

AGENDA ITEM 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 9th November 2017

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.
<u>89582</u>	Bowdon Lawn Tennis Club, Elcho Road, Bowdon, WA14 2TH	Bowdon	1		
<u>91513</u>	24 - 26 Moss Road, Stretford, M32 0AH	Stretford	18		
<u>91554</u>	Land to the side and rear of Victoria Parade, Urmston, M41 9AD	Urmston	31		
<u>91850</u>	22 Northenden Road, Sale, M33 3BR	Priory	38		✓
<u>91934</u>	Sale Sports Club, Clarendon Crescent, Sale, M33 2DE	Priory	50	✓	✓
<u>91984</u>	50 - 78 Higher Road, Urmston, M41 9AP	Urmston	82		
<u>92210</u>	1 Marsland Road, Sale, M33 3HP	Brooklands	106		

Page 1 89582/FUL/16: Bowdon Lawn Tennis Club, Elcho Road, Bowdon

Site plan on page 17 to be replaced with plan appended to this report, which correctly identified the site.

RECOMMENDATION

Officers have received a late objection today which there has not been sufficient time to fully consider in advance of the meeting, it is therefore recommended that Members resolved to defer the application.

Page 18 91513/FUL/17: 24 - 26 Moss Road, Stretford

Additional neighbour consultation was carried out on the basis of the amended plans received on 26th October 2017. One letter of objection has been received from the occupiers of 22 Moss Road, which outlines that the external flue and alterations to the rear do not address the core issues raised in the initial objection letters relating to traffic, parking issues, highway safety, noise pollution, litter and amenity. The objection letter also submitted a petition with a further 92 signatures objecting on the basis of highway safety, amenity, traffic and parking issues, and noise and pollution. These concerns, which were raised in the initial objection letters, have been addressed in the committee report.

The LHA has confirmed that the submitted waste management strategy and location of the refuse bins, as shown on the amended plans, is acceptable. The location of the cycle provision under the external staircase is acceptable subject to appropriate enclosure of the cycle storage, which has been included as a condition.

Add the following policies into the Principle Relevant Core Strategy Policies section:

Policy L1 – Land for New Homes
Policy L2 – Meeting Housing Needs

OBSERVATIONS

Add the following paragraphs to the Principle of Development section following paragraph 2.

The proposal would also include the conversion of the existing two residential dwelling at first floor level into 4 studio apartments.

Paragraph 49 of the NPPF indicates that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 14 of the NPPF indicates that where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

The Council does not, at present, have a five year supply of immediately available housing land. The absence of a continuing supply of housing land has significant consequences in terms of the Council's ability to contribute towards the government's aim of boosting significantly the supply of housing. Significant weight should therefore be afforded in the determination of this planning application to the scheme's contribution to addressing the identified housing shortfall, and meeting the Government's objective of securing a better balance between housing demand and supply.

Whilst the Council's housing policies are considered to be out of date in that it cannot demonstrate a five-year supply of deliverable housing sites, the scheme achieves many of the aspirations which the policies seek to deliver. Specifically, the proposal contributes towards meeting the Council's housing land targets and housing needs identified in Core Strategy Policies L1 and L2 in that the scheme will deliver 2 new dwellings within the urban area and assisting in providing a varied housing offer.

The application site is also considered to be brownfield land and would therefore contribute to the Council target of 80% to housing provision to be provided. on brownfield. The proposal is therefore in accordance with policy L1.7

As such the conversion of the existing residential units at first floor level is considered to be acceptable in principle and would accord with the NPPF and the spirit of the development plan.

CONCLUSION

Replace paragraph 27 with the following:

On balance, having regard to the previous planning history and the current lawful use of the application site, it is considered that the opening hours proposed in this application in conjunction with the change of use of one unit to A3/A5 use would not result in undue noise and disturbance to the occupiers of nearby residential properties, particularly late at night and would not result in an adverse parking impact. The conversion of the existing and the provision of additional residential dwellings is considered to be acceptable and would be in accordance with the development plan and NPPF by providing additional housing within the borough. On this basis the proposal is considered to be in accordance with Policies L1, L2, W2, L4, L5 and L7 of the Core Strategy and relevant provisions of the NPPF.

Page 38 91850/FUL/17: 22 Northenden Road, Sale

SPEAKER(S)	AGAINST:	
	FOR:	Mrs Lisa Andrejczak (Applicant)

Page 50 91934/FUL/17: Sale Sports Club, Clarendon Crescent, Sale

SPEAKER(S)	AGAINST:	Rory McVean (Neighbour)
	FOR:	Steve Hodkinson (Applicant)

The demolition of the existing Clubhouse and separate Pavilion and erection of replacement clubhouse/pavilion, an indoor tennis centre, relocated cricket nets and associated sporting facilities and 14no. residential dwellings (with maximum 12m high demountable/retractable protective ball stop netting and supporting poles), construction of new vehicular and pedestrian access off Clarendon Crescent and Dane Road and associated external works.

CONSULTATION RESPONSES

Sport England: Further amended plans still required to show the detailed design and specification of the ballstop cricket netting and supporting poles. Express concern that a final, fully worked up design could prove too costly for the Club. Sport England's latest position is that they object to the application as it would not meet exception E4 of their playing fields policy as 'development which is likely to prejudice the use of land being used as a playing field'.

