

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 11th April 2013

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	For
75656	Globe House, Chorlton Road, Old Trafford. M15 4AL	Clifford	1		
79076	66 Moss Lane, Stretford. M32 0AY	Gorse Hill	16		
79462	TMF House, Warwick Road, Old Trafford. M16 0JR	Longford	23		
79478	Former filling station, Woodlands Road/Burlington Road, Altrincham. WA14 1HG	Altrincham	32		
79910	15 Irwin Road, Altrincham. WA14 5JR	Broadheath	43		
79920	36 Sandown Drive, Sale. M33 4PE	St Mary's	51		
79972	2 Denstone Road, Urmston. M41 7DT	Davyhulme East	57		
Agenda Item No. 6					
80012	12-14 Shaws Road, Altrincham. WA14 1QU	Altrincham			
Agenda Item No. 7					
80033	Lime Tree Primary School, Budworth Road, Sale Moor. M33 2UQ	Sale Moor			

Agenda Item No 8.					
80184	Aura House, 77 Dane Road, Sale. M33 7BP	Priory			

Page 23 79462/O/2012: TMF House, Warwick Road South, Firswood

RECOMMENDATION

Amend (A) as follows:-

- (A) That the application will propose a satisfactory form of development for the site upon completion of an appropriate legal agreement to secure financial contributions, where applicable, towards: Highways and Active Travel infrastructure; Public Transport Schemes; Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); Spatial Green Infrastructure, Sports and Recreation; and Education Facilities, in accordance with the Council's adopted SPD1: Planning Obligations.

In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution, the final determination of the application shall be delegated to the Chief Planning Officer.

Additional Condition:-

Surface Water Drainage condition

Page 32 79478/FULL/2012: Former filling station, Woodlands Road/Burlington Road, Altrincham

SPEAKER(S)	AGAINST:	Mrs J Stephens (on behalf of neighbours)
	FOR:	Paul Walton (De Paul Assoc. – agent)

An additional representation has been received from an adjoining property. Tests have been carried out over the years to assess the levels of ground contamination. Reports submitted are commissioned and paid for by the applicant. It is essential that independent confirmation is given that the site is decontaminated to a safe level for the proposed development.

Comments are still awaited from Pollution and Licensing.

RECOMMENDATION: Minded to Grant Subject to Legal Agreement

Addition of the following paragraph to (A):-

In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution, the final determination of the application shall be delegated to the Chief Planning Officer.

Add the following conditions:

Offices and apartments not to be occupied until a 'left turn only' sign has been erected in the central reservation of Woodlands Rd opposite the egress to the site.

Dwellings on Burlington Rd not to be occupied until 'H-bar' markings have been introduced across the driveways to the properties.

Contaminated land condition

Page 43 79910/HHA/2013: 15 Irwin Road, Altrincham.

SPEAKER(S) AGAINST: **Mr Sharp
(on behalf of neighbours)**

FOR:

Page 51 79920/VAR/2013: 36 Sandown Drive, Sale.

SPEAKER(S) AGAINST: **David Sigee
(on behalf of neighbours)**

FOR:

OBSERVATIONS:

DESIGN, STREETSCENE, AND AMENITY

Following a request from residents of the property to the rear of the application site, the applicant has agreed to obscure the triangular area of glazing at the top of the summer room's gable end, so as to remove any opportunity for overlooking and to prevent neighbours from experiencing any perceived loss of privacy.

RECOMMENDATION: GRANT

- (I) Add the following condition:
4. Within two months of the date of this permission, the high-level, triangular-shaped area of glazing within the gable-end of the summer room development hereby permitted shall be fitted with and thereafter retained at all times in obscure glazing (which shall have an obscurity rating of not less than 4 in the Pilkington Glass Range or an equivalent obscurity rating and range) in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the privacy and amenity of the occupants of 14 Denesway, having regard to Policy L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 4: A Guide for Designing House Extensions and Alterations

Page 57 79972/HHA/2013: 2 Denstone Road, Urmston.

SPEAKER(S)

AGAINST:

**Mr P Chappell
(on behalf of neighbours)**

FOR:

REPRESENTATIONS

None.

