for access with all other matters reserved for subsequent consideration (Phase 1b).

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 obligations towards the delivery of 30% affordable housing provision, and financial contributions towards Highways and Active Travel infrastructure, Public transport schemes, Specific Green Infrastructure, Spatial Green Infrastructure, Sports and Recreation and Education facilities and the delivery of waiting restrictions on Redclyffe Road. The contributions will be calculated for the residential element at the reserved matters stage based on the size, scale and type of development proposed and on occupation of the commercial units based on the type of occupant. These financial contributions would be calculated on the basis of the SPD1 adopted February 2012.
- (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.

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

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for re-cladding of existing building (units 1 to 4), relaxation of the class of goods to be sold from part of the existing retail floorspace; internal reconfiguration of units and erection of mezzanine floors following demolition of existing; ancillary development thereto. (Re-submission of 78812/FULL/2012).

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 release the specific application site (defined by the red line on the submitted Site Location Plan) from the original s52 Legal Agreement

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obligations restricting the range of goods to be sold from the retail warehouse development, and to secure the continuation of relevant minor highway obligations within that new s106 Agreement.

- (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.

26. APPLICATION FOR PLANNING PERMISSION 80446/FULL/2013 – MR. G. GORNALL – 1 PARKSIDE ROAD, SALE

[Note: Councillor Mrs. Dixon declared a Personal and Prejudicial Interest in Application 80446/FULL/2013, due to her involvement, after making representation to the Committee she remained in the meeting but did not take part in the debate or cast a vote on the Application.]

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the demolition of timber rear extension and conversion of former school building (use class D1) to 5-bed dwellinghouse. External re-modelling of building, formation of new vehicular access from Parkside Road and landscaping works throughout.

RESOLVED –

- (A) That the application will propose a satisfactory development for the site upon the completion of an appropriate Legal Agreement which would require a nil contribution but subject to an overage clause to ensure that a contribution up to the value of £14,009.83 could be secured should the applicant's assumption about the viability of the development proves to be incorrect upon the development's completion.
- (B) In the circumstances where the Section 106 Agreement 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.

27. APPLICATION FOR PLANNING PERMISSION 80650/FULL/2013 – SAICA PAPER UK LIMITED – SAICA, 144 MANCHESTER ROAD, CARRINGTON

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the erection of extension to existing paper reels warehouse to provide 7342sqm of additional storage space and canopy over existing yard. Formation of raised landscape mound to north of site.

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RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of a Legal Agreement, which would require a contribution of £28,520 towards specific green infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme) but subject to a clause to ensure that contributions in respect of highways and active travel infrastructure (£7,227) and public transport schemes (£10,366) can be secured in the event that the use of the extension were to change in a manner that would be likely to generate additional trips on the highway and public transport networks.
- (B) In the circumstances where the S106 Agreement has not been completed within 3 months of the resolution to grant planning permission, 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.

28. APPLICATION FOR PLANNING PERMISSION 80663/FULL/2013 – NEW CARE PROJECTS LLP – MANORHEY CARE CENTRE, 130 STRETFORD ROAD, URMSTON

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the erection of part three storey, part two storey, part single storey extension to north elevation to form 20 no. additional care bedrooms and day space, with associated parking, landscaping and boundary treatment.

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 £24,450 split between: £4,040 towards Highway and Active Travel infrastructure; £13,900 towards Public Transport Schemes; £6,510 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (B) In the circumstances where the Section 106 Agreement 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.

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29. APPLICATION FOR LISTED BUILDING CONSENT 80742/LB/2013 – TRAFFORD CYPSS – ST. PAUL’S VICARAGE, 15 SPRINGFIELD ROAD, SALE

[Note: Mr. D. Pearson, Acting Chief Planning Officer, declared a Personal and Prejudicial Interest in Application 80742/LB/2013, as his son attends Springfield Primary School, he left the room during its consideration and has taken no part in the processing of the Application.]

[Note: Councillor Chilton declared a Personal Interest in Application 80742/LB/2013 as he is a Church Warden at St. Paul’s.]

The Acting Chief Planning Officer submitted a report concerning an application for Listed Building Consent for the demolition of St. Paul's Vicarage in connection with the proposed conversion of the site to outdoor play space associated with Springfield Primary School.

RESOLVED: That the Council is minded to grant Listed Building Consent subject to referral to the Secretary of State and the conditions now determined, with the following additional condition:-

Notwithstanding the findings contained within the bat surveys submitted to date, a second evening bat survey should be conducted and submitted to the Council for their written agreement prior to the building being demolished.

Reason: In order to protect any bats that may be present on the site, and having regard to Policies R2 and L7 of the Trafford Core Strategy.

30. ADOPTION OF VALIDATION CHECKLIST

The Acting Chief Planning Officer submitted a report informing Members that a Validation Checklist had been prepared and had been through the required period of consultation with the community, applicants and agents and was now to be adopted for development management purposes.

RESOLVED: That Members note the updated Validation Checklist be adopted for development management purposes.

31. PUBLIC PATH STOPPING UP ORDER 2013 (FOOTPATH BETWEEN NEWTON STREET AND LACY GROVE, STRETFORD)

The Head of Highways, Transportation, Greenspace and Sustainability submitted a report informing Members of an Order made under S257 of the Town & Country Planning Act 1990 to stop up an area of highway in Stretford.

RESOLVED: That ‘The Borough of Trafford (Footpath between Newton Street and Lacy Grove, Stretford) Public Path Stopping Up Order, 2013’ be confirmed as an unopposed Order.

The meeting commenced at 6.30 p.m. and concluded at 9.40 p.m.