



AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 11 July 2019

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 L. Walsh (Chair), A.J. Williams (Vice-Chair), Dr. K. Barclay, D. Bunting, T. Carey, M. Cordingley, D. Jerrome, M. Minnis, D. Morgan, E. Patel, K. Procter, E.W. Stennett and B.G. Winstanley.

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 – 11th July 2019

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>96495</u>	Unit 5A Stretford Mall Extension, Stretford Shopping Mall, Chester Road, Stretford, M32 9BA	Stretford	1		✓
<u>96573</u>	Refuse Collection Depot, Wharf Road, Altrincham, WA14 1ND	Altrincham	11	✓	✓
<u>96944</u>	Dovecote Business Park, Old Hall Road, Sale, M33 2GS	Sale Moor	55		✓
<u>97126</u>	42 - 44 Brook Road, Flixton, M41 5RY	Flixton	80		
<u>97153</u>	122 Flixton Road, Urmston, M41 5BG	Urmston	93		✓
<u>97357</u>	Land Adjacent To Heather Lea, Green Walk, Bowdon, WA14 2SJ	Bowdon	103		
<u>97849</u>	245 Stockport Road, Timperley, WA15 7SW	Timperley	131		

<u>97872</u>	Longford Telephone Exchange, 10 King Street, Stretford, M32 8NS	Stretford	139		
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PART 1

Page 1 96495/VAR/18: Unit 5A Stretford Mall Extension, Stretford Shopping Mall, Chester Road, Stretford

SPEAKER(S) AGAINST:

**FOR: Lee Shaw
(Agent)**

OBSERVATIONS

There is an error in the original Officer report at paragraph 1. Condition 7 of planning permission reference 84982/FUL/15 should read:

No deliveries shall be taken at or dispatched from the site outside the hours of 06.00 to 23.00 Monday to Saturday and 08.00 to 20.00 on Sundays and Bank holidays.

Reason: In the interest of residential amenity and in compliance with policies L4 and L7 of the Trafford Core Strategy.

Ward councillors have expressed concern that the proposed development will create noise that might impact adversely on residents on Mitford Street. However, Pollution and Licensing officers have indicated that in view of the site location, which is well removed from noise sensitive receptors, they do not believe deliveries should create a problem, and therefore raise no objection to the proposal, nor consider further conditions to be necessary. The applicant has indicated that there are likely to be a maximum of just six deliveries in any 24 hour period.

Page 11 96573/FUL/19: Refuse Collection Depot, Wharf Road, Altrincham

**SPEAKER(S) AGAINST: Malcolm Coombs
(Neighbour)**

**FOR: Alun Davies
(Agent)**

OBSERVATIONS

DEVELOPER CONTRIBUTIONS, AFFORDABLE HOUSING AND VIABILITY

1. Paragraph 113 of the main Committee Report notes that the viability review will occur on the sale of the 29th unit (75% of the scheme) and the sale of the final unit. For clarity, this is referring to the sale of the 29th open-market unit and the final open-market unit and excludes the affordable units to be provided on site.

RECOMMENDATION

Part (i) of the recommendation amended in accordance with the paragraph above as follows:

- (i) To complete a suitable legal agreement to secure:
 - The provision of 10no shared ownership apartments on site (4no one-bedroom, 5no two-bedroom and 1no three-bedroom)
 - A viability review mechanism upon the sale of the 29th open-market unit and the final open-market unit to secure 50% of any additional sales values achieved above £390 per square foot towards off-site affordable housing provision

Condition 6, requiring the submission of a Demolition and Construction Method Statement is to be split into two separate conditions for clarity, one relating to demolition and one to construction.

The original condition 27 has been amended to clarify that no restricted on-street parking spaces are to be provided on Wharf Road for future occupiers of the proposed development.

