

PLANNING DEVELOPMENT CONTROL COMMITTEE

14th MAY, 2015

PRESENT:

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

In attendance: Development Control Manager (Mr. D. Pearson),
Planner (South Area Team) (Mr. G. Davies),
Highways Development Control Officer (Mr. D. Mason),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Duffield and Sephton.

APOLOGY

An apology for absence was received from Councillor Chilton.

CHAIRMAN'S ANNOUNCEMENTS

As this was the final Committee meeting of the Municipal Year, the Chairman expressed her personal appreciation to Officers and Members for all their support, dedication and hard work during the past 12 months.

74. MINUTES

RESOLVED: That the Minutes of the meeting held on 9th April, 2015, be approved as a correct record and signed by the Chairman.

75. 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.

76. 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

84790/FUL/15 - Adactus Housing

Demolition of vacant industrial buildings and

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| Group Ltd - Former Trafford Metal Finishers, Warwick Road South, Stretford. | redevelopment of site to create 60 no. apartments within 3 no. three-storey buildings. Provision of car parking, landscaping and boundary treatment works throughout. |
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| 84827/HHA/15 – Mr. Cornish - Breydon, Aylwin Drive, Sale. | Erection of roof extension to form first floor accommodation, involving 1.4m increase in height. |
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[Note: Councillor Mrs. Dixon MBE declared a Personal and Prejudicial Interest in Application 84827/HHA/15, due to her involvement, after making representation to the Committee she remained in the meeting but did not participate in the debate or cast a vote on the Application.]

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| 84982/FUL/15 - Lunar Stretford Sarl - Unit 5A Stretford Mall Extension, Stretford Shopping Mall, Chester Road, Stretford. | Extension to western side of shopping centre (Unit 5A) to create new foodstore and subdivision of existing unit to create four kiosk units. Alterations to existing parking area and landscaping works. |
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| 85020/FUL/15 - Black or White Ltd - 130A Flixton Road, Urmston. | Part retrospective application for the erection of a three-storey building providing 5 no. two-bedroom apartments, and car parking and landscaping, to allow for a larger footprint than that approved under planning permission 74382/FULL/2009. |
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| 85173/HHA/15 – Mr. Philip Whitehouse - 31 Grove Lane, Hale. | Erection of part single, part two storey front, side and rear extension. |
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(b) Permission refused for the reasons now determined

| <u>Application No., Name of Applicant, Address or Site</u> | <u>Description</u> |
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| 85116/HHA/15 – Mr. Jonny Hewitt - 31 Honiton Way, Altrincham. | Erection of part single/part first floor side and rear extension. Widening of existing driveway (re-submission of 84518/HHA/14). |

[Note: Councillor N. Evans declared a Personal and Prejudicial Interest in Application 85116/HHA/15, as the Applicant's father was known to him, he remained in the meeting but did not participate in the debate or cast a vote on the Application.]

77. APPLICATION FOR PLANNING PERMISSION 82014/FULL/2013 – MORRIS HOMES (NORTH) LTD AND L & M LTD – L & M LTD, NORMAN ROAD, ALTRINCHAM

The Head of Planning Services submitted a report concerning an application for planning permission for the redevelopment of the site to include, conversion of existing Boiler

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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 121 new dwellings and construction of associated access roads, car parking and site landscaping.

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 an appropriate level of affordable housing (16 units) on the site and for either of the following to apply:
- development to commence within 6 months of the date of the planning permission and the development to be completed within 5 years from commencement of the development, or
 - in the event the development has not commenced within 6 months of the date of the planning permission, or is not completed within 5 years from commencement of the development, the applicant shall submit a Post Construction Viability Assessment (PCVA) to the Council and if the PCVA shows a Surplus, the applicant will pay 50% of that Surplus to the Council up to a maximum sum which would be the equivalent to the provision of up to 49 affordable units on site (figure to be agreed by the Head of Planning).
- (B) In the circumstances where the S106 Agreement has not been completed within three months of this resolution, 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.

78. APPLICATION FOR VARIATION OF LEGAL AGREEMENT 84283/VLA/14 – GREATER MANCHESTER PENSION FUND – UNITS C & D, ATLANTIC STREET RETAIL PARK, ATLANTIC STREET, ALTRINCHAM

The Head of Planning Services submitted a report concerning a Variation of the Section 106 Agreement between Tameside Metropolitan Borough Council and Allied Maples Group Ltd and Trafford Metropolitan Borough Council, dated 2 December 1994, to permit 30% of the net sales area (up to 465 sq. m) to be used for the sale of food retail goods.

RESOLVED: That the application to discharge and modify the s106 Agreement dated 2nd December 1994 between Tameside Metropolitan Borough Council/Allied Maples Group Ltd and Trafford Borough Council as set out in the report be granted subject to the completion of an appropriate Legal Agreement to secure the said modifications.

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79. APPLICATION FOR PLANNING PERMISSION 84883/FUL/15 - HOLMWOOD ENTERPRISES - VICTORIA GOSPEL HALL, 119 CHURCH ROAD, FLIXTON

[Note: Councillor Mrs. Ward declared a Personal and Prejudicial Interest in Application 84883/FUL/15, due to her involvement, she vacated the Chair, however, she remained in the meeting but did not participate in the debate or cast a vote on the Application. The Vice-Chairman took the Chair.]

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) to create 5 no. apartments with associated car parking, cycle storage, boundary treatment and bin store. Internal and external works to the building to include: - changes to windows, addition of windows, rooflights, new bay window, dormer window, hip to gable extension and external railings.

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 7.36 p.m.