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TRAFFORD
COUNCIL

AGENDA PAPERS MARKED 'TO FOLLOW' **PLANNING DEVELOPMENT CONTROL COMMITTEE**

Date: Thursday, 11 December 2014

Time: 6.30 pm

**Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford, Manchester
M32 0TH**

AGENDA

Item

5. **APPLICATION FOR PLANNING PERMISSION 83212/FULL/2014 -
VILLAFONT EDUCATION (PROJECTS) LIMITED - LAND AT
SINDERLAND ROAD, BROADHEATH**

To consider the attached report of the Head of Planning Services.

5

6. **APPLICATION FOR PLANNING PERMISSION 83214/FULL/2014 -
GREENE KING PROPERTY DEVELOPMENTS LIMITED - LAND AT
SINDERLAND ROAD, BROADHEATH**

To consider the attached report of the Head of Planning Services.

6

THERESA GRANT

Chief Executive

Membership of the Committee

Councillors Mrs. V. Ward (Chairman), D. Bunting (Vice-Chairman), Dr. K. Barclay, R. Chilton, N. Evans, T. Fishwick, P. Gratrix, D. O'Sullivan, B. Sharp, J. Smith, E.W. Stennett, L. Walsh and M. Whetton

Further Information

For help, advice and information about this meeting please contact:

Michelle Cody, Democratic Services Officer

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Planning Development Control Committee - Thursday, 11 December 2014

This agenda was issued on **Wednesday, 3 December 2014** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

Any person wishing to photograph, film or audio-record a public meeting are requested to inform Democratic Services in order that necessary arrangements can be made for the meeting.

Please contact the Democratic Services Officer 48 hours in advance of the meeting if you intend to do this or have any queries.

AGENDA ITEM 5

WARD: Broadheath

83212/FULL/2014

DEPARTURE: No

ERECTION OF A SINGLE STOREY BUILDING TO FORM NEW COMMUNITY HALL; ERECTION OF TWO STOREY BUILDING TO FORM A CHILDRENS DAY NURSERY (120 CHILD SPACES), INCLUDING EXTERNAL PLAY AREA WITH TOY AND BUGGY STORES AND PLAY HUT. FORMATION OF NEW CAR-PARK AREAS FOR BOTH USES WITH NEW VEHICULAR ACCESS FROM EXISTING INTERNAL ACCESS ROAD. ASSOCIATED LIGHTING SCHEME AND LANDSCAPING THROUGHOUT INCLUDING NEW BOUNDARY FENCING.

Land at Sinderland Road, Broadheath,

APPLICANT: Villafont Education (Projects) Limited

AGENT: Turley

RECOMMENDATION: GRANT

SITE

The application site comprises an open piece of grassland bounded by Turnbull Road to the west and Sinderland Road to the south. To the north of the site is a further parcel of land bounded by the disused railway line separating the site from the main Stamford Brook housing development to the north. The application for the proposed development of this site runs concurrent with this application to form the Broadheath Community Hub (see proposal for a pub/restaurant 83214/FULL/2014). The eastern side of the site bounds the playing fields of Broadheath Primary School.

There is an existing access from Sinderland Road with a track running north to south through the site.

The site is predominantly flat although change in gradient of Turnbull Road rising over the currently disused railway line creates a sloped embankment between the road and the north-western boundary of the site.

The surrounding area is predominantly residential. Stamford Brook Local Centre is to the west of the application site, located on the opposite side of Turnbull Road.

PROPOSAL

This planning application proposes the development of a new community hall (Use Class D1) and adjacent children's day nursery (Use Class D1) and associated works including access, parking, lighting and landscaping.

The nursery will provide day care for up to 120 children and the building would have a total of 711 sq m floor space. The community hall would have a floor area of 220 sqm.

The proposal provides for 24 car parking spaces accessed from a new access road proposed as part of the application for the pub/restaurant.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 – Land for New Homes
L4 – Sustainable Transport & Accessibility
L5 – Climate Change
L7 – Design
W1 – Economy
W2 – Town Centres & Retail
R5 – Open Space, Sport and Recreation

PROPOSALS MAP NOTATION

Sinderland Road Development Area

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

H3 – Land Release for Development
MD1 – The Sinderland Road Development Area
LC1 – Local Centres
OSR8 – Improvement and Provision of Outdoor Sport Facilities

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

83214/FULL/2014 - Erection of two storey building to form public house and restaurant (including storage area and 3x staff apartments to first floor). Formation of car-park; alteration to existing vehicular access to Sinderland Rd; widening of existing internal access road; provision of new public footpath and pedestrian access from Sinderland Road. Erection of service yard storage shed; new boundary fencing, associated lighting scheme and landscaping works throughout. Reported elsewhere on this Agenda item.

