

## PLANNING DEVELOPMENT CONTROL COMMITTEE

13<sup>th</sup> DECEMBER, 2012

### PRESENT:

Councillor Bunting (In the Chair),  
Councillors Chilton, Fishwick, Gratrix, O'Sullivan, Sharp (Substitute), Shaw, Stennett (Substitute), Walsh, Weston and Whetton.

In attendance: Chief Planning Officer (Mr. K. Howarth),  
Planning Team Manager (Mr. D. Pearson),  
Senior Planning Officer (Mrs. R. Wyllie),  
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),  
Solicitor (Mrs. C. Kefford),  
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Bennett, Brotherton, Butt, Freeman, Holden and Lally.

### APOLOGIES

Apologies for absence were received from Councillors Malik, Mrs. Reilly, Smith and Mrs. Ward.

### 89. MINUTES

RESOLVED: That the Minutes of the meeting held on 8<sup>th</sup> November, 2012, be approved as a correct record and signed by the Chairman.

### 90. ADDITIONAL INFORMATION REPORT

The 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.

### 91. 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

75115/FULL/2010 – Ravenstone UK – 100 Washway Road, Sale.

Erection of a third floor above existing building resulting in a part three, part four storey building to form office accommodation (Use Class B1), erection of lift shaft and remodelling of existing elevations.

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79222/AA/2012 - 3639 Limited / Tesco Stores Limited – 313 Norris Road, Sale.

Display of various signs including: internally illuminated and externally illuminated fascia signs to front elevation; non-illuminated vinyl signs to front and side elevations; externally illuminated free-standing gantry sign to car park entrance and 3 no. non-illuminated wall mounted signs within car park.

79260/FULL/2012 - 3639 Limited / Tesco Stores Limited – 313 Norris Road, Sale.

Installation of 3 no. air conditioning units to the north (rear) elevation, a condenser unit to the west (side) elevation and a chiller unit to the east (side) elevation.

79262/FULL/2012 - 3639 Limited / Tesco Stores Limited – 313 Norris Road, Sale.

Siting of 3 no. 5m high lighting columns within front car park.

79361/RM/2012 – Peel Investments (North) Limited – Partington Shopping Centre, Central Road, Partington.

Reserved Matters application for approval of alternative layout to that approved under application 78583/RM/2012 for demolition of existing shopping centre and erection of new shopping centre comprising Class A1 (Retail), Class A2 (Financial and Professional Services), Class A3 (Restaurants and Cafes), Class A5 (Takeaway), Class B1 (Offices) and Class D1 (Non Residential Institutions) and provision of associated car parking, village square, improvements to public open space and other associated highway works. All other Reserved Matters (appearance, landscaping and scale) remain as approved under application 78583/RM/2012).

(b) Applications refused for reasons now determined

Application No., Name of Applicant, Address or Site

Description

78856/HHA/2012 – Mr. Mohammed Akram – 47 The Avenue, Sale.

Part retrospective application for erection of part single, part two storey front extension, two storey rear extension, two dormer windows to rear roof slope and single storey side and rear extensions, all to form additional living accommodation. Formation of new tarmac driveway access with erection of brick wall, brick piers and railings to front and side boundaries with maximum height of 1900mm. Erection of single storey outbuilding within

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rear garden.

[Note: Councillor Chilton declared a Personal Interest in Application 78856/HHA/2012 due to his intention to make representation to the Committee regarding the Application, he remained in the meeting but did not take part in the debate or cast a vote on the Application.]

79030/FULL/2012	–	MVK	Erection of two storey detached dwelling with
Construction Ltd – 2 Irlam Road,			4 no. bedrooms within side garden of 2 Irlam
Flixton.			Road.

92. **APPLICATION FOR PLANNING PERMISSION 77878/FULL/2011 – GEM GROUP – SITE OF FORMER MKM HOUSE, WARWICK ROAD, OLD TRAFFORD**

The Chief Planning Officer submitted a report concerning an application for planning permission for the erection of a seven storey hotel, comprising ninety eight bedrooms and car parking at ground floor level.

RESOLVED –

(1) 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 £119,526 split between: £19,796 towards Highway and Active Travel infrastructure; £68,110 towards Public Transport Schemes; and £31,620 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- An off-site car parking and management strategy to include the provision and retention of 62 car parking spaces off-site, to be provided and available for use prior to the development being first brought into use, details for its operation, monitoring and requirement for alternative parking to be provided in the event of any of the agreed parking spaces no longer being available.
- Traffic Regulation Orders and lining/signing associated with the realignment of the existing pay and display bay and for a loading bay to be installed or restrictions amended at the developers cost.