OBSERVATIONS

Further to Councillor Cornes' comments regarding the potential "tunneling effect" that the proposed development may have on the neighbouring property, 4 Denstone Road, it is considered that although this property has an existing outrigger to the rear and that some outlook would be lost as a result of the proposed development, insufficient harm would occur to warrant a recommendation of refusal of planning permission.

Section 3.4.5 states that "Applicants are encouraged to locate such extensions off boundaries to reduce the potential impact and allow for maintenance". As the submitted plans would provide 353mm between it and the side boundary, and there is a bay window that projects 0.8m from the original main rear wall of the neighbouring property, the proposed extension would project 2550mm further than this point and would thereby comply with the Council's supplementary planning guidelines.

Furthermore, the proposed eaves height of the extension would be approximately 2.4m, and be lower in height than the neighbouring bay window. As such, it is considered that the height, scale and massing of the proposed extension would not be visually intrusive to the detriment of the occupiers of 4 Denstone Road.

RECOMMENDATION

The recommendation remains unchanged.

Agenda Item No 6 80012/COU/2013: 12-14 Shaws Road, Altrincham.

OBSERVATIONS

No condition has been included which would restrict the hours of operation of the building. This allows the flexibility of the premises to be open as and when required. The immediate area is characterised by commercial premises with no adverse impact on residential amenity considered to result with regards the proposal.

REPRESENTATIONS

An e-mail received from a member of the public asking if building regulation approval would be required for creating the office space and that the floor plan submitted does not show accurately an internal window being nearer to the internal rear office door.

Agenda Item No 7 80033/FULL/2013: Lime Tree Primary School, Budworth Road, Sale Moor.

PROPOSAL

The applicant has clarified that there are 9 existing classrooms and the nursery and as a result of the proposal there would be 14 operational classrooms and the nursery.

REPRESENTATIONS

A further 3 letters have been received. The main concerns raised include:

- A site speed limit should be in place for construction traffic.
- Construction traffic should be supervised and controlled as Gatley Road and Budworth road as used by children and pedestrians.
- Concern about lack of measures to ensure the road safety of pedestrians. Lining and guarding should be introduced and the school should communicate with parents on these road safety issues.

OBSERVATIONS

RESIDENTIAL AMENITY AND HIGHWAY SAFETY

The construction works would be carried out by Laing O Rourke and a comprehensive traffic management plan would be operated for construction traffic. An additional condition is recommended to require a construction management plan to be submitted, which shall include details of the site compound, wheel washing facilities and traffic management.

The Local Highway Authority are satisfied with the increased car parking provision proposed, however amendments were requested to increase the level of cycle parking provision and to incorporate motorcycle parking. The applicant is currently exploring options to address these issues and an additional condition is therefore recommended to require these details to be resolved prior to commencement.

The Local Highway Authority also requested clarification on the road safety measures proposed following a meeting with the Council's Road Safety Manager. An additional condition is therefore recommended to require full details of the proposed road safety improvement measures to be agreed prior to commencement, which shall be implemented prior to the first occupation of the development.

RECOMMENDATION: GRANT- subject to conditions set out in report with:

Condition 9 amended to:

9. Notwithstanding submitted details, revised site layout to be submitted to include additional cycle and motorcycle parking

And the following additional conditions:-

20. Construction management plan, including details of site compound, wheel washing facilities and traffic management
21. Notwithstanding the submitted parking layout, revised layout to be submitted and approved to include additional cycle and motorcycle parking

22. Road safety improvement scheme

Agenda Item No 8 80184/VAR/2013: Aura House, 77 Dane Road, Sale.

OBSERVATIONS

The applicant has submitted amended floor plans which correspond with the submitted elevations and how the dwellings have been erected on site. The footprint of each is slightly altered from the figures reported in the main report to committee.

Block A will have a footprint of approximately 10.2m x 18.2m and Block B 10.1m x 31.8m

**HELEN JONES
CORPORATE DIRECTOR
ECONOMIC GROWTH & PROSPERITY**

FOR FURTHER INFORMATION PLEASE CONTACT:

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