H/LPA/60436 – Construction of new community hall with changing rooms and toilets and café facilities, meeting room and storage; additional open recreational playing.
Approved 02/12/2004

H/OUT/55673 – Development of land for residential purposes, local shopping and community facilities and associated public open space and local access road.
Approved 30/09/2005

H/55663 – Provision of a four armed roundabout at Sinderland Road leading to a new access road with a bridge crossing railway line to serve new housing.
Approved 22/05/2003

H/OUT/41981 – Development of land for residential purposes (approx. 645 houses) and open space, with construction of link road between Manchester Road and Sinderland Road including diversion of public footpath within the site.
Approved with conditions 04/07/2000

APPLICANT'S SUBMISSION

A Design and Access Statement, Flood Risk Assessment, Site Drainage Strategy, Ground Investigation Report, Habitat Survey, Draft Travel Plan, Tree Assessment, Planning Statement incorporating Carbon Budget Statement, Crime Impact Statement & Statement of Community Engagement have been submitted as part of this application. These are all referred to in the main 'Observations' section of the report where relevant.

CONSULTATIONS

LHA – No objection raised. Further comments provided in the 'Observations' section of the report below.

Pollution & Licencing – No objections subject to standard conditions. Further comments received in respect of the proposed lighting scheme for the site which is considered to be acceptable as proposed.

Trafford Young People Services – No comments received at the time of writing this report.

United Utilities – The site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way.

Manchester Airport – The proposed development has been examined from an aerodrome safeguarding aspect by the Safeguarding Authority for Manchester Airport. Although there are no objections to the development in principle, it is requested that a condition is attached to the permission to ensure that aviation safety is protected.

Greater Manchester Police – comments received are included in the main observations section of the report below.

Greater Manchester Ecology Unit – No objections raised to the principle of the development subject to conditions.

Network Rail – No comments received at the time of writing this report.

Ramblers Association – No comments received at the time of writing this report.

Electricity North West – Raised concerns regarding potential impact on infrastructure. A copy of the full representation has been sent to the applicant and the matters raised are not considered to be material to the determination of the planning application.

REPRESENTATIONS

A total of 39 letters of support have been received. The main points raised are summarised as follows

- Long overdue;
- Benefit to the local community;
- Exciting and attractive plans;
- Will bring greater sense of unity across Stamford Brook and Broadheath sites;
- Site is currently waste ground that gets used for minor forms of antisocial behaviour;
- Will bring jobs, nursery places and a further much needed community gathering place;
- More accessible to the local community than the current facilities which are generally located in either Altrincham or Sale town centres;
- Good for the local economy in view of the fact that the operators are committed to locally sourced produce;
- Will allow a Scout group to establish in the community;
- Cheshire Wildlife Trusts North Group – The applicants Tree Assessment suggests the use of native species in the proposals landscaping scheme. That approach would be supported by the Cheshire Wildlife Trusts North Group

rather than the use of “ornamental species” as currently proposed in the Design Statement.

1 letter of objection has been received together with 2 letters raising concerns. The main points raised are summarised as follows:

- There are plenty of shops, restaurants and nurseries around the area;
- The retail park along with the business park provides with a lot of jobs;
- The Council should be looking for a sports facility for this site that will engage with the Youth around the area.
- The community area appears rather small on the plan and tucked away at the back. If this is being used in the evening the area will require efficient security cameras and lighting;
- There should be extensive landscaping and appropriate tree planting to provide screening for residents that already reside in this area;
- Would like time limited parking or drop off point to alleviate the 9am parking problem at the school;
- Turnbull Road can be both busy and have fast traffic and it would make sense to make safe pedestrian passage between the Stamford Brook housing estate and the new community development and school site a condition of the planning application being approved;
- Concerns regarding the proposed nursery attached to a pub;
- This community needs somewhere safe and inclusive where people can meet and support each other, not somewhere to potentially further anti-social behaviour and dependency;
- There should be a safe walking pathway over Turnbull Road to Sinderland Road that that pupils who walk to school from the Stamford Brook Estate can walk safely.

A letter has been received from Electricity North West raising concerns regarding potential impact on infrastructure. A copy of the full representation has been sent to the applicant and the matters raised are not considered to be material to the determination of this planning application.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application site lies within the site for new housing development on land south of Sinderland Brook (UDP Policy H3/OU4) now known as the Stamford Brook development which is largely complete in terms of the housing development. The developments now proposed (day nursery and community hall) together with the associated application (pub/restaurant) forms one of the last parts of the development, namely some of the community facilities necessary to support the wider new residential community, alongside the new Waitrose and local shopping centre on the west side of Turnbull Road. A day nursery is generally accepted in principle in a residential area as would a community hall. In terms of their location, there is no objection to the proposed development.

2. The proposal lies within the Sinderland Road Development Area (UDP Proposal MD1), as identified on the Proposals Map which is allocated for new development consisting of the following key elements:
 - A site for local shopping facilities north of Sinderland Road;
 - New local open space, playing fields and community facilities north of Sinderland Road;
 - New phased development of South Trafford College;
 - Land for residential development;
 - New local open space south of Sinderland Brook.

As part of the justification for this Proposal, the UDP states the development of this area in the form proposed will bring benefits to the immediate locality and that these will include, amongst other things, the provision of new retail and other community facilities and open space useable both by residents of the new development and the adjoining established housing areas.

Open space

3. The site has a designation on the UDP Proposals Map for development (part of the MD1 Proposal it is considered not to be classed as open space. It is overgrown and there is no suggestion from the representations received that it is used as open space by the local community. As such it is considered that the proposed development does not fall to be considered against the policies contained in Policy R5 of the Trafford Core Strategy relating to Open Space, Sport and Recreation.
4. The wider Sinderland Road development area, including the Stamford Brook residential development, does provide open space in the form of incidental open space and Sinderland Brook open space. It is considered that this key element of Proposal MD1 has been provided.

