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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 8 September 2022

Time: 6.30 p.m.

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

A G E N D A	PART I	Pages
5. ADDITIONAL INFORMATION REPORT		
To consider a report of the Head of Planning and Development, to be tabled at the meeting.		1 - 8

SARA TODD
Chief Executive

Membership of the Committee

Councillors B. Hartley (Chair), B.G. Winstanley (Vice-Chair), A. Akinola, D. Bunting, L. Dagnall, W. Hassan, M. Minnis, D. Morgan, S. Procter, S. Thomas, L. Walsh and M.J. Welton.

Further Information

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

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Agenda Item 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 8th September 2022

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 Chairman.

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	For
106926	Waitrose 10 Draybank Road Altrincham, WA14 5ZL	Broadheath	1		✓
106928	Waitrose 10 Draybank Road Altrincham, WA14 5ZL	Broadheath	16		✓
107585	Acre Hall Primary School Irlam Road, Flixton M41 6NA	Davyhulme West	29	✓	✓
108193	The Shippon Building Longford Park, Stretford	Longford	53		
108372	10 Pinewood Bowdon, WA14 3JQ	Bowdon	66		✓

SPEAKER(S)

AGAINST:

FOR:

**Stacey Green
(Agent)**

REPRESENTATIONS

An additional representation has been received from a resident which details concerns over the arrival of delivery lorries specifically before 0700hrs in the morning. In addition the resident has objected to Waitrose operating outside of the approved hours for deliveries since the previous temporary permission expired in March 2022 and raised concerns that no enforcement action has been taken in relation to this. The resident has also provided a recent photograph of a delivery lorry waiting outside the service yard gates (the photograph sent to the Local Planning Authority by e-mail at 0655 hrs on a Sunday morning).

APPLICANTS SUBMISSION

The applicant has confirmed to the Local Planning Authority that, following recent concerns from residents about operating outside of the approved hours, they have advised all their delivery staff and distribution centres to ensure that all movements operate within the approved delivery window (actioned from the 31.08.2022).

Waitrose have acknowledged the recent photograph from the resident showing a delivery lorry waiting at the service yard entrance before 0700hrs on a Sunday. Waitrose have apologised for this and have advised that the branch will turn away any delivery lorries that arrive outside of the operating hours and that this will be re-iterated to all partners. They will also look into this specific breach and advise the relevant parties that this must not happen again and will continue to monitor the situation and put further mitigation in place where necessary. Waitrose state that they take such breaches seriously and wish to highlight that being a good neighbour is of the utmost importance to the company.

Waitrose have also confirmed that no servicing of vehicles takes place at the site, this is undertaken at their distribution hubs. All delivery vehicles to the store are also under the direct control of Waitrose and therefore instructed to follow the requirements of the Noise Management Plan.

RECOMMENDATION

There is no change to the recommendations in the published Committee report.

SPEAKER(S)

AGAINST:

FOR:

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RECOMMENDATION

There is no change to the recommendations in the published Committee report.

SPEAKER(S)	AGAINST:	Dorothy Tanswell (Neighbour)
	FOR:	Amie McGagh (Agent)

REPRESENTATIONS

A representation raises concerns that issues raised previously were not fully considered in the main committee report. These issues relate to the following:

- The location of the proposed car park would have an impact on privacy and light at neighbouring properties – direct view from car park into properties would result in having to close blinds;
- Existing playground is understood to be extended – no fencing to prevent users/children getting close to car park and neighbouring houses;
- The fact that there is a gate directly from the MUGA to the car park will lead to adults using it;
- The car park will result in noise, pollution and security issues;
- The height of floodlight columns is unclear;
- Objection to pruning of trees in neighbouring garden.

Officers are satisfied that all other matters have been addressed in the main Committee Report.

OBSERVATIONS

EQUALITIES

1. The main committee report sets out the purpose of the Equality Act 2010 and the requirements of the public sector equality duty. The applicant has provided a Statement on Equality which confirms that the proposals have been designed in such a way as to provide inclusive access to all aspects of the development for users. Reference is made to the Design and Access Statement, which identifies that site access will be via the existing level access entrance points and that new pathways and the extended car park will also be level to ensure that the facility will be accessible for disabled persons, in the same way that the existing playground and playing field are currently accessed. Additional accessible car parking bays are also proposed.
2. It is further noted that the playing surface of the MUGA pitch itself has been specifically selected for multi-sport use and for wheelchair users, with the pile height being just 20mm, and the yarn being a polyethylene high performance latex compound. The fencing surrounding the pitch will

incorporate contrasting posts at the access gates in order to assist visually impaired users, in addition to the court markings being in contrasting colours in order to stand out.

3. As noted in the main report, 2no. Additional accessible parking spaces would represent a betterment from the current provision. It is considered that other reasonable measures could be implemented by the applicant in order to provide appropriate access for any disabled users of the premises.
4. No other benefits or dis-benefits have been identified to persons with any other protected characteristic.
5. It is considered that the measures proposed to provide a facility accessible to all would on balance provide an appropriate, practical and reasonable response to the equalities impacts of the scheme.

