

PLANNING DEVELOPMENT CONTROL COMMITTEE

11th JUNE, 2015

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Mrs. Brophy (Substitute) (Part), Bunting, N. Evans, Gratrix,
Hopps, Malik, O'Sullivan, Smith, Walsh and Whetton.

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Senior Planner (Mrs. A. Doow-Powell),
Planner (Mr. B. Bechka),
Planner (Mr. I. Gulfraz) (Part),
Highways Officer (Mr. G. Williamson),
Solicitor (Mrs. C. Kefford),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Stephen Anstee, Holden and Denise Western.

APOLOGIES

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

1. MEMBERSHIP OF THE COMMITTEE

RESOLVED: That the Membership of the Planning Development Control Committee for the Municipal Year 2015/2016 be noted.

2. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning Development Control Committee were asked to appoint the Planning Development Control (Tree Preservation Order) Sub-Committee.

RESOLVED: That the Planning Development Control (Tree Preservation Order) Sub-Committee be appointed comprising the Chairman, Vice-Chairman and Opposition Spokesperson or their nominees.

3. APPOINTMENT OF SUB-COMMITTEE

Members of the Planning Development Control Committee were asked to appoint the Town/Village Green Sub-Committee.

RESOLVED: That the Town/Village Green Sub-Committee be appointed comprising the Chairman, Vice-Chairman and Opposition Spokesperson or their nominees.

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4. TERMS OF REFERENCE

RESOLVED: That the Terms of Reference for the Planning Development Control Committee be noted.

5. MEETING DATES

RESOLVED: That the scheduled meeting dates for the Planning Development Control Committee for the Municipal Year 2015/2016 be noted.

6. MINUTES

RESOLVED: That the Minutes of the meeting held on 14th May, 2015, be approved as a correct record and signed by the Chairman.

7. 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.

8. 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>
83363/VAR/2014 – Brookmoor Developments Ltd – 31-33 Gloucester Road, Urmston.	Variation of Condition 1 (parking provision and layout) of planning permission 78051/FULL/2012 (erection of new building containing 10 no. apartments) to reduce the number of off-street parking spaces associated with the building to six.
84508/FUL/14 – Altin Homes – Park House, 73 Northenden Road, Sale.	Proposed demolition of 71 and 73 Northenden Road, Sale to allow for the construction of 24 no. new residential dwellings with associated roads, parking and landscape works.
84653/FUL/15 – The Trustees of Newstead Evangelical Church – Newstead Church, Newstead Terrace, Timperley.	Change of use from church building to a mixed use building used for emergency homeless provision and continued use as a place of worship.

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(b) Application deferred

Application No., Name of Applicant, Address or Site

Description

84541/FUL/14 – Mr. Offland – 61 Bankhall Lane, Hale Barns.

Proposed demolition of existing dwelling to allow erection of a replacement three storey dwelling set within sunken garden area. Alterations to existing access with landscaping works throughout.

[Consideration of Application 84541/FUL/14 was deferred to enable the issues raised in the late representations received to be fully addressed.]

9. **APPLICATION FOR PLANNING PERMISSION 82896/FULL/2014 – HAMPSTEAD LAND LIMITED – LAND AT ROTHESAY CRESCENT, SALE**

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 2 no. detached dwellinghouses with associated car parking and landscaping.

It was moved and seconded that planning permission be refused.

The motion was put to the vote and declared lost.

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 remaining area of open space for long term public use, alongside two one off contributions from the land owner of £6,655 for improvement works to local open space and £18,173 for future maintenance of the open space, together with an on-going monthly maintenance figure payable to the Council until the point of formal transfer.
- (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 Services.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

10. **APPLICATION FOR PLANNING PERMISSION 84703/FUL/15 – PHD1 LTD – MKM HOUSE, WARWICK ROAD, STRETFORD**

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 12 storey building with three basement levels to provide 89 apartments, basement car parking, cycle parking facilities, associated landscaping and vehicular access from Warwick Road.

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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 a maximum financial contribution of £51,381 towards improvements to Gorse Hill Park comprising: £22,202 towards Local Open Space and £29,179 towards play provision.
- (B) In the circumstances where the S106 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.

11. APPLICATION FOR PLANNING PERMISSION 84970/VAR/15 – MR. D. LYONS – DERWENT CONSTRUCTION LTD – LAND AT AND ADJACENT TO WHITE CITY RETAIL PARK, CHESTER ROAD, OLD TRAFFORD

The Head of Planning Services submitted a report concerning an application for the variation of Conditions 2 and 3 of planning permission H/68876 in order to allow for sub-division (changes to drawings approved under Condition 2) and to allow the sale of open A1 goods from within Unit 1 (amendment to Condition 3).

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement/Undertaking to restrict the sale or display of convenience goods from Unit H2 and from Units I or H simultaneously; and to vary the original S106 Agreement as appropriate.
- (B) In the circumstances where the S106 Agreement/Undertaking 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/Undertaking, planning permission be granted subject to the conditions now determined.

12. APPLICATION FOR PLANNING PERMISSION 85430/HHA/15 – MR. OAKES – 216 BROOKLANDS ROAD, SALE

The Head of Planning Services submitted a report concerning an application for planning permission for the demolition of existing rear conservatory and erection of a single storey rear, first floor side extension and the erection of a front door canopy. (Resubmission of Application No. 84829/HHA/15).

RESOLVED: That the decision be delegated for determination by the Head of Planning Services following the submission of amended plans and the withdrawal of the call-in request made by Councillor Mrs. Evans.

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13. SECTION 106 AND CIL UPDATE: OCTOBER 2014 – MARCH 2015

The Head of Planning Services submitted a report informing Members about the latest set of monitoring data for S106 Agreements and CIL notices.

RESOLVED: That the contents of the report be noted.

14. PLANNING APPEAL DECISIONS UPDATE: APRIL 2014 – MARCH 2015

The Head of Planning Services submitted a report informing Members about the appeal decisions received over the last year.

RESOLVED: That the contents of the report be noted.

The meeting commenced at 6.30 p.m. and concluded at 8.58 p.m.