

PLANNING DEVELOPMENT CONTROL COMMITTEE

10th OCTOBER, 2013

PRESENT:

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

In attendance: Head of Planning (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Planner (Mr. B. Bechka),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Interim Principal Solicitor (Mrs. E. O'Connor),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Mrs. Cooke, Cornes and Procter.

APOLOGIES

Apologies for absence were received from Councillors Gratrix, Walsh and Weston.

MS. ELIZABETH O'CONNOR AND MR. BEN BECHKA

The Chairman on behalf of the Committee welcomed Ms. Elizabeth O'Connor, Interim Principal Solicitor and Mr. Ben Bechka, Planner, to the Planning Committee meeting.

46. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th September, 2013, be approved as a correct record and signed by the Chairman.

47. ADDITIONAL INFORMATION REPORT

The Head of Planning 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.

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48. 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>
74612/FULL/2010 – Great Places Housing Group – Land adjacent to 3 Grange Road, Bowdon.	Erection of 14 no. two bedroom affordable, shared ownership apartments in four storey building (including basement) with associated car parking and detached triple garage. Landscaping throughout.
75272/FULL/2010 – Mr. Richard Simons – Intercontinental Buildings, 15 Shay Lane, Hale.	Erection of two storey extension to form additional office space with associated car parking at part ground floor.
80803/FULL/2013 – Trafford Council – Bollin Primary School, Apsley Grove, Bowdon.	Retention of 2x air handling units and 1x kitchen fan all with associated ductwork. Amendments to vertical flue with surround and relocation of rooflights.
80920/FULL/2013 – United Utilities – Davyhulme Wastewater Treatment Works, Rivers Lane, Urmston.	Proposed inlet works. Erection of blower building, 14 no. control kiosks, 2 no. substation buildings, 5 no. skip buildings and gatehouse. Provision of access to new site entrance and landscaping, all associated with permitted development works to improve the existing wastewater treatment process to allow compliance with final effluent consent requirements.
81024/FULL/2013 – SAP Development Properties Limited – Grove House, Skerton Road, Old Trafford.	Replacement of existing windows, installation of external cladding, creation of new car and cycle parking and bin storage, to serve residential apartments.
81381/HHA/2013 – Mr. Rhaja – 113 Arnesby Avenue, Sale.	Single storey side and rear extension.

49. APPLICATION FOR PLANNING PERMISSION 80868/RENEWAL/2013 – PEEL INVESTMENTS (LEISURE) LTD – LAND BOUNDED BY PARKWAY, JUNCTION 9 M60 AND SOUTHERN BOUNDARY OF TRAFFORD CENTRE

The Head of Planning submitted a report concerning an application to extend the time limit of planning permission 74564/FULL/2010 for the erection of hotel building of 16 storeys in height (with an additional mezzanine level above ground floor) incorporating

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an increase of 18 bedrooms (a total of 230 bedrooms) and reduction in the overall height of the building (reduced by 6 metres) from that approved under LPA ref: H/69777, together with guest only health spa/leisure facility, a function/conference suite, meeting rooms, a bar lounge, cafe and restaurant together with administration, servicing and storage areas and associated bridge access link, car parking and landscaping works.

RESOLVED –

(A) That the application will propose a satisfactory form of 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 £238,580.76* split between £20,755.86 towards Highway and Active Travel infrastructure, £44,534.90* towards Public Transport Schemes and £173,290 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).

*Final figures to be finalised by the Head of Planning after further consultation with TfGM.

(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 Head of Planning.

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

50. APPLICATION FOR PLANNING PERMISSION 81087/O/2013 – MRS. ROGERS – LAND BETWEEN 20 & 22 ST. GEORGES CRESCENT, TIMPERLEY

The Head of Planning submitted a report concerning an application for planning permission for the erection of a two storey three bedroomed dwelling house.

RESOLVED –

(A) That the application will propose a satisfactory form of 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 £11654 split between £155 towards Highway and Active Travel infrastructure; £384 towards Public Transport Schemes, £930 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme), £2653.18 towards Spatial Green Infrastructure, Sports and Recreation and £7531.95 towards Education Facilities.

(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 Head of Planning.

(C) That upon the completion of the above Legal Agreement, planning permission

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be granted subject to the conditions now determined.

51. APPLICATION FOR VARIATION OF CONDITION 81157/VAR/2013 – MARANTOMARK LTD – SITE OF FORMER PICTOR SCHOOL, 30-32 HARBORO ROAD, SALE

[Note: Mr. D. Pearson, Development Control Manager, declared a Personal and Prejudicial Interest in Application 81157/VAR/2013, as he resides close to the site, he left the room during its consideration and has taken no part in the processing of the Application.]

The Head of Planning submitted a report concerning an application for the variation of condition 3 of planning permission 76013/FULL/2010 (erection of part two, part three storey building to provide 62 bedroom residential care home) to remove the restriction that the premises shall be used as a care home for the elderly and to state that the premises shall be used for a specialist healthcare rehabilitation care / nursing home (including dementia care and acquired brain injury and other ancillary health related services) and for no other purpose within Use Class C2 (Residential Institutions).

RESOLVED –

(A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement / Deed of Variation to the original Legal Agreement to secure: -

A financial contribution of £7,786.58 towards transport improvements comprising £5,812.68 towards public transport improvements and £1,973.90 towards highway infrastructure.

(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 Head of Planning.

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

52. APPLICATION FOR PLANNING PERMISSION 81258/FULL/2013 – YOURLIFE MANAGEMENT SERVICES LTD – 44, 44A, 46 AND 48 CROFTS BANK ROAD, URMSTON

The Head of Planning submitted a report concerning an application for planning permission for the demolition of existing dwellinghouses and erection of four storey block containing 51 units of extra care accommodation for the elderly, together with associated landscaping, car parking provision and alterations to vehicular access onto Crofts Bank Road.

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RESOLVED –

- (A) (i) That the application will propose a satisfactory form of 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 £93,493.00 split between £9,992.00 towards Highway and Active Travel infrastructure, £34,831.00 towards Public Transport Schemes, £48,670.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (ii) To secure agreement that the development is managed by a domiciliary care provider (registered by the Care Quality Commission).
- (iii) To secure a Parking Management Plan which ensures that the applicant does not make a separate charge for car parking spaces in addition to the charge for an apartment.
- (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 Head of Planning.
- (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:-
- (19) Keep Clear advisory markings shall be introduced outside the access point to the site on the Crofts Bank Road highway before the development is occupied, in accordance with a scheme to be first agreed in writing with the LPA.

53. THE SYNAGOGUE, 14 HESKETH ROAD, SALE

[Note: Councillor Chilton declared a Personal and Prejudicial Interest in this item, due to his involvement, after making his representation to the Committee he remained in the meeting but did not take part in the debate or cast a vote on the item. Councillor Sharp declared a Personal Interest in this item being a former member of the synagogue.]

The Head of Planning submitted a report concerning a breach of conditions of approved planning permission 78710/FULL/2012, as outlined in the report.

RESOLVED –

- (A) That no further action to be taken at the current time in respect of the appearance of the containers, subject to the submission and implementation of a suitable landscaping scheme, the re-painting of the containers and the

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submission and implementation of a scheme which provides for a single roof covering to the two buildings prior to the end of January 2014.

- (B) That a Planning Contravention Notice is served which requires the synagogue to provide written details of all business activities on the premises, outlining where and when each activity takes place and details of who is employed to perform these duties.

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