Playing fields

5. Whilst there are no new playing fields currently provided as part of the Sinderland Road development area, and these proposals will remove the opportunity to provide such pitches on this site (as previously proposed under H/LPA/60436), there is some capacity on the adjacent Broadheath Primary School for greater use of the playing fields by the community. Core Strategy Policy R5 seeks to make the best use of community facilities and schools to provide facilities for leisure activities. There is no objection to the proposed development in terms of playing field provision.

Community facilities

6. There is a requirement under the Section 106 attached to planning permission H/OUT/41981 and subsequent supplemental agreements dated 2000 and 2005 for the provision of "community facilities" on this site which is set aside as "community land." The 2000 Supplemental Agreement defines community facilities as "facilities for community recreation and sport." The provision of the

community hall would meet the requirement for community facilities and whilst the opportunity for sport would be limited, this is a proposal that would appear to have some local support and the community building would be used in the manner required by the local community. As such it is considered that the development therefore fulfils this requirement.

DESIGN AND IMPACT ON THE CHARACTER OF THE AREA

7. The Design and Access Statement advises that the design principle for the buildings draws from the Stamford Brook housing development to the north of the site as well as the wider Broadheath area and those of the rural buildings further afield, with particular reference to the Cheshire barn.
8. The proposed nursery building is 2 storey building with a pitched roof and single storey glazed entrance and sited to the west side of the site, facing inwards. The proposed community hall is to be sited to the north of the site. The building is single storey again reflecting the scale and massing of the Cheshire barn with a prominent gable entrance. The community hall sits at right angles to the nursery fronting Sinderland Road. This building is of a fairly simple traditional design that is considered acceptable in the area.
9. It is considered that the proposed building seeks to reflect the character of the surrounding area in terms of design, materials and scale. Sufficient space would be retained together with an appropriate level of landscaping, including new tree planting, to ensure that the site does not appear overdeveloped or cramped.

RESIDENTIAL AMENITY

10. The closest residential properties are located on Cranberry Close with the rear gardens backing on to Sinderland Road to the south of the site. The distances are such that there would be no amenity impact in terms of overbearing and impact on privacy.
11. The proposed lighting scheme would be appropriate for a development of this nature and would be unlikely to cause any disamenity to nearby residents.

HIGHWAYS & PARKING

12. To meet the Council's car parking standards for the 120 child nursery the provision of 22 car parking spaces should be provided. To meet the Council's car parking standards for the community hall 44 car parking spaces should be provided. The total parking provision is therefore 66 spaces for the site. The proposals provide 24 car parking spaces within the designated car park for the nursery and community hall.
13. The submitted travel plan states there will be 22 staff within the nursery and therefore 2 motorcycle parking spaces are required and 6 cycle parking spaces for this element of the proposals. For the community hall use 5 cycle parking spaces are required and 2 motorcycle parking spaces.

14. 12 cycle parking spaces are provided, although these are shown in a short stay arrangement which whilst covered is not secured. Some long stay cycle parking for staff is required. The Councils required dimension standards are set out in SPD3. Furthermore there are 5 motorcycle parking spaces proposed, these require lockable points to be acceptable on highways grounds.
15. It is appreciated that there may be some crossover of uses and sharing of car parking spaces within the site, information has been submitted by the applicant to demonstrate TRICS analysis for sites to indicate what the peaks of the individual uses are and that 24 car parking spaces would be sufficient to cater for the demand of both uses. The analysis submitted states that the peak demands for both uses occur at different times but that between 10am and 11am the combined maximum parking demand is 18 spaces and occurs for an hour. Therefore it is considered that the provision of 24 car parking spaces is acceptable for the proposed arrangement and should not cause any parking off site. In addition parking surveys were undertaken at a Greene King site which demonstrated that between 10am and 11am there was just 18 spaces being used in the restaurant car park and there would therefore be overflow parking available here should it be needed.
16. In relation to the proposed highway works, whilst it is acceptable in principle, further details will be required in respect of the junction with Sinderland Road; there is also a need to ensure an acceptable visibility splay at the junctions.

CRIME & DISORDER

17. GMP has raised concern regarding the security measures to be employed at each of the proposed buildings.
18. The agent has advised that the nursery is subject to strict controls which are all detailed in the Crime Impact Statement. Notwithstanding this, a condition is recommended to ensure further details of measures to reduce the opportunities for crime are incorporated within the development.

ECOLOGY

19. The development will result in the loss of a significant area of open land to buildings and hard standing. An ecological assessment has been carried out for the site, which has identified no significant ecological constraints. The site does however include potential bird nesting habitat, potential bat foraging habitat and would represent a net loss of local biodiversity value unless mitigation was provided.
20. The ecological report notes that the site has no bat roosting potential but may have value for foraging and commuting bats. The site is not however an isolated foraging opportunity for bats and there is only a low risk of an adverse impact. Further to submitting lighting details, GMEU have concluded that the potential impacts on bats utilising the boundary of the site for commuting and foraging are negligible.

