

PLANNING DEVELOPMENT CONTROL COMMITTEE

9th OCTOBER, 2014

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, Chilton, N. Evans, Fishwick, Hynes (Substitute),
O'Sullivan, Sharp, Smith, Stennett MBE, Walsh and Whetton.

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Senior Regeneration Officer (Mr. M. Wansborough),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Director of Legal & Democratic Services (Ms. J. le Fevre),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Butt, Lally and Rigby.

APOLOGY

An apology for absence was received from Councillor Gratrix.

26. MINUTES

RESOLVED: That the Minutes of the meeting held on 11th September, 2014, be approved as a correct record and signed by the Chairman.

27. ADDITIONAL INFORMATION REPORT

The Head of Planning Services 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.

28. 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

77102/FULL/2011 – Mr. A. Haladh
– 139 Stamford Street, Old Trafford.

Change of use of property from offices to dwellinghouse (Use Class C3) and erection of a single storey rear extension (re-submission of 75760/FULL/2010).

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78010/FULL/2012 – Ms. Debbie Smith – Woodhouse Court, Davyhulme Road, Davyhulme.

Two storey extension to existing building (fronting Davyhulme Road) to provide 3 no. additional one bedroom apartments. Erection of garage block to provide 3 car parking spaces and cycle store. Associated alterations to site layout, access, car parking areas, existing garage block and landscaping.

81209/FULL/2013 – Mr. Tom Flemming – Land adjacent to 10 Massey Road, Sale.

Erection of a two storey terrace comprising of 3no. three bed dwellinghouses, with associated car parking and landscaping.

81755/FULL/2013 – The Diocese of Shrewsbury – St. Joseph's Church, Hope Road, Sale.

Erection of detached building for use as parish hall.

82533/FULL/2014 – DMP Ltd – Landmac, Unit 2, Victoria Avenue, Timperley.

Erection of a pair of 2 storey semi-detached dwellinghouses.

83186/FULL/2014 – Mr. Paul Jeffery – 22 St. Mary's Road, Sale.

Conversion of building from 6 no. 1 bedroom flats for parent and baby unit to 8 no. 1 bedroom sheltered flats for adults with learning disabilities, with associated bin store and entrance gate. Insertion of personnel door to the rear elevation.

[Note: Councillor Sharp declared a Personal Interest in Application 83186/FULL/2014, being a Governor at the school adjacent, St. Mary's. Councillor Sharp advised the Committee that at no stage has he had any involvement with the Application.]

83313/HHA/2014 – Mr. D. Golding – 15 Addison Road, Hale.

Erection of a two storey side and single storey rear extension, external alterations associated with the creation of a basement.

83393/HHA/2014 – Mr. Lee Remwick – 3 The Copse, Hale Barns.

Erection of single storey rear extension and detached outbuilding to rear of property.

[Note: Councillors Dr. Barclay and Sharp each declared a Personal and Prejudicial Interest in Application 83393/HHA/2014, as an objector was known to them. They both remained in the meeting but did not participate in the discussion or cast a vote on the Application.]

83506/FULL/2014 – Trafford Housing Trust – Land off Bodmin Road, Sale.

Formation of 12no. parking spaces to be provided for local residents on a vacant area of grassed land.

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83603/FULL/2014 – Trafford Housing Trust – Moss Lane West, Old Trafford.

Erection of residential development comprising 26 no. dwellings to include 12 one bedroom apartments, 6 two bedroom apartments and 8 three bedroom houses with associated landscaping, access and car parking. (Tamworth Estate Phase One).

(b) Applications deferred

Application No., Name of Applicant, Address or Site

Description

82014/FULL/2013 – Morris Homes (North) Ltd and L & M Ltd – L & M Ltd, Norman Road, Altrincham.

Redevelopment of the site to include: conversion of existing boiler house and erection of three storey extension to provide 17 apartments; erection of 24 apartments between retained gable ends of existing traveller bay building and provision of parking on ground floor; retention of existing linotype office building as offices; retention of matrix building façade; demolition of other existing buildings; erection of 122 new dwellings and construction of associated access roads, car parking and site landscaping.

82024/LB/2013 – Morris Homes (North) Ltd and L & M Ltd – L & M Ltd, Norman Road, Altrincham.

Listed Building Consent for conversion of existing boiler house and erection of three storey extension to provide 17 apartments; erection of 24 apartments between retained gable ends of existing traveller bay building and provision of parking on ground floor; retention of existing linotype office building as offices; retention of matrix building facade; demolition of other existing buildings; erection of 122 new dwellings and construction of associated access roads, car parking facilities and site landscaping.

[Consideration of Applications 82014/FULL/2013 and 82024/LB/2013 was deferred to allow further negotiation to take place with the Applicant.]

81446/RENEWAL/2013 – Island Gas Limited – Land adjacent to the M60 high level bridge and Davyhulme Waste Water Treatment Works and to the south of Trafford Soccer Dome, Urmston.

Application to extend the time limit of planning permission 74681/FULL/2010 (construction of site for exploration, production testing and extraction of coal bed methane, transmission of gas and generation of electricity including combined heat and power facility, erection of temporary 34m high drilling rig, formation of two exploratory boreholes, installation of

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wells, erection of portacabins, storage containers and ancillary plant and equipment, creation of a new vehicular access road, erection of 2.4m high perimeter fencing and restoration of site following cessation of use).

[Application 81446/RENEWAL/2013 was deferred to allow further consideration to be given to environmental issues raised by objectors.]

29. APPLICATION FOR PLANNING PERMISSION 81797/FULL/2013 – URBAN BOUNCE LTD – UNIT 17, TEXTILOSE ROAD, TRAFFORD PARK

The Head of Planning Services submitted a report concerning an application for planning permission for the change of use from B2 (General Industrial) to D2 (Indoor Trampoline Centre).

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure the provision and retention of 15 parking spaces off-site within the Textilose Road/Sevenside Industrial Area or at another location that has been previously agreed in writing by the Local Planning Authority.
- (B) In the circumstances where the Section 106 Agreement has not been completed within three months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Head of Planning Services.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

30. APPLICATION FOR PLANNING PERMISSION 83594/FULL/2014 – HOLMWOOD ENTERPRISES – VICTORIA GOSPEL HALL, 119 CHURCH ROAD, URMSTON

[Note: Councillor Mrs. Ward declared a Personal and Prejudicial Interest in Application 83594/FULL/2014, due to her involvement with the Application. Councillor Mrs. Ward vacated the Chair, after making representation to the Committee she remained in the meeting but did not participate in the discussion or cast a vote on the Application.]

COUNCILLOR BUNTING IN THE CHAIR

The Head of Planning Services submitted a report concerning an application for planning permission for the change of use from a place of worship (Use Class D1) to residential (Use Class C3) and office use (Use Class B1a) to create 4 no. apartments and an office with associated car parking, cycle sheds, bin store and benches. Internal and external works to the building to include: - changes to windows, addition of juliet balcony, rooflights, new bay window, dormer windows and external railings.

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RESOLVED: That planning permission be granted subject to the conditions now determined.

COUNCILLOR MRS. WARD IN THE CHAIR

The meeting commenced at 6.30 p.m. and concluded at 7.59 p.m.