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

93. **APPLICATION FOR PLANNING PERMISSION 78816/RENEWAL/2012 – MR. BRIAN FISHER – DEMOLITION DIRECT, TENAX CIRCLE, TRAFFORD PARK**

The Chief Planning Officer submitted a report concerning an application for planning

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permission for extension of time limit for H/70807 for the erection of a 3 mega watt wood fuelled renewable energy biomass plant and associated industrial storage building and parking.

RESOLVED –

- (1) 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 financial contribution of £7,878 comprising £1,188 towards Highways and Active Travel, £2,040 towards public transport schemes and £4,650 towards specific green infrastructure.
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

94. **APPLICATION FOR PLANNING PERMISSION 79084/FULL/2012 – MR. A. NADERIAN – WARWICKGATE HOUSE, 7 WARWICK ROAD, OLD TRAFFORD**

The Chief Planning Officer submitted a report concerning an application for planning permission for alterations to 9th and 10th floor of building to form 10 flats with associated external alterations to building and car park.

RESOLVED –

- (1) 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 the provision of 1 affordable housing unit and a financial contribution £31,736.72, comprising:-
  - A financial contribution of £265 towards Highways and Active Travel Infrastructure.
  - A financial contribution of £805 towards public transport schemes.
  - A financial contribution of £1,550 towards Specific Green Infrastructure.
  - A financial contribution of £10,418.86 towards Spatial Green Infrastructure, Sport and Recreation.
  - A financial contribution of £22,255.70 towards education facilities.
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

95. **APPLICATION FOR PLANNING PERMISSION 79101/FULL/2012 – 3639 LIMITED / TESCO STORES LIMITED – 313 NORRIS ROAD, SALE**

The Chief Planning Officer submitted a report concerning an application for various works including: erection of external canopy to the west elevation; erection of fence above existing boundary wall to maximum height of 2.4 m to part of side boundaries and to rear boundary; installation of atm pod to east side elevation, siting of anti-ram bollards to front elevation and alterations to external elevations including insertion of

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new windows, doors and infilling of windows and doors.

RESOLVED: That planning permission be granted subject to the conditions now determined and to the following additional conditions:-

The premises shall not be open for customers [to the public] outside the hours of 07.00 to 22.00 on any day.

Reason: In the interest of residential amenity and in compliance with Policy L7 of the Trafford Core Strategy.

No deliveries shall be taken at or despatched from the site outside the hours of 07.00 and 22.00 on any day.

Reason: In the interest of residential amenity and in compliance with Policy L7 of the Trafford Core Strategy.

A servicing management plan for the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the opening of the premises to the public.

Reason: To protect the amenity of nearby residents, having regard to Policy L7 of the Trafford Core Strategy.

The ATM hereby approved shall not be open to the public outside the opening hours of the shop premises, i.e. it shall not be open to the public outside the hours of 07.00 to 22.00 on any day.

Reason: In the interest of residential amenity and in compliance with Policy L7 of the Trafford Core Strategy.

96. **APPLICATION FOR PLANNING PERMISSION 79105/VAR/2012 – BARTON SQUARE LIMITED – BARTON SQUARE, PHOENIX WAY, TRAFFORD PARK**

The Chief Planning Officer submitted a report concerning an application for the variation of Conditions 7, 8, 9 of application H/62750 to vary floorspace restriction (increase of 10,386 sq.m floorspace through use of existing non retail floorspace and insertion of mezzanine floorspace at levels 2 and 3), to allow for 8,824 sq.m floorspace to be used for general non-food retailing including the sale of clothing and footwear, fashion accessories (including jewellery), cosmetics, toiletries and pharmaceutical products, and ancillary sales of books, newspapers, magazines (up to a maximum of 5% of the sales area) and to restrict the proposed additional retail floorspace from future sub division.

RESOLVED –

- (1) It is noted that the developer will complete an Agreement under S.111 of the Local Government Act 1972, as referred to, prior to the grant of planning permission.
- (2) That the application will propose a satisfactory development for the site upon the completion of an appropriate Legal Agreement in respect of the obligations secured by the original s106 Agreement (requiring *inter alia* a financial

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contribution of £11 million towards Metrolink / public transport improvements) and to secure a further financial contribution of £2m towards town centre enhancements and improvements and a financial contribution of £287,144.00 in accordance with SPD1 in respect of the proposed additional floorspace, comprising of £64,480.00 towards Specific Green Infrastructure (off-site tree planting) and £222,664.00 towards transport improvements (comprising of £118,976.00 towards highway and active travel network improvements and £103,688.00 towards public transport improvements).