NEIGHBOUR REPRESENTATIONS

6. With regard to the impact of the extended car park on the privacy of neighbouring properties, it is noted that the development is proposed within an existing school site where some level of activity could reasonably be expected in daytime hours during the week. Officers have sought to minimise the extent of the car park in order to provide a greater distance to neighbours on Bishop Road (between 14m and 21m), as well as space for landscaping to provide screening from the MUGA. The hours of use of the MUGA are not deemed to be excessive, so disturbance from the car park late at night could not reasonably be expected. No change to existing fencing to the site perimeter is proposed, and given the above, there is not considered to be an unacceptable impact in terms of overlooking or disturbance from the extended car park.
7. The existing playground is not proposed to be extended and no change is proposed to the perimeter fencing of the site, as noted above. The car park is an extension of the existing facility and it will ultimately be the responsibility of the school to manage the access to the site by pupils as appropriate, as presumably happens at present. Notwithstanding this, the site is an existing school within a residential area and directly abuts boundaries with residential properties in some locations. This remains the case under the current proposals.
8. The submitted Arboricultural Impact Assessment identifies that only branches of trees on neighbouring land which overhang the site would need to be pruned, in an area where the existing building is to be demolished. The applicant has the right to carry out such work and this is not something which requires planning permission and is therefore outside the scope of what can be controlled through the planning application.

9. A representation notes that the Lighting Impact Assessment refers to the height of the lighting columns being '6-8m' in height. For clarity, this is identifying that there are proposed to be 6no columns with a height of 8m, as shown on the accompanying plans. It is also noted that the date shown on the plan accompanying the main Committee Report relates to the date this plan was generated, and is not the date the report itself was written/published. It is also confirmed that the area shown on the location plan falls within the applicant's ownership.

RECOMMENDATION

There is no change to the recommendation in the published Committee report.

Page 53 108193/FUL/22 – The Shippon Building, Longford Park, Stretford

Change of use from sui generis (currently not in use) to class F2 to form a new activity hall for the Scout Group and other community groups, together with external alterations including to roof, doors and windows.

OBSERVATIONS

Residential Amenity

1. Currently only part of the Shippon Building is in use, which is by the Scouts and this use operates without planning conditions. However as detailed within paragraph 32 of the committee report given the proposed expansion of the space available to use it is considered reasonable to apply an hours of use condition, which has been proposed within condition 6. The condition proposed allowing the building to be in use between the hours of 9am – 9pm daily, with 6, 24-hour events allowed each calendar year. However, following discussions with the Scouts regarding their hours of use it is considered necessary to extend the opening until 9.30pm Monday – Friday.
2. Given the scale of the increase in available and usable space and siting within Longford Park it is considered that allowing the opening of the building to 9.30pm Monday to Friday would align with the existing use and not cause an unreasonable or harmful impact on the amenity of the adjacent residential properties.

RECOMMENDATION

There is no change to the recommendation in the published Committee report, condition 6 is amended as below.

6. The premises shall only be open for use between the hours of: 9am – 9.30pm Monday – Friday and 9am – 9.00pm Saturday and Sunday, with

up to 6 events per calendar year allowing The Scout Association to use the building for 24 hours.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Page 66 108372/FUL/22: 10 Pinewood, Bowdon

SPEAKER(S)

AGAINST:

FOR:

**Trevor Gallop
(Applicant)**

RESPONSE FROM LHA

The LHA has confirmed no objection to the proposal in terms of its highways, access parking and servicing impacts.

FINAL RESPONSE FROM THE HERITAGE DEVELOPMENT CONSULTEE

Following confirmation that the applicant's Heritage Statement is contained within the submitted Covering Letter, and also further to a request for confirmation of the level of harm caused by the proposed development, the Heritage Development Officer has provided the following final comment:

I have reviewed the Heritage Statement included within the covering letter. Whilst I don't fully agree with the assessment of the existing site, I do agree with the conclusion that the dwellings are modest enough to preserve the wider context of mid-20th Century properties on Pinewood.

The removal of the dormers in comparison with the previous approval is welcomed however I still consider the increase in built form will cause negligible harm to the aesthetic and historic significance of Denehill & The Old Vicarage, Grade II listed.

The HDO has also specifically confirmed that there would be no harm to the character and appearance of the Conservation Area.

ADDITIONAL OBSERVATIONS

Heritage Impact

Following the HDO's confirmation that the proposal would result in 'negligible harm' to the setting of the adjacent Grade II listed buildings, Officers are obliged to assess the proposal against the requirements of NPPF paragraph 202, which states:

Where a development would lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The development proposal's resulting harm to the setting of the adjacent listed buildings is stated by the Heritage Development Consultee to be 'negligible', which Officers agree with.

Applying NPPF paragraph 202 Assessing Officers conclude that the proposal would result in less than substantial harm at the lower end of the scale of this harm (as negligible harm), and that this harm is clearly outweighed by the proposal's public benefits through the provision of an additional dwelling net of clearance, the new dwellings furthermore being well designed and capable of being used as family housing. As such, the proposed development would comply with the heritage policies of the NPPF.

Highways, Parking and Servicing

The LHA comment confirms the proposal would be acceptable.

RECOMMENDATION

There is no change to the recommendation in the published Committee report.

FROM THIS POINT ON REFER TO ORIGINAL AGENDA ORDER UNLESS INDICATED BY THE CHAIR

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

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