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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 14 March 2024

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.G. Winstanley (Chair), L. Walsh (Vice-Chair), Babar, M. Cordingley, Z.C. Deakin, P. Eckersley, W. Hassan, D. Jerrome, S. Maitland, M. Minnis, T. O'Brien, S. Procter and M.J. Taylor.

Further Information

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Agenda Item 5

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 14th March 24

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
<u>98788</u>	Bowdon Lawn Tennis Club Elcho Road, Bowdon WA14 2TH	Bowdon	1	Cllr Whetton	✓
<u>107465</u>	Regent Road Car Park Altrincham	Altrincham	29		✓
<u>111822</u>	Delamere School, Irlam Road, Flixton, M41 6AP	Flixton	59		
<u>111950</u>	8 Moss Road, Stretford, M32 0AH	Stretford & Humphrey Park	77	✓	
<u>112132</u>	Old Meadow, Hawley Lane Hale Barns, WA15 0DY	Hale Barns & Timperley South	94	✓	✓
<u>112469</u>	Land To The Rear 3 Cromwell Road, Stretford, M32 8GH	Longford	125	✓ Cllr Jarman	
<u>112534</u>	Land At Stretford Mall And Lacy Street, Chester Road Stretford, M32 9BD	Stretford & Humphrey Park	153		✓
<u>112574</u>	The Grafton Centre, Stamford New Road, Altrincham WA14 1DQ	Altrincham	208		✓

Page 1 **98788/FUL/19:** **Bowdon Lawn Tennis Club, Elcho Road,**

SPEAKER(S) **AGAINST:** **Councillor Whetton**

FOR: **Mike Senior
(Chairman of BLTC)**

REPRESENTATIONS

Further to the publication of the Committee report 2 no. further letters of representation have been received that had been sent to the Planning Committee. These letters are from neighbours that have previously objected to the proposals.

No new points have been raised to those already set out in the main report.

Similar applications

Paragraph 80 to be replaced with the following:

80. As with all planning applications, the current proposal must be determined on its own merits and in line with current policy and guidance. It is important to address each scheme on a case by case basis, having regard to the specific context of that site. Neither of the above schemes are considered to be directly comparable. Furthermore, it is highlighted that the decisions for floodlighting schemes referred to at Urmston and Sale were made by the Planning and Development Management Committee.

Page 29 **107465/VAR/22:** **Regent Road Car Park, Altrincham**

SPEAKER(S) **AGAINST:**

FOR: **Judie Collins**

OBSERVATIONS

Full details of the sales values of the residential properties have been provided by the applicant with their original submission and updated viability appraisal, however the land registry has not yet been updated placing these details and values within the public domain.

Page 77 **111950/FUL/23:** **8 Moss Road, Stretford**

SPEAKER(S) **AGAINST:** **A Neighbour
(P&C - WRITTEN STATEMENT)**

FOR:

Page 94 **112132/FUL/23: Old Meadow, Hawley Lane, Hale Barns**

SPEAKER(S) **AGAINST:** **Sergio Weingarten
(Neighbour)**

FOR: **Phil Robinson
(B/h of Applicant)**

PLANS

Further to the publication of the Committee report, 2 no. revised plans were submitted by the architect. This relates to the minor re-positioning of a north elevation window serving the en-suite bathroom in Plot 3 of Building 2.

This would have no impact on the overall character of the building or have any additional amenity implications on neighbouring properties.

Drawing numbers 1919 058 rev B and 1919 062 rev B are proposed to replace drawing numbers 1919 058 rev A and 1919 062 rev A

The wording of Condition 2 is proposed to be revised accordingly:

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

1919 PL 027 A (location plan);
1919 PL 050 C (proposed block plan);
1919 PL 051 C (proposed site plan);
1919 PL 080 B (entrance arrangement);
1919 PL 052 A (plots 1+2 ground floor plan);
1919 PL 053 A (plot 2 first floor plan);
1919 PL 054 A (plot 2 second floor plan);
1919 PL 055 A (plots 1+2 roof plan);
1919 PL 056 A (plots 1+2 elevation I);
1919 PL 057 A (plots 1+2 elevation II);
1919 PL 058 B (plots 3+4 ground floor plan);
1919 PL 059 A (plots 3+4 first floor plan);
1919 PL 060 A (plot 4 second floor plan);
1919 PL 061 A (plots 3+4 roof plan);
1919 PL 062 B (plots 3+4 elevation I);
1919 PL 063 A (plots 3+4 elevation II);
1919 PL 071 B (street scene);
1919 PL 072 A (section plan);
270-RE-01 P4 (landscape concept plan);
0270-LA-01 P7 (landscape layout)

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

RECOMMENDATION

The recommendation to grant is unchanged.