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

97. **APPLICATION FOR PLANNING PERMISSION 79106/VAR/2012 – BARTON SQUARE LIMITED – BARTON SQUARE, PHOENIX WAY, TRAFFORD PARK**

The Chief Planning Officer submitted a report concerning an application to vary of Conditions 4, 5 and 6 of application 76915/FULL/2011 to vary floorspace restriction (increase of 10,386 sq.m floorspace through use of existing non retail floorspace and insertion of mezzanine floorspace at levels 2 and 3), to allow for 8,824 sq.m floorspace to be used for general non-food retailing including the sale of clothing and footwear, fashion accessories (including jewellery), cosmetics, toiletries and pharmaceutical products, and ancillary sales of books, newspapers, magazines (up to a maximum of 5% of the sales area) and to restrict the proposed additional retail floorspace from future sub division.

RESOLVED –

- (1) It is noted that the developer will complete an Agreement under S.111 of the Local Government Act 1972, as referred to, prior to the grant of planning permission.
- (2) That the application will propose a satisfactory development for the site upon the completion of an appropriate Legal Agreement in respect of the obligations secured by the original s106 Agreement (requiring *inter alia* a financial contribution of £11 million towards Metrolink / public transport improvements) and to secure a further financial contribution of £2m towards town centre enhancements and improvements and a financial contribution of £287,144.00 in accordance with SPD1 in respect of the proposed additional floorspace, comprising of £64,480.00 towards Specific Green Infrastructure (off-site tree planting) and £222,664.00 towards transport improvements (comprising of £118,976.00 towards highway and active travel network improvements and £103,688.00 towards public transport improvements).
- (3) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

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98. **APPLICATION FOR PLANNING PERMISSION 79109/HHA/2012 – DR. F. SALIM – 12 GORSE BANK ROAD, HALE BARNES**

The Chief Planning Officer submitted a report concerning an application for the erection of a part single, part two storey front, side and rear extensions to form additional living accommodation.

RESOLVED: That planning permission be refused for the following reasons:-

The proposed extension, due to its size, scale, massing and proximity to the site boundaries, would create an overbearing form of development that would cause detrimental harm to the outlook and general amenity of occupants of neighbouring dwellings, particularly from within the rear garden area of the adjacent property, 10 Gorse Bank Road. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and related supplementary planning guidance contained within SPD4: A Guide for Designing House Extensions and Alterations (February 2012).

The proposed extension, due to its design, size, scale, massing and proximity to the site boundary, would create a visually dominant and incongruous feature within the streetscene. As such, the proposed development would be contrary to Policy L7 of the Trafford Core Strategy and related supplementary planning guidance contained within SPD4: A Guide for Designing House Extensions and Alterations (February 2012).

Reason for refusal: The Committee members were mindful of the extension approved under planning application 78008/HHA/2012 and the Officer's recommendation to approve the proposed scheme. However, members considered the proposed extension to be huge and the consequences of this would be that the development would have a devastating effect upon neighbouring properties, particularly 10 Gorse Bank Road and most notably from within the rear garden of that dwelling. Members were also concerned about the overall size of the extension and considered that it would represent an incongruous feature within the streetscene.

[Note: Councillor Sharp declared a Personal Interest in Application 79109/HHA/2012 due to his representations regarding the Application as Ward Councillor, he remained in the meeting but did not take part in the debate or cast a vote on the Application.]

99. **APPLICATION FOR PLANNING PERMISSION 79182/HHA/2012 – MR. ALAN SMITH – 1 MELROSE AVENUE, SALE**

The Chief Planning Officer submitted a report concerning an application for the erection of dormer window with Juliette balcony to side roof slope of existing outrigger.

RESOLVED: That planning permission be granted for the reasons given below and subject to the following conditions:-

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The development must be begun not later than the expiration of three (3) years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 330/001 and 330/002, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy.

Notwithstanding the details submitted to date, no development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory external appearance in the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy.

[Note: Councillor Walsh declared a Prejudicial Interest in Application 79182/HHA/2012, as the Applicant was known to him, and left the room during consideration of this item.]

100. **APPLICATION FOR PLANNING PERMISSION 79256/FULL/2012 – MR. NICK WOODS – LAND ADJACENT TO 2 MAYFIELD AVENUE, SALE**

The Chief Planning Officer submitted a report concerning an application for planning permission for the erection of two storey dwelling with accommodation in the roofspace to adjoin 2 Mayfield Avenue to form a pair of semi-detached dwellings.

RESOLVED -

- (1) 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 £11,320.74 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); £2,319.79 towards Spatial Green Infrastructure, Sports and Recreation and £7,531.95 towards Education Facilities.
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.



