

## PLANNING DEVELOPMENT CONTROL COMMITTEE

12<sup>th</sup> FEBRUARY, 2015

### PRESENT:

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

In attendance: Head of Planning Services (Mr. R. Haslam),  
Development Control Manager (Mr. D. Pearson),  
Senior Planner (Mr. R. Gore),  
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),  
Head of Legal – Environment (Mr. L. Patel),  
Democratic & Scrutiny Officer (Miss M. Cody).

### APOLOGIES

Apologies for absence were received from Councillors Fishwick and Mrs. Reilly.

### 55. MINUTES

RESOLVED: That the Minutes of the meeting held on 8<sup>th</sup> January, 2015, be approved as a correct record and signed by the Chairman.

### 56. 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.

### 57. 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

79692/FULL/2013 – Boothroyd Sale  
Ltd – Boothroyd, 281 Washway  
Road, Sale.

Formation of 2 x two-bedroom subterranean dwellings on land in front of Boothroyd House, covered by landscaped mounds and accessed via external staircase into private lightwell, with associated alterations to car parking layout and soft landscaping.

**Planning Development Control Committee**  
**12<sup>th</sup> February, 2015**

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84220/FUL/14 – Lane End Developments (UK) Ltd/Trafford Housing Trust – Land at City Road/Lucy Street, Old Trafford.

Erection of residential development comprising 36 no. dwellings to include 20 no. one bedroom apartments, 6 no. 2 bedroom apartments and 10 no. 2 bedroom houses. Associated external works including car parking, access and landscaping and demolition of existing building.

84225/FUL/14 – Trafford Council – Cherry Manor Centre, Cherry Lane, Sale.

Demolition of existing vacant single storey school buildings and construction of a new single storey school for pupils with special educational needs aged from 11 to 16 and Post 16 to 25 years. Retention and widening of existing vehicular access from Cherry Lane and associated alterations to existing car park, open space (including retention of sports pitch) and landscaped areas. Part retention and part new security fencing to site boundary and between school and grassed areas; erection of 4m and 6m high lighting columns; CCTV and other associated works.

[Note: Councillor Bunting declared a Personal Interest in Application 84225/FUL/14, as he had attended a briefing with Council Officers regarding plans for the site.]

[Note: Councillor Chilton declared a Personal Interest in Application 84225/FUL/14, as he had attended a briefing with Council Officers regarding plans for the site and he had updated Sale West Partnership about these plans.]

84294/VAR/14 – Drumahoe Developments Ltd – Land bounded by Ayres Road, South Croston Street, Shrewsbury Street, Old Trafford.

Application to remove conditions 5 (obscured-glazing) and 12 (restriction to 1-bedroom) associated with units 13 & 14 of planning permission 82292/FULL/2014 (erection of 14 dwellinghouses), to allow these properties to increase the number of bedrooms accommodated within.

84427/HHA/2014 – Mr. Philip Whitehouse – 31 Grove Lane, Hale.

Erection of part single, part two storey front, side and rear extension.

**58. APPLICATION FOR PLANNING PERMISSION 83048/FULL/2014 – NEW CARE PROJECTS LLP – 2 ASHLANDS AND 43 ASHTON LANE, SALE**

[Note: Councillor Rigby MBE declared a Personal and Prejudicial Interest in Application 83048/FULL/2014, due to his involvement, after making representation to the Committee he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

[Note: Councillor Chilton declared a Personal Interest in Application 83048/FULL/2014, being the Treasurer of Sale Civic Society who made representations regarding the Application. Councillor Chilton advised the Committee that at no stage has he had any

**Planning Development Control Committee**  
**12<sup>th</sup> February, 2015**

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involvement with the Application.]

The Head of Planning Services submitted a report concerning an application for planning permission for the demolition of existing buildings and erection of a part 3 and part 4 storey building to provide a 57 bed elderly care home (Use Class C2). Provision of parking facilities with access from Ashlands and landscaping of the site and ancillary facilities thereto.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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

59. **APPLICATION FOR PLANNING PERMISSION 84381/FUL/14 – G&J PROJECTS LTD & KINGSLEY HEALTHCARE GROUP – CROSBIE COATINGS LTD, 28 WOOD LANE, PARTINGTON**

[Note: Councillor Gratrix declared a Personal and Prejudicial Interest in Application 84381/FUL/14, as his daughter had undertaken some consultancy work with the Healthcare Group and was still involved with them, he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

The Head of Planning Services submitted a report concerning an application for planning permission for the demolition of vacant industrial buildings and erection of a part single, part two-storey, building to provide a 62-bedroom residential care home with various ancillary facilities within. Formation of new car park and vehicular access from Wood Lane. Landscaping and boundary treatment works throughout.

RESOLVED: That planning permission be granted subject to the conditions now determined with an amendment to condition 18 as follows:-

18. Prior to the first occupation of the development hereby approved, a scheme for cycle (including long-term provision) and motorcycle storage that complies with the standards set out within SPD3: Parking Standards shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented before the development is brought into use and shall be retained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To comply with Policies L4 and L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 3: Parking Standards.

60. **APPLICATION FOR PLANNING PERMISSION 84555/FUL/14 – WELLINGTON SCHOOL – WELLINGTON SCHOOL, WELLINGTON ROAD, TIMPERLEY**

This item was withdrawn from consideration at this Committee meeting.

**Planning Development Control Committee**  
**12<sup>th</sup> February, 2015**

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**61. PROPOSED STOPPING UP OF HIGHWAY AT BLAIR STREET AND SHREWSBURY STREET, OLD TRAFFORD M16 9AX**

The Head of Highways, Transportation, Greenspace and Sustainability submitted a report advising 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 application.

The meeting commenced at 6.30 p.m. and concluded at 7.49 p.m.