21. The consultants note that one water body is located to the north of the site. It is considered that any risk to Great Crested Newts is low.
22. The developments will result in a net loss of biodiversity unless mitigation measures are incorporated. Opportunities for this are limited though use of native species as part of the landscaping proposals would contribute to a small degree.

DEVELOPER CONTRIBUTIONS

23. This proposal is subject to the Community Infrastructure Levy (CIL) and comes under the category of 'public or institutional facility' development, consequently the development will be liable to a CIL charge rate of £0 per square metre in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).
24. No other planning obligations are required.
25. In accordance with Policy L8 of the Trafford Core Strategy and revised SPD1: Planning Obligations (2014) it is necessary to provide an element of specific green infrastructure. Trees will be provided on site and dealt with as part of the landscaping proposals.

CONCLUSION

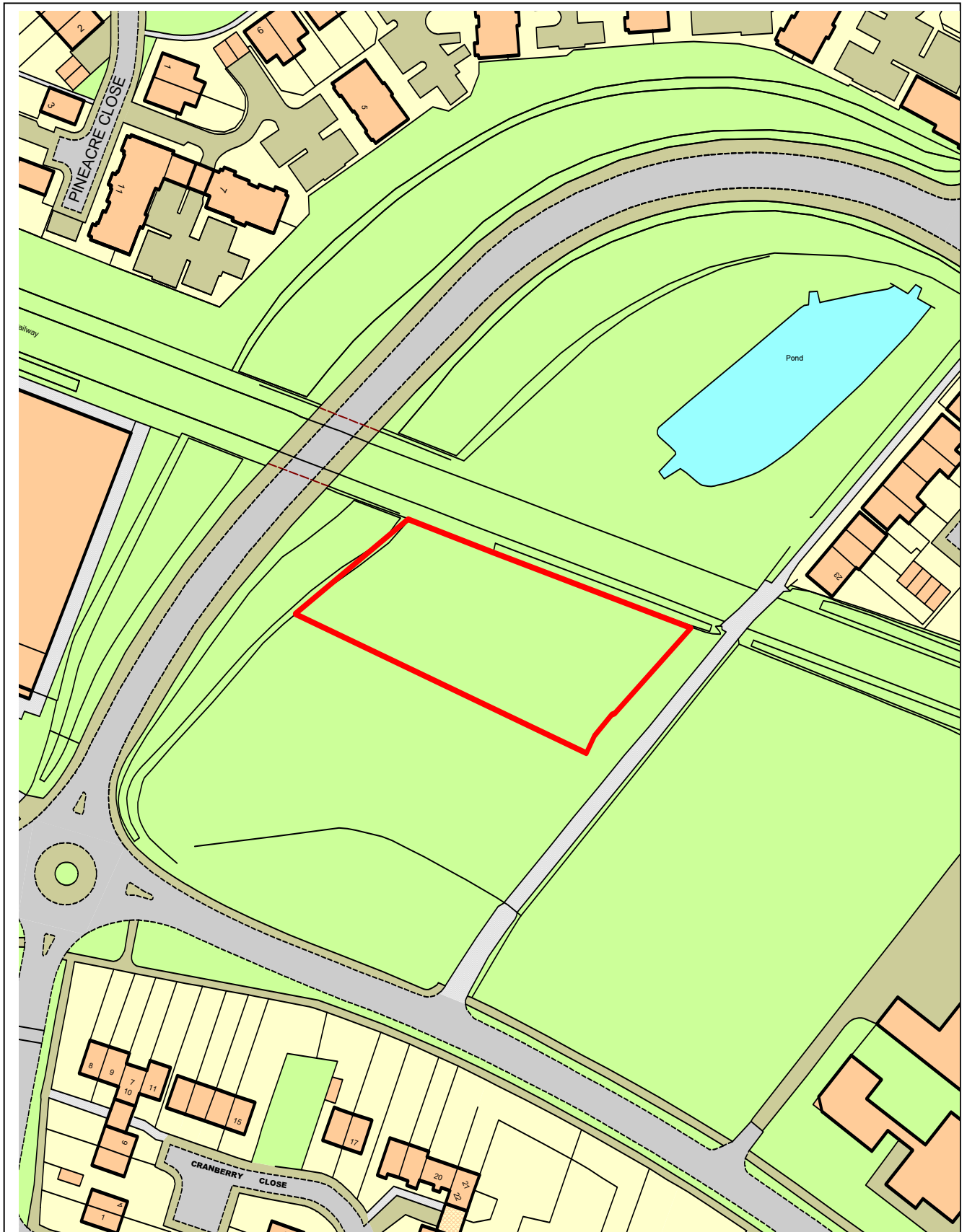
26. The development is considered to be acceptable in principle given the uses proposed and the location of the site. The development is considered to be appropriate in scale and design and would be in keeping with the character of the surrounding area. The representations received suggest that it is a much supported scheme in the local community.
27. It is considered that the developments now proposed represent community facilities and that whilst they may not be fully as originally envisaged they do represent what is currently required for the area. The long term future of the site will be the subject of separate discussions under land negotiations.

