

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

8th MARCH, 2018

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Mrs. Brophy (Substitute), Bunting, Cornes, N. Evans, 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. I. Gulfraz),
Principal Highways & Traffic Engineer (Amey) (Mr. G. Evenson),
Solicitor (Ms. J. Cobern),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillor Lamb.

APOLOGY

An apology for absence was received from Councillor Fishwick.

57. MINUTES

RESOLVED: That the Minutes of the meeting held on 8th February, 2018, be approved as a correct record and signed by the Chairman.

58. 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.

59. 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

92619/FUL/17 – Travis Perkins (Properties) Limited – Travis Perkins Trading Co, Elm Grove, Sale.

Demolition of existing buildings on site to allow for the erection of a commercial unit to be used as a builders merchant (Sui Generis), alongside the creation of outdoor storage areas for the display of merchandise including plant equipment and tool hire along with

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alterations to existing servicing arrangements, car parking and landscaping and the installation of new entrance gates and new paladin fencing around the boundary of the site.

[Note: Councillor N. Evans declared a Personal Interest in Application 92619/FUL/17 as he owns neighbouring properties on Cross Street and Florence Street, Sale.]

92659/FUL/17 – Elmridge Primary School – Elmridge Primary School, Wilton Drive, Hale Barns.

Erection of part single/part two storey extensions following demolition of single storey mobile classroom and storage buildings. Reconfiguration of carparking and new junior playground; development to allow the creation of double form entry from current single form entry, ancillary developments thereto and new main hall.

[Note: Councillor N. Evans declared a Personal Interest in Application 92659/FUL/17, as the speaker opposing the Application was known to him.]

92876/FUL/17 – Mr. D. Farnhill – 136 Irlam Road, Flixton.

Demolition of existing garage and erection of a detached house in addition to provision of three off-street parking spaces for the sole use of the retained adjacent dwelling to the west (No. 136 Irlam Road).

[Note: Councillors Mrs. Brophy and N. Evans each declared a Personal Interest in Application 92876/FUL/17 as both have had work undertaken by the Agent.]

93161/HHA/17 – Mr. Williams – 75 Park Road, Hale.

Demolition of existing single storey garage and shed to allow for the erection of a detached single storey garden room which will incorporate a shed/bin store. Other external alterations to include the partial demolition of a stone boundary wall to allow for the repositioning of a stone gatepost, along with the reintroduction of a new metal gate.

[Note: The Chairman on behalf of all Members of the Committee declared a Personal Interest in Application 93161/HHA/17, as the Applicant is a fellow Councillor.]

60. APPLICATION FOR PLANNING PERMISSION 91551/FUL/17 – MR. LINNEN – KILPEACON HOUSE, GREY ROAD, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the erection of a part two part three storey apartment building with basement level to provide 10 apartments, and with associated car parking to front

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and repositioned vehicular access.

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:
 - A scheme for the extension of Traffic Regulation Orders on Grey Road.
- (ii) To carry out minor drafting amendments to any planning condition.
- (iii) 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.
- (iv) That upon the satisfactory completion of the above Legal Agreement that planning permission be granted subject to the conditions now determined (unless amended by (ii) above).

61. APPLICATION FOR PLANNING PERMISSION 93171/FUL/17 – CITYBRANCH HEALTHCARE LTD – REGENT ROAD CAR PARK, ALTRINCHAM

The Head of Planning and Development submitted a report concerning an application for planning permission for the demolition of existing buildings and redevelopment to provide two buildings comprising 70no residential apartments (Use Class C3), flexible retail, restaurant and business (Use Classes A1-A5, D1 and B1), and a multi-storey car park, alongside new public realm, car parking and associated works.

RESOLVED: The recommendation proposed was amended to remove the reference to public realm in A(ii) and the amended recommendation was proposed and agreed as set out below:

- (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:-
 - (i) The provision of a financial contribution of £250,000 towards public realm works in Altrincham Town Centre and in the vicinity of the site.
 - (ii) An Overage Agreement to secure a commuted sum towards the provision of affordable housing within the Altrincham area should a further viability appraisal at an appropriate time demonstrate that the development viability performs better than predicted.
- (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

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application shall be delegated to the Head of Planning and Development.

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

Reason for variation: The Committee resolved that the greater public interest lies with the provision of affordable housing in accordance with policy L2 and L8 of the Core Strategy and the Supplementary Planning Document 1: Planning Obligations, and that any overage should be afforded to this provision instead of public realm improvements.

62. HOUSES IN MULTIPLE OCCUPATION (HMOs): CONFIRMATION OF ARTICLE 4 DIRECTION TO REMOVE PERMITTED DEVELOPMENT RIGHTS FOR THE CHANGE OF USE OF DWELLINGS TO SMALL HMOs

The Head of Planning and Development submitted a report setting out the reasons behind the proposals to confirm a Borough-wide Article 4 Direction to remove permitted development rights for changes of use from dwellings (Use Class C3) to Houses in Multiple Occupation (Use Class C4). This Direction was made on 21st December 2017 with immediate effect but only remains in force for a period of 6 months unless confirmed within this period, after confirmation the Direction will become permanent until modified or superseded.

RESOLVED –

- (i) That the confirmation of a Direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a Borough-wide basis to withdraw the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple Occupation (C4) is appropriate, and justified, in order to prevent harm to local amenity and the wellbeing of the Trafford area.
- (ii) Approve the confirmation of the Article 4(1) Direction for all land within the Borough Boundary the extent of which is shown in Appendix 2 of the report.
- (iii) Delegate authority to the Director of Legal Services to confirm the Article 4(1) Direction for all land within the Borough Boundary shown on the plan attached at Appendix 2 of the report and delegate to the Director of Growth and Regulatory Services authority to carry out all necessary publicity following the confirmation of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient to give effect to the matters set out in the report.

The meeting commenced at 6.35 pm and concluded at 8.43 pm.