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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 8 December 2016

Time: 6.30 pm

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

AGENDA

ITEM

3. ADDITIONAL INFORMATION REPORT

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

3

THERESA GRANT

Chief Executive

Membership of the Committee

Councillors Mrs. V. Ward (Chairman), D. Bunting (Vice-Chairman), Dr. K. Barclay, N. Evans, T. Fishwick, P. Gratrix, D. Hopps, E. Malik, D. O'Sullivan, B. Sharp, J. Smith, L. Walsh and J.A. Wright

Further Information

For help, advice and information about this meeting please contact:

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Agenda Item 3

AGENDA ITEM 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 8th December 2016

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 Chairman.

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 RECOMMENDATION	For REC.
88540	1A Catterick Avenue, Sale, M33 4GQ	St Marys	1		
88956	28 Crescent Road, Hale, WA15 9NA	Hale Central	12	✓	
89045	Land adjacent to Nags Head Public House, Lostock Road, Davyhulme, M41 0SU	Davyhulme East	19		✓
89222	Chesham House, 101 Church Road, Urmston, M41 9FJ	Urmston	46		
89483	64 Westbourne Road, Urmston, M41 0XQ	Davyhulme East	56		

Page 12 88956/HHA/16: 28 Crescent Road, Hale

SPEAKER(S)

AGAINST:

Damian Utton
(Neighbour)

FOR:

Page 19 89045/FUL/16: Land adjacent to Nags Head Public House, Lostock Road, Davyhulme

SPEAKER(S) AGAINST:

**FOR: Graham Scott
(Applicant)**

Two further letters of objection have been received from the same address 4 Bent Terrace, citing the following areas of concern:-

- No parking for existing residents on Bent Terrace, this proposal will make parking worse in the area. Potential for 144 cars but only 53 parking spaces
- Close proximity to zebra crossing, increase in traffic and therefore more danger to pedestrians.
- Danger to children playing outside at the scout hut
- The development is not in keeping with the character of the area, especially the nearby Victorian properties (i.e Bent Terrace and Nags Head Pub) it is also too big for the site and will detract from the roundabout war memorial.
- The rear gardens of Bent Terrace will be overlooked
- The sewers in the area flood a few times each year; more houses will have an adverse impact on this situation.
- The two local primary schools are full and cannot cope with additional children
- There were bats in the area but they have disappeared since the trees were removed. Wildlife will be destroyed.
- Existing views across the site will be removed
- Construction activity will cause vibrations to Brent Terrace properties and noise will affect residents.
- The local one stop shop is always busy with queues; the development will make this worse.

Note:- In response to the neighbours' concerns over places at the two local primary schools, the following comments have been received from the Council's Schools Admissions department:-

This development is believed to be in the catchment area for Kingsway Primary and the other neighbouring schools are:

Davyhulme Primary School Our Lady of the Rosary R.C. Primary School

St. Mary's C.E. Primary School

Woodhouse Primary School.

All these schools are full or almost full and none have places in every year group. However, 45 properties would only give an average pupil yield of <2 pupils in each year group. It is expected that these could be accommodated. Although it should be noted that 2 pupils in every year group soon mounts up and should not be considered in isolation from other developments. It is not considered that it would be reasonable to oppose the planning application on this basis

OBSERVATIONS

Paragraph 59 to be amended to read as follows:- An Air Quality Assessment has been undertaken with regards the proposed development. The development site is located within the Council's air quality management area and for that reason it has been necessary for the applicant to consider the impact of annual mean nitrogen dioxide levels on future site users and any increase the development may cause in annual mean nitrogen dioxide levels at nearby sensitive receptors. The significance of impacts on annual mean NO2 concentrations at off site sensitive receptors from this development have been assessed in accordance with the Institute of Air Quality Management Document-Planning for Air Quality. The assessment confirms that there will be a negligible impact at all off site locations.

RECOMMENDATION

Condition 8 (amended to read as follows) - No development shall take place unless and until details of the full detailed drainage design and all relevant documents to limit the proposed peak discharge rate of storm water from the development to meet the requirements of the Councils Level 2 Hybrid Strategic Flood Risk Assessment (SFRA) and the '*Flood Risk Assessment report (FRA) PM4651 produced by Peter Mason Associates dated July 2016*' have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until such works as approved are implemented in full and they shall be retained and maintained to a standard capable of limiting the peak discharge rate as set out in the SFRA and FRA thereafter.

Reason: To prevent the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policies L4, L7 and L5 of the Trafford Core Strategy and the National Planning Policy Framework. The condition requires the submission of information prior to the commencement of development because the approved details will need to be incorporated into the development at design stage.

Condition 18 - No development shall take place unless and until further details of the Sustainable Drainage Scheme (which shall include a maintenance and management plan for the site), have been submitted to and approved in writing

by the Local Planning Authority. The approved scheme shall be implemented during the course of the development, and thereafter managed and maintained in accordance with the approved details.

Reason: To prevent the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policies L4, L7 and L5 of the Trafford Core Strategy and the National Planning Policy Framework. The condition requires the submission of information prior to the commencement of development because the approved details will need to be incorporated into the development at design stage.

Page 46 89222/HHA/16: Chesham House, 101 Church Road, Urmston

OBSERVATIONS

Replace paragraph 18 with:

The proposed development would result in one additional bedroom, bringing the total number of bedrooms, guest and private to eight bedrooms. SPD3: Parking Standards & Design states that for Use class C1, one off-street parking space per bedroom is required and for Use Class C3, in this area, two parking spaces are required for a 2 to 3 bedroom dwelling. This equates to a total of seven spaces, and is unchanged from the existing required provision. There is currently space for 6 cars to park within the site and this will remain. As the parking requirement does not change as a result of the development it would be unreasonable to ask for any additional parking and on the basis the LHA has raised no objections to the proposal.

**HELEN JONES, DEPUTY CHIEF EXECUTIVE AND CORPORATE DIRECTOR,
ECONOMIC GROWTH, ENVIRONMENT AND INFRASTRUCTURE**

FOR FURTHER INFORMATION PLEASE CONTACT:

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