RECOMMENDATION: GRANT subject to the following conditions

1. Standard
2. Details – compliance with all plans
3. Materials
4. Landscaping
5. The development hereby approved shall not be brought into use until access to Sinderland Road has been constructed in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.
6. Provision of parking
7. Cycle and motorcycle parking – details to be submitted and agreed
8. Travel Plan
9. No removal of trees and shrubs during nesting season

10. Details of dropped kerb and tactile paving
11. Visibility splay
12. Permeable surface for hardstanding
13. Contaminated land
14. Full width of definitive footpath no.29, Altrincham to remain open and accessible for public use (no shrub beds)
15. Soft landscape elements along PRow to be maintained by Developer
16. Proposed bollards on the right of way to provide a minimum gap of 1.1m to provide an equivalent access to the existing arrangement.
17. Number of children in nursery shall not exceed 120
18. Hours of operation – to be agreed
19. Lighting levels to be in accordance with the details submitted
20. Details for the incorporation of measures designed to reduce the opportunities for crime to be submitted and agreed.
21. The day nursery hereby approved shall not be first brought into use until the community hall hereby approved has been constructed and made available for community use.

RH



LOCATION PLAN FOR APPLICATION No: - 83212/FULL/2014

Scale 1:1250 for identification purposes only.

Head of Planning Services, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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AGENDA ITEM 6

WARD: Broadheath

83214/FULL/2014

DEPARTURE: No

ERECTION OF TWO STOREY BUILDING TO FORM PUBLIC HOUSE AND RESTAURANT (INCLUDING STORAGE AREA AND 3X STAFF APARTMENTS TO FIRST FLOOR). FORMATION OF CAR-PARK; ALTERATION TO EXISTING VEHICULAR ACCESS TO SINDERLAND RD; WIDENING OF EXISTING INTERNAL ACCESS ROAD; PROVISION OF NEW PUBLIC FOOTPATH AND PEDESTRIAN ACCESS FROM SINDERLAND ROAD. ERECTION OF SERVICE YARD STORAGE SHED; NEW BOUNDARY FENCING, ASSOCIATED LIGHTING SCHEME AND LANDSCAPING WORKS THROUGHOUT.

Land at Sinderland Road, Broadheath,

APPLICANT: Greene King Property Developments Limited

AGENT: Turley

RECOMMENDATION: GRANT

SITE

The application site comprises an open piece of grassland bounded by Turnbull Road to the west and Sinderland Road to the south. To the north of the site is a further parcel of land bounded by the disused railway line separating the site from the main Stamford Brook housing development to the north. An application for the proposed development of this site runs concurrent with this application to form the Broadheath Community Hub (see proposal for a community hall and nursery 83212/FULL/2014). The eastern side of the site bounds the playing fields of Broadheath Primary School.

There is an existing access from Sinderland Road with a track running north to south through the site.

The site is predominantly flat although change in gradient of Turnbull Road rising over the currently disused railway line creates a sloped embankment between the road and the north-western boundary of the site.

The surrounding area is predominantly residential. Stamford Brook Local Centre is to the west of the application site, located on the opposite side of Turnbull Road.

PROPOSAL

This proposal involves the construction of a new restaurant/public house (Use Class A3/A4 including 3 no. staff apartments to the first floor and associated works including access, parking, lighting and landscaping.

The access from Sinderland Road would be widened and realigned. The new public footways will link to the existing footpaths and retain the public right of way through the site.

90 car parking spaces are proposed including four disabled spaces at the front of the amenity restaurant.

The total floorspace of the proposed development would be 1,293 m².

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2013. On the 13th March 2013, the Council resolved that the Minerals Plan, together with consequential changes to the Trafford Policies Map, be adopted and it came into force on the 26th April 2013. The GM Joint Minerals Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 – Land for New Homes
L4 – Sustainable Transport & Accessibility
L5 – Climate Change
L7 – Design
W1 – Economy
W2 – Town Centres & Retail
R5 – Open Space, Sport and Recreation

PROPOSALS MAP NOTATION

Sinderland Road Development Area

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

H3 – Land Release for Development
MD1 – The Sinderland Road Development Area
LC1 – Local Centres

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

83212/FULL/2014 - _Erection of a single storey building to form new community hall; erection of two storey building to form a childrens day nursery (120 child spaces), including external play area with toy and buggy stores and play hut. Formation of new car-park areas for both uses with new vehicular access from existing internal access road. Associated lighting scheme and landscaping throughout including new boundary fencing. Reported elsewhere on this Agenda item.

H/LPA/60436 – Construction of new community hall with changing rooms and toilets and café facilities, meeting room and storage; additional open recreational playing.
Approved 02/12/2004

H/OUT/55673 – Development of land for residential purposes, local shopping and community facilities and associated public open space and local access road.
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APPLICANT'S SUBMISSION

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CONSULTATIONS

LHA – No objection raised. Further comments provided in the 'Observations' section of the report below.

Pollution & Licencing – No objections subject to standard conditions. No further comments have been received in respect of the proposed lighting to the pub, and any further comments will be included in the Additional Information Report.

United Utilities – The site should be drained on a separate system with foul draining to the public sewer and surface water draining in the most sustainable way.