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**101. APPLICATION FOR PLANNING PERMISSION 79278/FULL/2012 – WIGGETT CONSTRUCTION LTD – CALDER COURT, DAVYHULME ROAD/CALDERBANK AVENUE, URMSTON**

The Chief Planning Officer submitted a report concerning an application for planning permission for the erection of 7 no. three and four bedroom semi-detached and detached dwellings with works ancillary thereto (amendments to plots 27-33 of 77886/FULL/2011).

RESOLVED –

- (1) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Deed of Variation to the original Legal Agreement for 77886/FULL/2011, which secured a maximum financial contribution of £84,407.63.
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**102. APPLICATION FOR PLANNING PERMISSION 79286/VAR/2012 – KEY PROPERTY INVESTMENTS (NUMBER TWO) LTD/MILAN (AVRO) LTD – LAND EAST OF MOSLEY ROAD, TRAFFORD PARK**

The Chief Planning Officer submitted a report concerning an application for the variation of Condition 2 (provision of parking and access facilities), Condition 3 (retention of access facilities), Condition 5 (landscaping), Condition 6 (landscape management plan), Condition 7 (list of approved plans), Condition 8 (contaminated land), Condition 9 (travel plan), Condition 12 (cycle shelters and bin stores), Condition 14 (foundation details) and Condition 15 (secondary access) of planning permission 77238/FULL/2011 (erection of four no. three storey offices (Use Class B1(a)) buildings and associated single storey building to provide site employee facilities. Associated access, car parking, landscaping and boundary treatment and other external works), to: allow for, and to refer to, drawings indicating proposed phasing of the development; increase the size of the proposed creche along with associated amendments to the landscaping/parking layout and the landscape management plan; re-siting of the bin and cycle stores; and to take account of previously submitted information to discharge relevant conditions associated with 77238/FULL/2011.

RESOLVED –

- (1) 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 £330,153.00, which would be split as follows:
  - £326,487.00 as set out in the original s106 Legal Agreement (77238/FULL/2011), broken down as follows:

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- (1) £44,343.00 towards highway network improvements.
- (2) £111,024.00 towards public transport improvements.
- (3) A maximum of £171,120.00 towards the Red Rose Forest.

- An “additional” contribution of £3,666.00 relative to the increased crèche floorspace, broken down as follows:

- (1) £408 towards Highways and Active Travel.
- (2) £1,088 towards Public Transport Schemes.
- (3) A maximum of £2,170 towards Specific Green Infrastructure (inc. trees).

And, with reference to the original s106 Legal Agreement to secure:

- A Local Labour agreement through the construction period.

**103. APPLICATION FOR CHANGE OF USE 79307/COU/2012 – MRS. ANDREA BRUNTON – BASEMENT LEVEL, 2A POST OFFICE STREET, ALTRINCHAM**

The Chief Planning Officer submitted a report concerning an application for the Change of Use of vacant basement level to dance studio.

RESOLVED –

- (1) 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 £2,598.00 split between:
  - £1,668.00 towards Public Transport Schemes.
  - £930.00 towards Specific Green Infrastructure.
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**104. APPLICATION FOR CHANGE OF USE 79328/COU/2012 – MJF PENSION TRUSTEES LTD – 453 CHESTER ROAD, STRETFORD**

The Chief Planning Officer submitted a report concerning an application for the Change of Use from offices (Use Class B1) to residential dwellinghouse (Use Class C3).

RESOLVED –

- (1) 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 £15,266.86 split between £3,876.29 towards Spatial Green Infrastructure Sports and Recreation

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and £11,350.59 towards Education Facilities.

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

**105. APPLICATION FOR LISTED BUILDING CONSENT 79369/LB/2012 – TRAFFORD COUNCIL – STRETFORD PUBLIC HALL, CHESTER ROAD, STRETFORD**

The Chief Planning Officer submitted a report concerning an application for Listed Building Consent for external alterations including the repainting of front entrance door and re-paving of front entrance stairs; internal alterations including new brass kick plates to internal doors and lowering of public telephone and notice board.

RESOLVED: That the Council is minded to grant Listed Building Consent subject to the referral to the Secretary of State for determination as an application by the Local Authority in relation to its own land in accordance with Section 82 of the Planning (Listed Building and Conservation Areas) Act 1990 and Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and also to the conditions now determined.

**106. APPLICATION FOR PLANNING PERMISSION 79370/RENEWAL/2012 – KINGSTONE ESTATE – 411 HALE ROAD, HALE BARNES, ALTRINCHAM**

The Chief Planning Officer submitted a report concerning an application for planning permission in order to extend the time limit for implementation of planning permission 74349/COU/2009 for change of use of property to bed and breakfast accommodation.

