

PLANNING DEVELOPMENT CONTROL COMMITTEE

13th AUGUST, 2015

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Dr. Barclay, Bunting, Chilton (Substitute), Fishwick, Gratrix, Hopps, Malik,
O'Sullivan, Mrs. Reilly, Smith, Walsh and Whetton.

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Planner (Mr. I. Gulfraz),
Principal Engineer – Traffic, Transportation and Road Safety (Amey) (Mr. S. Tilby),
Director of Legal & Democratic Services (Ms. J. le Fevre),
Trainee Solicitor (Mr. R. Smithson),
Legal Apprentice (Ms. Z. Mahmood),
Democratic & Scrutiny Officer (Miss M. Cody).

Also present: Councillors Coupe and Hyman.

APOLOGY

An apology for absence was received from Councillor N. Evans.

MR. STEVE TILBY

The Chairman on behalf of the Committee welcomed Mr. Steve Tilby, Principal Engineer – Traffic, Transportation and Road Safety, to the Planning Committee meeting.

21. MINUTES

RESOLVED: That the Minutes of the meeting held on 19th July, 2015, be approved as a correct record and signed by the Chairman.

22. 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.

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23. 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>
84747/FUL/15 – Evuna Restaurants – 166 Ashley Road, Hale.	Change of use to mixed use retail and restaurant; works to include erection of single storey side/rear extension; replacement shop front; erection of 3xno air conditioning units to the rear; provision of bin store to rear and ancillary works thereto.
85087/FUL/15 – Gladman Care Homes Ltd and Creamline Dairies Ltd – Former Creamline Dairies, 181 Moorside Road, Flixton.	Demolition of vacant dairy buildings and erection of a part two-storey, part three storey development of Use Class C2 Residential Accommodation with Care comprising of 56 apartments for the elderly with associated access roads, car parking, landscaping, boundary treatments and services.

- (b) Application withdrawn

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
85655/FUL/15 – Bowdon Church of England School – Bowdon Church of England Primary School, Grange Road, Bowdon.	Erection of detached SIBCAS (Modular building) structure for use as a children's day nursery with associated works thereto.

24. APPLICATION FOR VARIATION 85296/VAR/15 – ASDA STORES LTD – ASDA, ATLANTIC STREET, ALTRINCHAM

The Head of Planning Services submitted a report concerning an application for the variation of condition 17 (hours of opening and hours of HGV deliveries) of planning permission 79984/FULL/2013 (demolition of existing warehouse buildings and erection of supermarket (Use Class A1) with car parking, petrol filling station, and associated servicing and landscape works) to allow unrestricted hours for HGV deliveries.

RESOLVED: That the Committee is minded to grant planning permission subject to referral to the Secretary of State and to the following:-

- (A) That the application will propose a satisfactory form of development for the site upon the completion of a Deed of Variation to the Legal Agreement associated with planning consent 79984/FULL/2013.

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- (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.

25. APPLICATION FOR PLANNING PERMISSION 85435/FUL/15 – KEMPTON HOMES – PETROL STATION AND LAND ADJACENT TO CHESTER ROAD, OLD TRAFFORD

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 1 x residential apartment building ranging from four to seven storeys, plus basement floor level. Development to provide 106 apartments together with 106 car parking spaces.

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 £52,653 towards improvements towards schemes to provide a wildlife pond area, biodiversity and inclusive access improvements and play area enhancements at Hullard Park.
- (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.

26. APPLICATION FOR PLANNING PERMISSION 85511/HHA/15 - MR. MADDOCKS – 18 PRIMROSE COTTAGES, BRICKKILN ROW, BOWDON

The Head of Planning Services submitted a report concerning an application for the erection of single storey rear extension and erection of front porch.

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.

27. APPLICATION FOR PLANNING PERMISSION 85781/FUL/15 – LANCASHIRE COUNTY CRICKET CLUB, BRIAN STATHAM WAY, STRETFORD

[Note: Councillor Walsh declared a Personal and Prejudicial Interest in Application 85781/FUL/15, due to his association with the Gorse Hill Action Group and their

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involvement with the scheme, he left the room during consideration of this item.]

The Head of Planning Services submitted a report concerning an application for planning permission for the demolition of existing Old Trafford Lodge; rear section of 'a'-stand; three-storey 'development house' and the former turnstile block. Erection of a replacement 150 bedroom hotel with coffee shop; new ticket office building; 'pop-up' bar facility and other external works, including alterations to the rear of 'a'-stand.

RESOLVED –

- (A) That the application will propose a satisfactory development for the site upon the completion of a Legal Agreement which will secure a contribution of £44,800 towards the design and delivery of a Processional Route (as defined within Policy SL3 of the Trafford Core Strategy).
- (B) In the circumstances where the Section 106 agreement has not been completed within 3 months of the date 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.

28. PROPOSED STOPPING UP OF HIGHWAY AT LONGWOOD ROAD AND WARREN ROAD, TRAFFORD PARK

The Contracts Director 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 Trafford Park.

RESOLVED: That no objection be raised to the application.

PLANNING OUTCOMES TOUR

The Chairman extended an invitation to all Members to attend the Planning Outcomes Tour to be held on Tuesday 15th September, 2015.

The meeting commenced at 6.30 p.m. and concluded at 8.04 p.m.