Manchester Airport – The proposed development has been examined from an aerodrome safeguarding aspect by the Safeguarding Authority for Manchester Airport. Although there are no objections to the development in principle, it is requested that a condition is attached to the permission to ensure that aviation safety is protected.

Greater Manchester Police – comments received are included in the main observations section of the report below.

Greater Manchester Ecology Unit – No objections raised to the principle of the development subject to conditions.

Network Rail – No comments received at the time of writing this report.

Ramblers Association – No comments received at the time of writing this report.

Electricity North West – Raise concerns regarding potential impact on infrastructure. A copy of the full representation has been sent to the applicant and the matters raised are not considered to be material to the determination of the planning application.

REPRESENTATIONS

A total of 45 letters of support have been received. The main points are summarised as follows:

- Long overdue;
- Benefit to the local community;
- Exciting and attractive plans;
- Will bring greater sense of unity across Stamford Brook and Broadheath sites;
- Site is currently waste ground that gets used for minor forms of antisocial behaviour;
- Will bring jobs, nursery places and a further much needed community gathering place;
- More accessible to the local community than the current facilities which are generally located in either Altrincham or Sale town centres;
- Good for the local economy in view of the fact that the operators are committed to locally sourced produce;
- Will allow a Scout group to establish in the community;
- Cheshire Wildlife Trust comment that the applicants Tree Assessment suggests the use of native species in the proposals landscaping scheme. That approach would be supported by the Cheshire Wildlife Trusts North Group

rather than the use of “ornamental species” as currently proposed in the Design Statement.

1 letter of objection has been received together with 2 letters raising concerns. The main points raised are summarised as follows:

- There are plenty of shops, restaurants and nurseries around the area;
- The retail park along with the business park provides with a lot of jobs;
- The Council should be looking for a sports facility for this site that will engage with the Youth around the area.
- The community area appears rather small on the plan and tucked away at the back. If this is being used in the evening the area will require efficient security cameras and lighting;
- There should be extensive landscaping and appropriate tree planting to provide screening for residents that already reside in this area;
- Would like time limited parking or drop off point to alleviate the 9am parking problem at the school;
- Turnbull Road can be both busy and have fast traffic and it would make sense to make safe pedestrian passage between the Stamford Brook housing estate and the new community development and school site a condition of the planning application being approved;
- Concerns regarding the proposed nursery attached to a pub;
- This community needs somewhere safe and inclusive where people can meet and support each other, not somewhere to potentially further anti-social behaviour and dependency;
- There should be a safe walking pathway over Turnbull Road to Sinderland Road that that pupils who walk to school from the Stamford Brook Estate can walk safely.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application site lies within the site for new housing development on land south of Sinderland Brook (UDP Policy H3/OU4) now known as the Stamford Brook development which is largely complete in terms of the housing development. The developments now proposed (pub/restaurant together with the associated application (community hall/nursery) forms one of the last parts of the development, namely some of the community facilities necessary to support the wider new residential community, alongside the new Waitrose and local shopping centre on the west side of Turnbull Road.
2. The proposal lies within the Sinderland Road Development Area (UDP Proposal MD1), as identified on the Proposals Map which is allocated for new development consisting of the following key elements:
 - A site for local shopping facilities north of Sinderland Road;
 - New local open space, playing fields and community facilities north of Sinderland Road;
 - New phased development of South Trafford College;

- Land for residential development;
- New local open space south of Sinderland Brook.

As part of the justification for this Proposal, the UDP states the development of this area in the form proposed will bring benefits to the immediate locality and that these will include, amongst other things, the provision of new retail and other community facilities and open space useable both by residents of the new development and the adjoining established housing areas.

Open space

3. The site has a designation on the UDP Proposals Map for development (part of the MD1 Proposal it is considered not to be classed as open space. It is overgrown and there is no suggestion from the representations received that it is used as open space by the local community. As such it is considered that the proposed development does not fall to be considered against the policies contained in Policy R5 of the Trafford Core Strategy relating to Open Space, Sport and Recreation.
4. The wider Sinderland Road development area, including the Stamford Brook residential development, does provide open space in the form of incidental open space and Sinderland Brook open space. It is considered that this key element of Proposal MD1 has been provided.

Playing fields

5. Whilst there are no new playing fields currently provided as part of the Sinderland Road development area, and these proposals will remove the opportunity to provide such pitches on this site (as previously proposed under H/LPA/60436), there is some capacity on the adjacent Broadheath Primary School for greater use of the playing fields by the community. Core Strategy Policy R5 seeks to make the best use of community facilities and schools to provide facilities for leisure activities. There is no objection to the proposed development in terms of playing field provision.

Community facilities

6. There is a requirement under the Section 106 attached to planning permission H/OUT/41981 and subsequent supplemental agreements dated 2000 and 2005 for the provision of “community facilities” on this site which is set aside as “community land.” The 2000 Supplemental Agreement defines community facilities as “facilities for community recreation and sport.” The provision of the proposed pub/restaurant would meet the requirement for a community facility. This is a proposal that would appear to have some local support. As such it is considered that the development therefore fulfils this requirement.

The Residential element

7. Three staff flats are proposed as part of the scheme. These would be linked to the use of the pub/restaurant and are therefore considered acceptable.