Page 125 **112469/FUL/23:** **Land to the Rear 3 Cromwell Road
Stretford**

SPEAKER(S) **AGAINST:** **Liz Horwich
(Neighbour)
Councillor Jarman**

FOR:

APPLICANTS SUBMISSION

A new heritage statement has been submitted which relates to the proposed development. It was acknowledged within the committee report that the heritage statement submitted with the application was incorrect, as it referred to a different development at the site.

OBSERVATIONS

Impact on Heritage Assets

The new heritage statement has been reviewed, and is considered acceptable, with reference to the requirements set out in paragraph 200 of the NPPF. The heritage assessment, and conclusions outlined within the committee report remain unchanged.

Recommendation

The recommendation to approve with the conditions given remains unchanged.

Page 153 **112534/VAR/23:** **Land at Stretford Mall and Lacy Street
Chester Road, Stretford**

SPEAKER(S) **AGAINST:**

FOR: **Rhian Smith
(Avison Young)**

APPLICANT'S SUBMISSION

- Townscape and Visual Impact Assessment Addendum and Wireframes

CONSULTATIONS

Environmental Protection (Nuisance): No objections, amendment to condition requested. The wording for this condition (37) is already included in the Committee Report.

OBSERVATIONS

DESIGN

1. An amended Design Code has been submitted by the applicant in order to ensure that there is an appropriate level of consistency between this document and Trafford's Draft Design Code. Amendments include the need to ensure that any setback elements are clad in the same material as the main façade, the potential for stone or concrete to be introduced as a secondary façade material (depending on context), and the requirement for proposals to be broken down into separate elements by using different fenestration, materials, or articulation. Officers are satisfied that this Design Code provides a robust framework against which future reserved matters can be assessed, and will ensure a high quality design is delivered.
2. The applicant has also submitted 'wireframe' images of the proposed development from the affected viewpoints, as set out in the TVIA addendum. These help to demonstrate the potential scale and massing of the development, as it differs from the originally approved scheme.
3. In relation to the Maximum Heights Parameter Plan and illustrative masterplan, an informative will be added to any planning permission granted that makes clear that it will not be appropriate to build to maximum heights across the site, variation in height will be required. Nor should it be assumed that the massing of buildings shown on the illustrative masterplan have either been approved or are considered acceptable. These issues need to be addressed at reserved matters stage.

Page 208 **112574/FUL/23: The Grafton Centre, Stamford New, Road, Altrincham**

SPEAKER(S) AGAINST:

FOR: Judie Collins

FURTHER SUBMISSIONS FROM THE APPLICANT

The applicant has provided the following response to a request from Councillor Winstanley relating to the non-provision of a lift within the proposed development.

Following your query, the reason that there is no lift is that the space required in order to provide a lift to serve this apartment would take floor space away from

both this unit and the one below and we would not be able to meet NDSS for 4-bedroom units so this was not considered to be possible as we need 4-bed units for the project. The lift would only service one apartment and there will be three other units in the scheme which are level access. All units are M4(1) compliant.

The applicant has provided corrected raised deck facing elevation plans which include information regarding the proposed fascia materials for the raised elevations at this point.

The applicant has requested amendments to several of the proposed conditions to allow for the commencement of enabling works and roof removal prior to the submission of the requested information.

ALTRINCHAM CIVIC SOCIETY

A comment has been received from Altrincham Civic Society referring to a comment provided by the Altrincham Neighbourhood Business Plan (ANBP) Design Panel on the previous prior approval application at the site (reference 111497/PMA/23). This comment is generally negative with reference to the then proposal's design, amenity and wider impacts, including the fact that approval of the prior approval proposal would prevent a subsequent redevelopment of the wider Graftons site. No comment has been made by the ANBP Design Panel in relation to this proposal.

ALTRINCHAM BID

A comment has been received from Altrincham BID raising concerns that the proposal could result in unacceptable impacts relating to parking, servicing and bins, and also referring to basement flooding within the wider Graftons site.

PUBLISHED REPORT

It is noted that the published report is incorrect in stating in the 'Proposal' section that the development would include the raising of the roof of the units within Blocks A and B facing George Street to the north-west and the Causeway to the north-east, by 0.25m to provide sufficient head height at second floor (first floor of the relevant apartments). The applicant has subsequently confirmed that only the lower part of Block B would be raised in height, with the higher part of this block remaining as current.

The published report refers to incorrect pre-December 2023 NPPF paragraph numbers within the 'Design' appraisal section at paragraphs 49 to 51 of the published report. That section should be read with reference to the correct paragraph numbers.