RESOLVED –

- (1) 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 £7,123 split between £855 towards Highway and Active Travel infrastructure; £3,168 towards Public Transport Schemes; and £3,100 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**107. APPLICATION FOR PLANNING PERMISSION 79391/FULL/2012 – ESTAMA GROUP LIMITED – UNIT 5A STRETFORD MALL EXTENSION, STRETFORD SHOPPING MALL, CHESTER ROAD, STRETFORD**

The Chief Planning Officer submitted a report concerning an application for planning permission for the extension to western side of shopping centre (Unit 5a) to create foodstore and subdivision of existing unit to create four kiosk units.

RESOLVED –

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- (1) 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 £51,472 split between £15,308 towards Highway and Active Travel infrastructure; £33,684 towards Public Transport Schemes; £2,480 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (2) Delegate the approval of planning permission to the Chief Planning Officer subject to the completion of the above Legal Agreement and conditions now determined, following further consideration of the highways assessments and additional conditions relating to highway matters within the site.

**108. APPLICATION FOR PLANNING PERMISSION 79397/RENEWAL/2012 – KINGSTON ESTATE – OAK CROFT, HASTY LANE, HALE BARNES**

The Chief Planning Officer submitted a report concerning an application for planning permission in order to extend the time limit for implementation of planning permission 74007/COU/2009 for change of use from dwelling to bed and breakfast accommodation.

RESOLVED –

- (1) 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 £12,294 split between £1,461 towards Highway and Active Travel infrastructure; £5,253 towards Public Transport Schemes; £5,580 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**109. APPLICATION FOR CHANGE OF USE 79086/COU/2012 – LOOKERS PLC – 776 CHESTER ROAD, STRETFORD**

The Chief Planning Officer submitted a report concerning an application for the Change of Use of existing workshop to be converted to provide new training and meeting facilities.

RESOLVED –

- (1) 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 financial contribution up to £3,468, comprising:-

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- A financial contribution of £315 towards Highways and Active Travel Infrastructure.
- A financial contribution of £1,293 towards Public Transport Schemes.
- A financial contribution of £1,860 towards Specific Green Infrastructure.

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

**110. APPLICATION FOR PLANNING PERMISSION 79399/FULL/2012 – PYRAMID DISPLAY MATERIALS – UNIT 5, WESTPOINT ENTERPRISE PARK, CLARENCE AVENUE, TRAFFORD PARK**

The Chief Planning Officer submitted a report concerning an application for planning permission for the erection of two storey extension to north west elevation on Clarence Avenue to form additional general industrial floor space with works ancillary thereto, including alterations to site access and fencing.

RESOLVED –

- (1) 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 £5,579 split between £891 towards Highway and Active Travel infrastructure; £1,278 towards Public Transport Schemes; £3,410 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme).
- (2) That upon the completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

**111. PROPOSED STOPPING UP OF HIGHWAY AT LAND ADJACENT TO WHARFSIDE WAY, OLD TRAFFORD**

The Head of Highways, Transportation, Greenspace and Sustainability submitted a report informing Members of an application made to the Secretary of State for Transport under S247 of the Town & Country Planning Act 1990 to stop up an area of highway in Old Trafford.

RESOLVED: That no objection be raised to the proposed Order.

**112. PROPOSED STOPPING UP OF FOOTPATH OR BRIDLEWAY AT LACY STREET, STRETFORD**

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

RESOLVED: That the Acting Director of Legal Services be authorised to make and advertise an Order under S257 of the Town & Country Planning Act 1990. If

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there are any objections to the Order during the formal consultation period, which are not withdrawn, authority be given to the Acting Director of Legal Services to carry out all necessary procedures to refer the matter to the Secretary of State, for confirmation.

**113. PROPOSAL TO DELEGATE CERTAIN APPLICATIONS REQUIRING S106 AGREEMENTS TO THE CHIEF PLANNING OFFICER**

The Chief Planning Officer submitted a report seeking Members' approval for a 'pilot' that would result in certain planning applications currently determined by the Planning Committee being delegated to the Chief Planning Officer for determination.

RESOLVED: That the Committee delegate the determination of those planning applications requiring S106 Agreements solely to secure financial contributions in line with the requirements of SPD1: Planning Obligations to the Chief Planning Officer.

**SEASONAL GREETINGS**

As this was the final Committee meeting of 2012, the Chairman wished everyone all the best for the festive season.

The meeting commenced at 6.30 p.m. and concluded at 9.06 p.m.