DESIGN AND IMPACT ON THE CHARACTER OF THE AREA

8. The Design and Access Statement advises that the design principle for the buildings draws from the Stamford Brook housing development to the north of the site as well as the wider Broadheath area and those of the rural buildings further afield, with particular reference to the Cheshire barn.
9. The proposed pub/restaurant building is located in the south west corner of the site away from site constraints identified by the agent (including high voltage cables, embankment and footpath) whilst offering a frontage to both Sinderland Road and Turnbull Road with architectural interest added on these elevations through larger window sizes, bay windows, prominent entrances and a greater mix of brick and render. The building is part single storey/part two storey with a maximum ridge height of 10.3m.
10. It is considered that the proposed building seeks to reflect the character of the surrounding area in terms of design, materials and scale. Sufficient space would be retained together with an appropriate level of landscaping, including new tree planting, to ensure that the site does not appear overdeveloped or cramped.

RESIDENTIAL AMENITY

11. The closest residential properties are located on Cranberry Close with the rear gardens backing on to Sinderland Road to the south of the site. The distances are such that there would be no amenity impact in terms of overbearing and impact on privacy.
12. The proposed lighting scheme would be appropriate for a development of this nature and would be unlikely to cause any disamenity to nearby residents.

HIGHWAYS & PARKING

13. To meet the Council's car parking standards for the 632 sq m of public floor area 126 car parking spaces are required, 13 cycle parking spaces for the pub restaurant use and 3 for the flats and 5 motorcycle parking spaces.
14. The application states that 90 car parking spaces are proposed which falls short of the Council's standards. However, information has been submitted by the applicant to demonstrate parking analysis for another site operated by the operator, albeit in a less sustainable location within an industrial park which demonstrates that the peak hour for the use is 7.15pm and that the provision of 90 car parking spaces would be adequate to support the peak demand of 88 for this use. It must also be borne in mind that the community use / nursery site is part of the same development and that the peaks for the uses differ and

there will be some availability in the neighbouring car park in the evening should further parking be required. A travel plan will be required as a condition of this planning permission.

15. The LHA requested dedicated parking provision for the residential element of this development, the additional information that has been submitted states that spaces will be dedicated, the updated plans show the spaces but the LHA would request that these are clearly marked out as dedicated for residential use.
16. 16 cycle parking spaces are required at the site. Whilst the cycle parking spaces proposed in a short stay arrangement are acceptable (10 spaces provided) the spaces proposed within a shed in the service yard are not acceptable as they require multiple point locking to secure both the front and rear wheels and adequate spacing as per the standards set out in SPD3 should be provided. This element would need to be conditioned.
17. The proposals include 5 motorcycle parking spaces, these are required to be provided with lockable points and to be signed as such. This element would need to be conditioned.
18. Following the submission of further information in respect of the number of service vehicles and the size of the service vehicles, the LHA has no objections to the application on servicing grounds.
19. In relation to the proposed highway works, whilst it is acceptable in principle, further details will be required in respect of the junction with Sinderland Road; there is also a need to ensure an acceptable visibility splay at this junction.

CRIME & DISORDER

20. GMP has raised concern regarding the security measures to be employed at each of the proposed buildings.
21. The agent has advised that Greene King will not be applying for Secured by Design. However, many of the principles are incorporated within the design of the development (natural surveillance, lighting etc.). They further advise that because of the food first/family friendly offer, little or no antisocial behaviour is anticipated from the restaurant. Notwithstanding this, a condition is recommended to ensure further details of measures to reduce the opportunities for crime are incorporated within the development.

ECOLOGY

22. The development will result in the loss of a significant area of open land to buildings and hard standing. An ecological assessment has been carried out for the site, which has identified no significant ecological constraints. The site does however include potential bird nesting habitat, potential bat foraging habitat and would represent a net loss of local biodiversity value unless mitigation was provided.

23. The ecological report notes that the site has no bat roosting potential but may have value for foraging and commuting bats. The site is not however an isolated foraging opportunity for bats and there is only a low risk of an adverse impact. Further to submitting lighting details, GMEU have concluded that the potential impacts on bats utilising the boundary of the site for commuting and foraging are negligible.
24. The consultants note that one water body is located to the north of the site. It is considered that any risk to Great Crested Newts is low.
25. The developments will result in a net loss of biodiversity unless mitigation measures are incorporated. Opportunities for this are limited though use of native species as part of the landscaping proposals would contribute to a small degree.

DEVELOPER CONTRIBUTIONS

26. This proposal is subject to the Community Infrastructure Levy (CIL) and comes under the category of 'all other' development, consequently the development will be liable to a CIL charge rate of £0 per square metre in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).
27. No other planning obligations are required.
28. In accordance with Policy L8 of the Trafford Core Strategy and revised SPD1: Planning Obligations (2014) it is necessary to provide an element of specific green infrastructure. Trees will be provided on site and dealt with as part of the landscaping proposals.