ADDITIONAL OBSERVATIONS

Officers note the additional applicant comment regarding the non-provision of a lift. All the units have their own front door, and all of these front doors are accessible via a ramp from Central Way and then level access at the threshold. Of the 9 units proposed, 5 would be duplex apartments – effectively houses – which would not normally be required to incorporate a lift. Three of the units

would be apartments with level access and with accommodation only on the same floor. One unit is a first floor unit with the accommodation up a flight of stairs. This is a four bedroom unit, as is the apartment below. If a lift were provided it would mean that neither of these units could be four bedrooms as they would not meet NDSS. Local Authority Housing Fund monies have been given on the basis of the provision of 3no. 4 bedroom homes (overall) and these units are two out of those three. On balance, it is considered that one apartment being accessed only by stairs is outweighed by the benefit of providing 2no. four bedroom units which will accommodate larger families and with this specific housing need.

Officers note the comment received from the Altrincham Civic Society. In response Officers state that these concerns were raised in relation to the previous prior approval proposal which was granted. They cannot be considered against this application.

Officers note the comment received from Altrincham BID. In response Officers would state that the LHA has advised no objection with reference to the proposal's parking, servicing and bins impacts. The basement flooding issue is not relevant to the application site which is at first and second floor levels.

The specific use of these dwellings for the Homes for Ukraine and Afghan settlement schemes is a significant benefit and weighs positively and significantly in the planning balance. The units would become Council stock and the properties and allocations would be managed by the Council's Estates Team supported by the Housing Solution Team. Once the specific need for Ukrainians and Afghans passes the units would become supported housing. It is therefore considered appropriate to impose a condition which requires the units to be used as supported housing with allocations managed by the Council to prevent their sale or rent on the open market.

RECOMMENDATION

The recommendation to approve is unchanged, subject to the following:

The following conditions shall be amended as follows:

Condition 2 (approved plans)

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [PL] 106, received by the Local Planning Authority 22 December 2023; 108, received by the Local Planning Authority 9 February 2024; 101 F, 102 E and 104 F, received by the Local Planning Authority 27 February 2024, and 103 K and 107 H, received by the Local Planning Authority 8 March 2024.

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

Condition 3 (design intent)

No above ground works (other than enabling works and roof removal) shall take place unless and until a schedule of design intent drawings has first been submitted to and approved in writing by the Local Planning Authority. The schedule shall provide details in the form of 1:20 drawings and sections of all window and door reveals and recesses, and flat roof trim details, including proposed materials. Development shall be carried out in accordance with the approved schedule of design intent.

Reason: In the interests of visual amenity and design quality, specifically to protect the original design intent of the architect and the quality of the proposed development, having regard to Core Strategy Policy L7 and the National Planning Policy Framework, and the National Design Guide.

Condition 4 (materials)

Notwithstanding any description of materials in the application no above ground construction works (other than enabling works and roof removal) shall take place until samples of all materials to be used externally on the building and the hard landscaping have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Sample panels shall be constructed on site, and retained for the duration of the build programme, illustrating all proposed brickwork, including decorative brickwork, the type of joint, the type of bonding and the colour of the mortar to be used. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

Condition 7 (cycle store)

No above ground works in relation to the cycle store shall take place until drawings demonstrating the full details of the proposed cycle store, including its detailed external appearance, have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied unless and until the proposed cycle store has been provided in accordance with the approved details. The approved cycle store shall be retained thereafter.

Reason: To secure sustainable transport options and in the interests of local visual amenity in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 11 (acoustic insulation)

No development (other than enabling works and roof removal) shall take place unless and until a scheme for acoustically insulating the proposed residential accommodation against external noise sources has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a report which confirms how the proposed noise insulation will provide the noise

level criteria detailed within section 9.0 of the submitted noise assessment reference 22066-RP-1-R4 within the residential accommodation. All noise insulation measures shall be installed entirely in accordance with the approved scheme. The noise insulation scheme shall be fully installed and implemented and a verification report demonstrating that this has taken place shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby approved are occupied.

Reason: To safeguard the amenity of future occupiers of the development, having regard to Policies L5 and L7 of the Trafford Core Strategy and to secure a reduction in noise in order to protect future residents from noise disturbance. The details are required prior to development taking place on site to ensure the development would not result in an unacceptable noise amenity impact on future occupants.

Further condition (13) relating to the use of the units:

The residential units hereby permitted shall only be occupied as temporary accommodation with allocations made by Trafford Council or its nominated housing service and shall not be sold or let on the open market.

Reason: As providing accommodation for those in housing need was the basis on which the application was made and is a significant benefit of the scheme and in accordance with Policy L2 and L7 of the adopted Trafford Core Strategy and the National Planning Policy Framework.

**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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