

PLANNING DEVELOPMENT CONTROL COMMITTEE

8th AUGUST, 2013

PRESENT:

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

In attendance: Acting Chief Planning Officer (Mr. D. Pearson),
Deputy Team Leader – North Area (Mr. S. Day),
Assistant Planning Officer (Mr. T. Barton),
S106 & CIL Officer (Ms. M. Craven),
Traffic Manager (Mr. G. Williamson),
Interim Principal Solicitor (Ms. S. Marland-Fitzell),
Trainee Solicitor (Ms. L. Rogers),
Democratic Services Officer (Miss M. Cody).

APOLOGIES

Apologies for absence were received from Councillors Mrs. Ward and Weston.

35. MINUTES

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

36. 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.

37. 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

79988/FULL/2013 – United Utilities
– Electric Park, off Fraser Place,
Trafford Park.

Formation of subterranean wastewater detention facility with the erection of a motor control centre, meter kiosk, 25m high pressure relief column and paladin fencing around site perimeter. Formation of new vehicular access from Fraser Place,

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	additional areas of hardstanding and associated landscaping works also.
80418/FULL/2013 – Mr. Mohammad Zibandeh Khoy – 11 High Elm Road, Hale Barns.	Demolition of existing bungalow and erection of two storey detached dwelling. Erection of detached garage following demolition of existing garage.
80677/COU/2013 – Mr. Hiup Tee Kee – 3 Peter Street, Altrincham.	Change of Use of first and second floors from restaurant (Use Class A3) to residential use as a single flat (Use Class C3).
80766/FULL/2013 – Sale Grammar School – Sale Grammar School, Marsland Road, Sale.	Erection of a part single, part two-storey, extension linking existing school buildings to the south-west of the site to provide sixth-form education facilities and associated cloister.

[Note: Mr. D. Pearson, Acting Chief Planning Officer, declared a Personal and Prejudicial Interest in Application 80766/FULL/2013, as his daughter attends the school, he left the room during its consideration and has taken no part in the processing of the Application.]

38. APPLICATION FOR PLANNING PERMISSION 80433/FULL/2013 – NEW CARE PROJECTS LLP – LAND ADJACENT TO ALLINGHAM HOUSE CARE CENTRE, DEANS GATE LANE, TIMPERLEY

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the erection of a detached three storey building to provide self-contained accommodation associated with the adjacent Allingham House Elderly Care Home.

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 £9,346 split between £1,616 towards Highway and Active Travel infrastructure, £5,560 towards Public Transport Schemes and £2,170 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 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.
- (C) That upon the completion of the above Legal Agreement, planning permission

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be granted subject to the conditions now determined.

39. APPLICATION FOR PLANNING PERMISSION 80836/FULL/2013 – MR. THOMAS THORNS – 41 MANCHESTER ROAD, ALTRINCHAM

The Acting Chief Planning Officer submitted a report concerning an application for planning permission for the demolition of existing detached garage and erection of two semi-detached dwellings, detached garage to rear and alterations to existing vehicular access.

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 £5,730.37 split between £3,885.63 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme) and £1,844.74 towards Spatial Green Infrastructure, Sports and Recreation and to include an overage clause to ensure that an appropriate commuted sum up to a maximum of £32,584.26 is provided should the developer's level of net profit be better than predicted in the viability appraisal.
- (B) 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.
- (C) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

The meeting commenced at 6.30 p.m. and concluded at 7.25 p.m.