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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 8 August 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), S. Maitland (Vice-Chair), Babar, M. Cordingley, Z.C. Deakin, P. Eckersley, W. Hassan, D. Jerrome, M. Minnis, T. O'Brien, S. Procter, M.J. Taylor and S. Thomas.

Further Information

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Agenda Item 5

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 8th August 2024

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
113366	475 And 477 Barton Road Stretford, M32 9TA	Lostock & Barton	1	✓	
113434	World of Pets, Thorley Lane, Timperley, WA15 7PJ	Hale Barns & Timperley South	30		
113625	Donnington, 32 Grange Road, Bowdon, WA14 3EE	Bowdon	80		

WRITTEN MINISTERIAL STATEMENT – BUILDING THE HOMES WE NEED

NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION

On 30 July 2024 a statement was made by Angela Rayner, Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government. This was published as a 'Written Ministerial Statement' (WMS). WMSs are material considerations in planning decision making and can carry substantial weight – depending of course of their relevance to the matters under consideration.

On the same day the government published its consultation on revisions to the National Planning Policy Framework, with a closing date of 24 September 2024. The revisions to the NPPF are also material considerations but as they are subject to a live and ongoing consultation process, only carry negligible weight.

A summary of the WMS relevant to planning decision making is as follows:

- The government has set out reforms to fix the foundations of the housing and planning system to improve affordability, turbocharge growth and build 1.5m homes over 5 years;
- The government intends to mandate the standard method as the basis for setting LPA's housing requirements;
- The standard method will also include an uplift for affordability and raising the overall level from c. 300k to c. 370k. This will remove existing artificial caps and uplifts and provide a stable figure from which LPAs can get on with plan making;
- The first port of call for development should be brownfield land and reforms are intended to support more brownfield development, including uplifting densities in urban areas;
- Green Belt land will also be required to deliver housing needs. The Green Belt should serve its purpose and that means a more strategic approach to Green Belt release.
- Brownfield land should be considered first, then 'grey belt' (previously developed land in the Green Belt), the higher performing Green Belt land. Existing protections and environmental designations will remain.
- The general presumption in favour of sustainable development will be strengthened by clarifying the circumstances in which it applies and introducing new safeguards to make clear that its application cannot justify poor quality development;
- Development on Green Belt should target at least 50% on site affordable housing, be supported by necessary infrastructure and provide accessible green space;
- Negotiations on viability grounds should take place only where there is clear justification – to enable fair compensation for landowners but not inflated values;
- Local Planning Authorities will be able to judge the right mix of affordable homes for ownership and for rent that will meet the needs of their communities;
- Councils should specify their expectations on Social Rent delivery as part of broader affordable housing policies;
- Need to build more infrastructure alongside houses;
- Change policy to make it easier to build laboratories, gigafactories, data centres, electricity grid connections and the networks that support freight and logistics;
- Boost the weight that planning policy gives to the benefits associated with renewables;
- Take a vision led approach to transport planning, challenging the outdated default assumption of automatic traffic growth.

CONDITIONS

The recommendation to approve is unchanged. The updated wording to Condition 2 is as follows:

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

3490:19 Rev F (plots 1 to 4 front elevation);
3490:21 Rev E (plots 1 to 4 gable & rear elevations);
3490:17 Rev F (plots 1 to 4 floor plans);
3490:15 Rev C (plots 1 to 4 façade analysis);
3490:20 Rev N (plots 5 + 6 front elevation);
3490:22 Rev L (plots 5 + 6 gable & rear elevations);
3490:18 Rev W (plots 5 + 6 floor plans);
3490:23 Rev A (plots 5 + 6 façade analysis);
3490:02 Rev AA (site plan);
3490:14 (boundary fence/wall details)

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy, JP-P1 of Places for Everyone and the National Planning Policy Framework.

Condition 17 updated to read:

- 17.1) Other than the demolition of buildings and structures down to ground level, and site clearance works, including tree felling, no development shall take place until an investigation and risk assessment in relation to contamination on site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place other than the excluded works listed above. The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to human health, property (existing or proposed) including buildings, service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments;

- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

- iv) a remediation strategy giving full details of the remediation measures required and how they are to be undertaken

v) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall thereafter be carried out in full accordance with the approved remediation strategy before the first occupation of the development hereby approved.

2) The development hereby permitted shall not be occupied until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan, where required (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the health of future occupiers in accordance with Policies L5 and L7 of the Trafford Core Strategy, Policy JP-S1 of Places for Everyone and the National Planning Policy Framework. The assessment is required prior to development taking place on site to mitigate risks to site operatives.

