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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 12 December 2024

Time: 6.30 pm

**Place: Council Chamber, 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

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 – 12th December 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
113777	10 Wey Gates Drive, Hale Barns, WA15 0BW	Hale Barns and Timperley South	1	✓	✓
114593	Sale Point, 126-150 Washway Road, Sale, M33 6AG	Ashton Upon Mersey	22		✓

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113777/FUL/24: 10 Wey Gates Drive, Hale Barns

SPEAKER(S)

AGAINST: Elizabeth Jones
(Neighbour)

(Written Statement)

FOR:

Lyndsey Stark
(Applicant)

The latest version of the National Planning Policy Framework has been published today (Thursday 12 December 2024). This updated version is a material planning consideration in the determination of the applications before members this evening. There are a number of changes to national policy introduced within this NPPF.

Officers have carried out a review of the original assessment of the application against the relevant sections of the updated NPPF and have concluded that the assessment and recommendation would remain unchanged.

ADDITIONAL INFORMATION

Comments have been received from the occupant of no. 12 Wey Gates Drive regarding the shared side boundary line. They note that the amended site plan shows the boundary line tapering inward next to their property, and they believe the boundary line should be straight, with no variation.

RESIDENTIAL AMENITY

The amended site plan is based on a topographical survey conducted by the agent, which provides the most accurate representation of the site's layout. The survey accounts for the natural contours of the land, and the boundary line variation reflects these topographical features. The proposed dwelling is shown to be located between 2.3m and 2.5m from the shared boundary line (adjacent to no. 12), with the separation decreasing towards the rear of the proposed property. Officers have reviewed this and accept a slight degree of variation in the boundary line in the proposal assessment.

In assessing the potential impact on no. 12, paragraph 33 of the committee report acknowledges the slight tapering of the boundary and confirms that the relationship between the proposed dwelling and no. 12 remains within acceptable limits and is considered acceptable in terms of residential amenity.

RECOMMENDATION

The recommendation to approve is unchanged.

Page 22 **114593/FUL/24: Sale Point, 126 - 150 Washway Road, Sale**

SPEAKER(S)

AGAINST:

FOR:

**Duncan Wenham
(Agent)**

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planning consideration in the determination of the applications before members this evening. There are a number of changes to national policy introduced within this NPPF.

Officers have carried out a review of the original assessment of the application against the relevant sections of the updated NPPF and have concluded that the assessment and recommendation would remain unchanged.

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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