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AGENDA PAPERS FOR

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 8 December 2022

Time: 6.30 pm

Place: Conference Rooms A&B (Maria Margaret Netherwood Rooms), 1st Floor, Trafford Town Hall, Talbot Road, Stretford, Manchester M32 0TH

AGENDA

5. ADDITIONAL INFORMATION REPORT

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

SARA TODD

Chief Executive

Membership of the Committee

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

<u>Further Information</u> For help, advice and information about this meeting please contact:

Michelle Cody, Governance Officer Tel: 0161 912 2775 Email: <u>michelle.cody@trafford.gov.uk</u> ITEM

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Agenda Item 5 AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 8th DECEMBER 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.

| Part 1 Applications for Planning Permission | | | | | |
|---------------------------------------------|--------------------------------------------------------------------|------------|------|---------------------|-----|
| Application | Site Address/Location of Development | Ward | Page | Speakers Against | For |
| <u>107604</u> | Urmston Methodist Church George Street, Urmston M41 9BA | Urmston | 1 | √ | √ |
| <u>109160</u> | Altrincham Leisure Centre Oakfield Road, Altrincham WA15 8EW | Altrincham | 16 | | ~ |
| <u>109179</u> | Altrincham Leisure Centre Oakfield Road, Altrincham WA15 8EW | Altrincham | 48 | | ~ |

REVISED ORDER OF AGENDA (SPEAKERS)

Page 1 107604/COU/22: Urmston Methodist Church, George Street, Urmston

SPEAKER(S) AGAINST: Andrea Hughes (Neighbour) Statement read out only

> FOR: Paul Williams (Applicant) Statement read out only

REPRESENTATIONS

Three further letters of objection have been received, two of which are from neighbours who have previously commented on the application. The letters reiterate previous points that have been raised and raise the following additional points: -

- Residents have not received adequate notice of the Committee meeting to be able to make arrangements to attend, particularly given the timing just before Christmas.
- The decision is being rushed through and there has been inadequate consultation.
- The access to the church only allows one vehicle to go in or out at a time, creating further congestion.
- Emergency vehicles will be compromised if they need access to park on the street;
- Parked cars have been damaged by vehicles crashing into them. With an increase in traffic, who knows what type of accidents might occur?
- Systems to support increased traffic are not viable in this situation. Permits are unfair why should residents have to pay? Making the street one way would also be an issue given how busy the neighbouring roads are.
- The development will have a severe impact on young families and the neighbourhood.

OBSERVATIONS

For clarification, there are no systems (permits etc,) being proposed as part of / in conjunction with the application and the LHA raise no objections based on highway safety or convenience to road users.

Normal procedures have been followed with regard to notification of Committee meeting dates. It is considered that the neighbour consultation was adequate and met statutory requirements and the Council's own procedures with thirty three neighbouring properties having been notified. There are no further comments regarding the additional representations as the matters raised are addressed in the main report.

For clarification the applicant is referred to on the application form as "The Little People Pre-School."

Page 16 109160/FUL/22: Altrincham Leisure Centre, Oakfield Road, Altrincham

SPEAKER(S) AGAINST:

FOR:

Jamie Lees (Applicant)

Landscaping and Green Infrastructure

During the course of the application process some amendments were made to the proposed planting strategy to address the comments of the Council's Tree officer. Paragraphs 33 to 38 of the original officer report cover the proposal's approach to landscape retention and new tree and shrub planting, and with the matter concluded satisfactorily (subject to conditions). Corresponding adjustments to the more general proposed site layout plan in order that it reflected the final proposed arrangement of soft and hard landscaping had not been made. However, a revised site layout plan has since been submitted which is now consistent with the landscape plans.

PLANNING BALANCE AND CONCLUSION

There are no further implications of this minor change, and the proposal remains compliant with relevant policies of the statutory development plan and the National Planning Policy Framework as previously described in paragraph 60 of the original officer report.

<u>RECOMMENDATION</u>: GRANT subject to the following conditions

The recommendation is unchanged from the original officer report but some altered wording is provided for condition no.2 to account for an update to the proposed site layout plan, as follows:

Condition 2

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans:

Location plan (ref. 5970_01000 P01);

Proposed block plan (ref. 5970_01001 P03); Proposed site plan (ref. 5970_01200 P05); Proposed lower ground floor plan (ref. 5970_01210 P01); Proposed ground floor plan (ref. 5970_01211 P02); Proposed first floor/lower roof plan (ref. 5970_01212 P02); Proposed upper roof plan (ref. 5970_01213 P03); Proposed elevations (ref. 5970_01350 P04); Proposed site sections (ref. 5970_01400 P01); Proposed strip sections (ref. 5970_01450 P01); Landscape general arrangement plan (ref. 763-ALA-00-XX-DR-L-0002 P06); Landscape illustrative masterplan (ref. 763-ALA-00-XX-DR-L-0001 P06); and Planting plan (ref. 763-ALA-00-XX-DR-L-0008 P06).

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Page 48 109179/FUL/22: Altrincham Leisure Centre, Oakfield Road, Altrincham

SPEAKER(S) AGAINST:

FOR:

Jamie Lees (Applicant)

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