APPLICANTS SUBMISSION

Further amended plans have been submitted in order to narrow down the number of officer concerns. Specifically, the applicant has omitted the previously proposed render and provided a revised height and design for the planned access gates. As part of these amendments the applicant has also reduced the width of the proposed vehicular access. The development description has been amended slightly to reflect these changes and can be seen above.

The agent has additionally submitted revised floorplans seeking to resolve the discrepancies in the proposed widening of the vehicular access and height of the gateposts.

OBSERVATIONS

As noted above, amended plans have been received. The revised height and design of the planned gates, which now feature a maximum height of 1.5m and apertures in the top third are in accordance with paragraph 2.6.3 and Policy 25 of the Bowdon Conservation Area Management Plan and therefore officers consider this element of the proposal (as amended) to be acceptable. Likewise, given the omission of the planned render to the rear elevation, the dwelling's original brickwork appearance would remain and there would therefore be no harm to the significance of the heritage asset in this respect.

The amended plans have also reduced the previously proposed widening of the vehicular access by 0.6m (previously proposed as 5.1m) to 4.5m (measured from hedge to hedge rather than between the gateposts, as no gateposts are shown on the original site plan so it is not possible to measure this).

In seeking to resolve the identified discrepancies, the agent has amended the height of the gateposts on the proposed plans to reflect their current height (1.25m). Similarly, updated proposed floorplans have been provided with regard to the proposed widening of the site's vehicular access. It is however noted that the proposed floorplans and proposed streetscene elevation (as amended) still show differing widths. These widths (measured between the hedge on either side) are as follows:

- Proposed streetscene elevation – 4.2m
- Proposed ground floor, first floor, loft and roof plans – 4.5m

As reported in the main committee report, based on these outstanding differences and the fact that the applicant has not provided any existing streetscene elevation, measurements in relation to the widening of the site's vehicular access have been taken from the submitted proposed and existing ground floorplans. For consistency, measurements of the site's original vehicular access width (prior to works commencing) and the width of the previously refused scheme are additionally provided below, with these plans to be included within the application's accompanying slideshow:

- Original vehicular access width (without gateposts as these are not shown on the plan) – 3.7m
- Previously refused vehicular access width – 5.9m

Furthermore, whilst the plans are annotated to show a 3.5m gap between the proposed gateposts, this scales off at 3.6m on the plan and it is also noted that the proposed gateposts are shown as 450mm wide which is clearly not accurate.

Notwithstanding the fact that there are outstanding discrepancies on the plans as highlighted above, the amended plans specifically include an annotation that the proposed width between the gateposts would be 3.5m. Given that no gateposts are shown on the original plan, it is considered that this proposed dimension would not represent a significant increase in the width of the vehicular access (of

more than a few hundred millimetres). This width would also be less than the neighbouring accesses to the north (numbers 30 and 28 Grange Road) (albeit these appear to have been widened prior to the inclusion of the Grange Road properties within the Conservation Area). It is also recognised that the proposal is to restore and reinstate the original gateposts and, in this case, no removal of any historic wall is proposed. Having regard to these factors, it is considered that the proposed access width of 3.5m would not result in any harm to the character and appearance of the Conservation Area.

However, given the discrepancies on the submitted plans, if permission were to be granted, it is considered that a pre-commencement condition would be necessary, requiring accurate details (plans and elevations) of the gateposts whilst still showing the 3.5m width between them, together with a method statement for the restoration of the original gateposts. A condition requiring details of landscaping to include the hedge would also be required.

RECOMMENDATION

Following the submission of the applicant's revised plans as noted above, the reason for refusal is updated to omit the reference to the design and height of the new vehicular access gate, the widening of the vehicular access and the partial rendering of the rear elevation. The revised reason for refusal is as follows:

1. The proposed development, by reason of the alterations to the windows on the front (east) elevation including the design and materials of the new windows and the loss of historic fabric, would result in an incongruous and unsympathetic form of development that would harm the character of the positive contributor, the street scene and the surrounding area. The development would therefore cause "less than substantial" harm to the character and appearance and the significance of the Non-Designated Heritage Asset and the Bowdon Conservation Area. There are no public benefits that would be sufficient to outweigh the identified harm. As such, the proposed development would be contrary to Policy JP-P1 and JP-P2 of the Places for Everyone Plan, Policy R1 of the Trafford Core Strategy, guidance in SPD5.9 and SPD5.9a – Bowdon Conservation Area Appraisal and Management Plan, the Council's adopted SPD4: A Guide for Designing House Extensions and Alterations and the policies of the National Planning Policy Framework.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

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