CONCLUSION

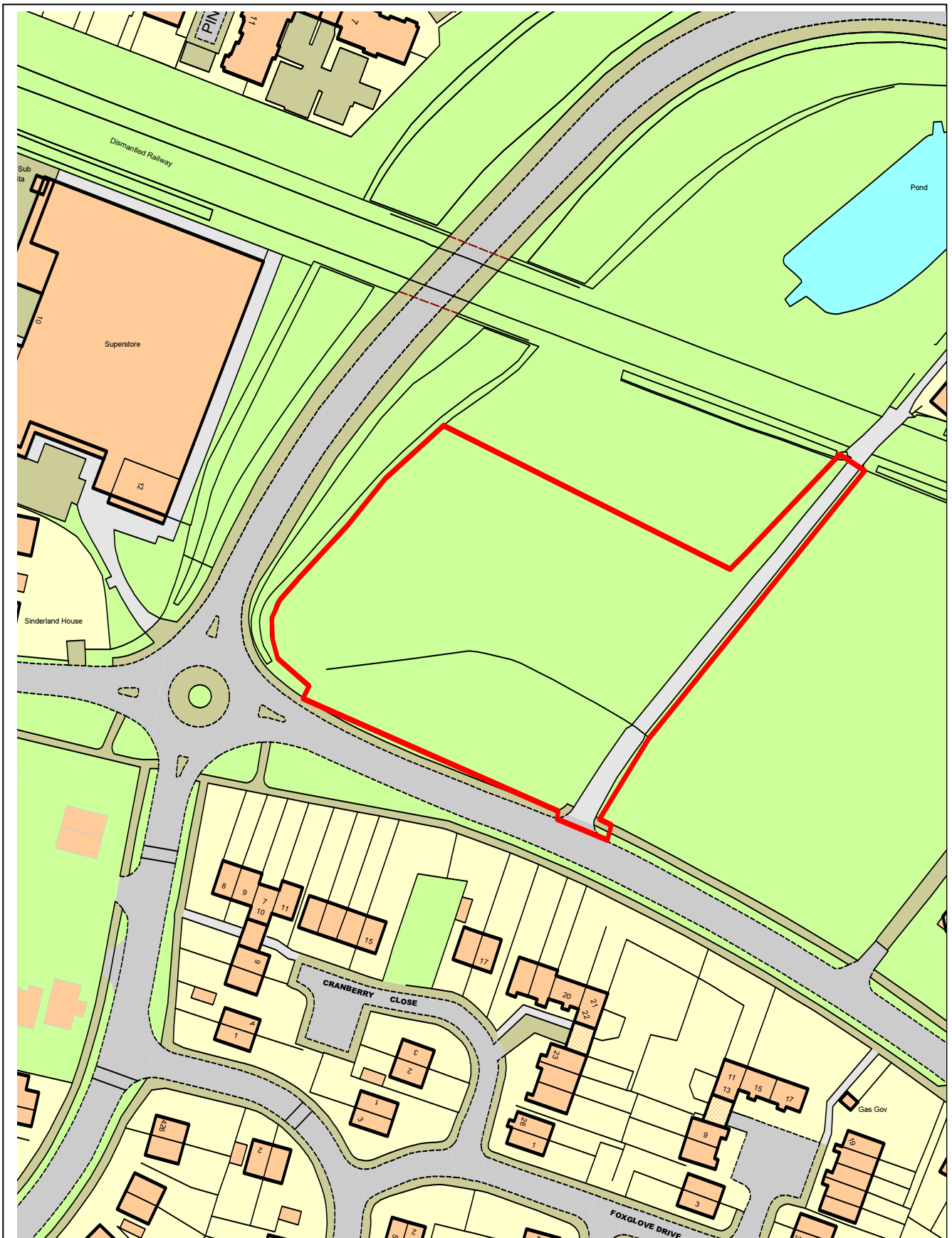
29. The development is considered to be acceptable in principle given the uses proposed and the location of the site. The development is considered to be appropriate in scale and design and would be in keeping with the character of the surrounding area. The representations received suggest that it is a much supported scheme in the local community.
30. It is considered that the development now proposed represents community facilities and that whilst this may not be fully as originally envisaged it does represent what is currently required for the area. The long term future of the site will be the subject of separate discussions under land negotiations.

RECOMMENDATION: GRANT subject to the following conditions:-

1. Standard
2. Details – compliance with all plans
3. Materials
4. Landscaping

5. Provision of parking including dedicated areas for residents of the development
6. Cycle and motorcycle parking – details to be submitted and agreed
7. Car park should be freely available for the use of the nursery/community users to accommodate any overspill
8. Travel Plan
9. No removal of trees and shrubs during nesting season
10. Details of dropped kerb and tactile paving
11. Visibility splay to be provided at junction of site with Sinderland Road
12. Permeable surface for hardstanding
13. Contaminated land
14. Full width of definitive footpath no.29, Altrincham to remain open and accessible for public use (no shrub beds)
15. Soft landscape elements along PRow to be maintained by Developer
16. Proposed bollards on the right of way to provide a minimum gap of 1.1m to provide an equivalent access to the existing arrangement.
17. The residential accommodation hereby permitted shall be occupied in connection with the pub/restaurant only.
18. Lighting levels to be in accordance with details to be agreed.
19. Details for the incorporation of measures designed to reduce the opportunities for crime to be submitted and agreed.

RH



LOCATION PLAN FOR APPLICATION No: - 83214/FULL/2014

Scale 1:1250 for identification purposes only.

Head of Planning Services, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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