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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 13 October 2022

Time: 6.30 pm

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

AGENDA

ITEM

5. ADDITIONAL INFORMATION REPORT

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

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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

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 13th October 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 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	For
106507	Liberal Democrat Headquarters 43A Park Road, Timperley Altrincham, WA14	Broadheath	1	✓	✓
108407	8 Hapton Avenue Stretford, M32 8JN	Longford	26	✓	

Page 1 **106507/FUL/21: Liberal Democrat Headquarters 43A Park Road Timperley Altrincham.**

**SPEAKER(S) AGAINST: Susan Berry
(Neighbour)**

**FOR: Richard Shepherd
(Agent)**

APPLICANTS SUBMISSION

As referred to in paragraph 51 of the main report, an Arboricultural Method Statement (AMS) has been submitted, which takes into account the impact of the proposed pedestrian walkway on the protected trees at the front of the site.

CONSULTEES

The Council's Arboriculturist has confirmed no objection having regard to the additional tree protection documentation and states that, as long as the advice in the AMS is followed, any impact on the trees will be minimised.

REPRESENTATIONS

Correspondence has been received from Councillor Newgrosh, Liberal Democrat Group Leader, confirming that the Liberal Democrats sold the application site several years ago and are not involved in the current planning application, and do not have any interest in the application site.

ADDITIONAL OBSERVATIONS

Tree Impact

The Council's Arboriculturist has confirmed that, subject to the implementation of the additional tree protection measures contained in the submitted AMS, the proposed pedestrian walkway and retaining wall would not have an unacceptable impact on the front boundary trees.

It is therefore recommended that the current tree protection condition is amended to refer to the additional approved tree protection measures.

As such, it is considered that the proposed development would have an acceptable trees and ecology impact with reference to Core Strategy Policies R2 and R3 and the NPPF.

Amendment to the Published Committee Report

The wording of Paragraph 56, forming part of the section titled Equality Statement, is amended to more clearly refer to the separate stepped pedestrian access as follows:

It is noted that the new dwellings would each have a level front door access which would comply with Part M of the Building Regulations. The applicant has confirmed they cannot provide a lift access to the upper floors although there would be scope to retrofit these in the future. Access to the site for all users would be via the retained shared vehicular / pedestrian access ramp and there would be a separate secondary stepped pedestrian access at the other end of the site. The applicant has confirmed that an access ramp rather than steps for the separate pedestrian access was discounted due to the level changes from that area of the site to the road, meaning an access ramp compliant with Building Regulations would not be possible.

Paragraph 63 of the report stated that a final comment is still awaited from the LLFA consultee. This is not correct and it is confirmed that the LLFA consultee

has confirmed no objection in relation to the final plans and drainage report (as reported in the Consultations section) subject to a condition requiring the development to be carried out in accordance with the approved drainage strategy, which is attached to the main report as Condition 22.

RECOMMENDATION

It is recommended that Condition 8 is amended to include reference to the AMS / tree protection measures relating to the proposed retaining wall and pedestrian walkway:

8. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with the tree protection plan reference MY884/FLCT/03 Rev C, contained within the approved Murray Tree Consultancy Arboricultural Report reference PM/FULL/20/09/22, received by the local planning authority on 23 September 2022, and BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Works relating to the proposed retaining wall and pedestrian walkway shall be carried out strictly in accordance with the approved tree protection measures outlined in the Murray Tree Consultancy addendum report – Arboricultural Working Method Statement, received by the Local Planning Authority on 4 October 2022.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works can damage the trees.

Page 26 108407/HHA/22: 8 Hapton Avenue, Stretford

**SPEAKER(S) AGAINST: San Tou
(On behalf of Neighbour)**

FOR:

**RICHARD ROE, CORPORATE DIRECTOR, PLACE
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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