6. No works of demolition shall take place unless and until a Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition period. The Statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) the loading and unloading of plant and materials
 - (iii) the storage of plant and materials used in the demolition phase of the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities, including measures for keeping the highway clean
 - (vi) measures to control the emission of dust and dirt during demolition

- (vii) measures to prevent disturbance to adjacent dwellings from noise and vibration
- (viii) a scheme for recycling/disposing of waste resulting from demolition works
- (ix) measures to protect the Bridgewater Canal from accidental spillages, dust and debris.

Reason: To ensure that appropriate details are agreed before demolition works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

7. No development shall take place, excluding works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors
- (ii) the loading and unloading of plant and materials
- (iii) the storage of plant and materials used in the construction of the development
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) wheel washing facilities, including measures for keeping the highway clean
- (vi) measures to control the emission of dust and dirt during construction
- (vii) measures to prevent disturbance to adjacent dwellings from noise and vibration
- (viii) a scheme for recycling/disposing of waste resulting from construction works
- (ix) measures to protect the Bridgewater Canal from accidental spillages, dust and debris.

Reason: To ensure that appropriate details are agreed before construction works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

27. The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 (excluding paragraph 3.3.5) and the physical security specification within section 4 of the submitted Crime Impact Statement dated 19/10/2018 (URN:2017/0863/CIS/02) and retained thereafter. For the avoidance of doubt, the requirements of this condition do not include aspects of security covered by Part Q of the Building Regulations 2015, which should be brought forward at the relevant time under that legislation.

Reason: In the interests of crime prevention and the enhancement of community safety, having regard to Core Strategy Policy L7 and the National Planning Policy Framework.

Page 55 96944/FUL/19: Dovecote Business Park, Old Hall Road, Sale

SPEAKER(S) AGAINST:

**FOR: Janet Rowley
 (Agent)**

An email was received from Cllr Freeman 3rd July confirming he will not be attending the 11th July Committee Meeting, however he notes that the points made at the last meeting remain valid. He reiterates that the development is not welcomed by Local residents for the reasons previously expressed.

He also noted that one of the closest residents to the development has concerns as to whether the conditions proposed would ensure appropriate boundary treatments and landscaping at the southwest boundary of the site, to mitigate against any light pollution and disturbance.

OBSERVATIONS

At Cllr Freeman's request, the Case Officer has spoken with the resident about their concerns and explained that the proposed conditions require further LPA approval of details of proposed, boundary treatment, landscaping and lighting (conditions 4, 6 and 18) within the development and notes that the south boundary of the site should include:

- Planting so as to screen the development from the closest residential property and to mitigate against any light spill from car headlamps etc.
- Fencing at the south end of the site so as not to allow pedestrian access across what is not intended to be an access point and to also protect the proposed landscaping.
- Suitable lighting which provides ample visibility and security for the site, whilst not resulting in unacceptable disturbance of nearby properties.

Officers are satisfied the conditions proposed sufficiently mitigate the impact of the development and no there is no change to the Officer recommendation.

Page 93 97153/VAR/19: 122 Flixton Road, Urmston

SPEAKER(S) AGAINST:

**FOR: Paul Fletcher
 (Applicant)**

REPRESENTATIONS

On behalf of a resident, Councillor Harding has raised concerns regarding references on social media to the premises as opening as a bar and requested advice about intrusive lighting and whether there are any restrictions.

OBSERVATIONS

The applicant has been made aware that planning permission would be required for a change of use from a café/restaurant (Class A3) to a bar (Class A4). The applicant has responded stating the premises are to be used as a café/restaurant (bistro) with associated drinks and not solely as a bar. As stated in the main report, planning permission would be required if the primary use of the premises were to become a bar (Class A4) rather than a café/restaurant (Class A3). With regard to lighting, any freestanding lighting poles would require planning permission; lighting mounted via the building may/may not require planning permission depending on the proposal.

For the avoidance of doubt, the forecourt area to the front of the premises is adopted public highway.

Page 103 97357/FUL/19: Land Adjacent To Heather Lea Green Walk, Bowdon

This application has been withdrawn.

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