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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 14 June 2018

Time: 6.30 pm

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

AGENDA

ITEM

7. ADDITIONAL INFORMATION REPORT

To consider the attached report of the Head of Planning and Development, tabled at the meeting.

7

THERESA GRANT

Chief Executive

Membership of the Committee

Councillors L. Walsh (Chairman), A.J. Williams (Vice-Chairman), Dr. K. Barclay, D. Bunting, T. Carey, G. Coggins, N. Evans, D. Hopps, S. Longden, E. Malik, E. Patel, E.W. Stennett and M. Whetton

Further Information

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

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Agenda Item 7

AGENDA ITEM 7

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 14th June 2018

ADDENDUM TO THE AGENDA:

ADDITIONAL INFORMATION REPORT (INCLUDING SPEAKERS)

1.0 INTRODUCTION

1.1 This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

1.2 Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

2.0 ITEM 4 – APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.

REVISED ORDER OF AGENDA (SPEAKERS)

Part 1 Applications for Planning Permission					
Application	Site Address/Location of Development	Ward	Page	Speakers	
				Against RECOMMENDATION	For REC.
92714	750 Chester Road, Stretford, M32 0FF	Gorse Hill	1	✓	✓
93798	Gorse Hill Primary School, Burleigh Road, Stretford, M32 0PF	Gorse Hill	34		
94252	Alexandra House, 80 St Johns Road, Altrincham, WA14 2LZ	Bowdon	47	✓	✓
94376	245 Stockport Road, Timperley, Altrincham, WA15 7SW	Timperley	72		

PART 1

Page 1 92714/FUL/17 - 750 Chester Road, Stretford

SPEAKER(S)

AGAINST: Gareth Wilkins
(Neighbour – Centre Manager Stretford Mall)

FOR: Jonathan Harper
(Agent)

REPRESENTATIONS

Cllr Adshead has submitted a further representation against the proposed development and conveyed his apologies to planning committee members that he is unable to attend planning committee in person. The areas of concern are as follows:-

- Gorse Hill has over provision of out of town retail stores, with actually more provision than in Stretford Town Centre. An additional food store just under a mile from the town centre will have an impact.
- When PC World was approved it was restricted to no-food retail to protect the town centre.
- Trafford Council are working with Stretford Mall to help regenerate the town centre, this proposal could be a real blow to Stretford. The applicant has met (with Cllr Adshead) about locating to the town centre but refused to take up this offer of locating to Stretford town centre.
- The increase in traffic generation is a concern; lengthy delays out at the junction could affect residents and shoppers. This is illustrated at White City Retail Park with vehicles taking up to an hour to exit the car-park.
- It is recognised that out of town shopping units have an environmental impact and associated pollution.
- Recent studies have shown that people no longer do huge weekly shops but now prefer to shop for smaller amounts throughout the week, contrary to reasoning behind out of town.

A total of 80 letters of support have been received, 12 of these representations have not provided a full home address and 6 of the representations come from two addresses. The points raised in support of the proposed development are as follows:-

- The development will regenerate a derelict site improving shopping choice and boost the local economy.
- Local residents will not have to travel to Lidl in Salford or Oxford Rd.
- Having a good quality, value shop will also keep prices keen at the Tesco store opposite and provide more options to the Aldi in close proximity.
- It will be good for the Stretford community, more employment and more shopping choice and variety.
- This is a good option for the site, local population living on budgets and dependent on public transport. No need for further housing in the area.

- Lidl provides very high quality food at affordable prices.
- Although this proposal will increase traffic in the area, it will offer a great shopping alternative to Tesco for local people.
- The proposal will not alter traffic in the area.

LOW EMISSION VEHICLE CHARGING POINTS

Paragraph 53 of the officer's report relates to Air Quality considerations. The applicant has not yet confirmed whether they are willing to commit to the provision of low emission vehicle charging points. Having considered the matter further it is considered appropriate to include a condition requiring their provision. The application site is located partly within an Air Quality Management Area, in an out of centre location, with a predicted increase in vehicular traffic to the site.

RECOMMENDATION

Please note that the approved plans condition which should be referenced as condition number 2 is unnumbered on the main report to committee and consequently the condition numbers are out of sequence. This will be corrected on the decision notice in the event that planning permission is granted.

The landscaping condition listed as condition number 8 on the officer's report to committee is to be amended as follows:-

a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

Additional Condition

Prior to the first occupation of the retail units hereby approved, low emission vehicle charging points in line with the Institute of Air Quality Management Guidelines, shall be provided on site in accordance with a scheme which shall have previously been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainability and reducing air pollution having regard to Core Strategy Policies L5 and L7 and the NPPF.

Page 47 94252/VAR/18 – Alexandra House, 80 St Johns Road, Altrincham

SPEAKER(S)

AGAINST:

**Brian Clancy
(Neighbour)**

FOR:

**Tom Flanagan
(Agent)**

REPRESENTATIONS

Neighbours - 2 further objections received with the following comments: -

- It would seem that Trafford Council are oblivious to any concerns of local residents and unable to implement any control.
- Block A is now 730mm higher than the original approved plan. An error of 73mm could be understood but not 730mm.
- Any concerns regarding “right to light” seem to have been ignored.

OBSERVATIONS

Paragraph 28 of the report refers to the proposed mews houses being positioned between 3.5m and 4.4m from the boundary with St John’s Court (the distance varies due to the staggered rear elevation of the mews houses). For the avoidance of doubt this is 1.5 metres further away from this boundary than the previously approved scheme.

Condition 14 as recommended in the report will require details of how the basement car park will be ventilated to be submitted and approved prior to it being brought into use. The agent has since advised that the details previously submitted to discharge this same condition on the original planning permission haven’t changed and it will be the same ventilation strategy. As such the condition can be amended to require the basement car park ventilation to be carried out in accordance with the previously approved details, rather than require a further submission of these details.

Wording of Condition 14 amended as follows:

The basement car park ventilation details set out in the specification document 'Car Park extract/Smoke Ventilation System' and drawing no. WECE/154/M/03 'Mechanical Services Ventilation Layout Basement', submitted and approved under discharge of conditions application reference 88612/CND/16 (dated 8 November 2016), shall be installed prior to the first occupation of the apartments.

Reason: To ensure that the basement car park is adequately ventilated in the interests of residential amenity, having regard to Policies L7 and L5 of the Trafford Core Strategy and the National Planning Policy Framework.

RICHARD ROE, ACTING CORPORATE DIRECTOR OF ECONOMIC GROWTH, ENVIRONMENT AND INFRASTRUCTURE

**FOR FURTHER INFORMATION PLEASE CONTACT:
Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149**

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