However, it clear from further correspondence that there is a reasonable possibility of Sport England withdrawing their objection should a) the LPA confirm they consider the ballstop cricket netting to be appropriate in visual amenity terms; b) the club confirm that the developer, rather than the club, meet the costs of the installation of this equipment. Both these matters have been resolved positively but Sport England representatives have not been available to provide further comment since their most recent correspondence on 7 November.

The Committee Report states 'no response received' from the Lawn Tennis Association and the English Cricket Board. It is noted however that comments from these organisations have been incorporated into the response provided by Sport England.

REPRESENTATIONS

One additional letter of objection has been received and this raises the following concern:

- Potential for a future request to cut branches of a TPO as a result of the relocated cricket practice nets

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

In addition to the issues covered in the main Committee Report, it should be noted that the site is considered to be sustainable urban greenfield land and although the Council's housing policies are considered to be out of date, and whilst the Council is also currently failing to meet its target of 80% of new housing provision on previously developed brownfield land, the scheme is nevertheless considered to be acceptable in relation to Policies L1.7 and L1.8, in that it helps towards meeting the wider Strategic and Place Objectives of the Core Strategy. As such, the principle of development remains acceptable.

RESIDENTIAL AMENITY

In the interests of clarity, it is noted that the 'southernmost' dwelling referred to in paragraph 38 relates to Plot 1 on the submitted site plan. It is also noted that 'The Retreat' and 'Ivy Cottage' are two separate properties. Their gardens are adjacent to what will become the boundary with Plot 1. Given the distance between Plot 1 and the boundary and the orientation of the properties, it is not considered that the development would have an overbearing impact on either The Retreat or Ivy Cottage.

HIGHWAY MATTERS

A condition has been added which requires the submission of an 'interim parking plan' for the period following the clubhouse being made available for use. The agent has advised that the full car parking area will not be available until the existing clubhouse has been demolished, however a condition will also require the implementation of these permanent parking and access arrangements following the demolition of the clubhouse and the erection of dwelling plots 11-14.

OTHER MATTERS

The applicant has provided details of retractable poles to be used for the ballstop netting adjacent to the boundary with the proposed dwellings. This would have a maximum height of 12m and would utilise telescopic retractable poles which would reduce to a height of approximately 3.6m when not required for cricket matches, being operated by a switch. The Local Planning Authority is satisfied that such a system would be acceptable with regard to matters of visual and

residential amenity and a requirement to lower the poles between fixtures would not be unduly onerous on the Club. Sport England has advised that plans showing the impact of the poles and netting should be provided prior to any consent issued to ensure the proposed system does not prejudice the use of the cricket pitch. On this basis, the recommendation has been amended, should Members be minded to grant the application, that authority be delegated to the Head of Planning and Development to continue to determine the application appropriately provided that Sport England raise no objection after further consideration of the ball stop netting proposals. Should Sport England maintain their objection, the application will be returned to this Committee for its consideration. If Members remain minded to grant the application in those circumstances, the application would need to be referred to the Secretary of State who would consider whether the application should be 'called in' for his own determination.

The additional representation received from a local resident raises concerns that the relocated cricket practice nets will result in a request to cut back branches of a nearby tree protected by a Tree Preservation Order (TPO). Given the limited height of the proposed nets and their 'lightweight' design, these are not considered likely to have a detrimental impact in this respect. Notwithstanding this, any future application for works to a protected tree would be considered on its merits.

RECOMMENDATION

That Members resolve that they would be **MINDED TO GRANT** planning permission for the development and that the determination of the application hereafter be deferred and delegated to the Head of Planning and Development as follows:-

- (i) To consider further representations from Sport England, and if they raise no objection following consideration of the applicants latest ball stop safety fencing proposal, to continue to determine the application accordingly.
- (ii) To complete a suitable legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
 - A contribution of £210,000 towards the provision of off-site affordable housing.
- (iii) To carry out minor drafting amendments to any planning condition.
- (iv) To have discretion to determine the application appropriately in the circumstances where a S106 agreement has not been completed within three months of the resolution to grant planning permission.

- (v) That upon satisfactory completion of the above legal agreement that planning permission be GRANTED subject to the following conditions (unless amended by (iii) above): -

Conditions:

Some minor changes have been made to the detailed wording of some of the conditions in the original report, but their purpose and meaning has not changed – these changes have not been included in the A.I.R. Additionally, the following conditions have been amended following further discussion with the Club:

Condition 3:

(a) The approved retractable safety netting system to be installed between the cricket ground and the dwellings hereby permitted (the location of which is shown on drawing no. AFL-00-ZZ-DR-A-00111 Rev P01) shall be a maximum of 12m in height (with retractable poles at no less than 8m centres and netting to ECB standards) and shall be in place prior to any construction works taking place on the site during the cricket season, or prior to the start of the next cricket season following construction works taking place on site, whichever is the earlier.

(b) Following first installation, the safety netting shall only be erected during the Club's cricket season. Within that season it shall be erected only between the hours of 1700 on Fridays and 0900 on Mondays; and for the duration of any weekday cricket matches. At all other times the netting shall be taken down and the poles retracted.

Reason: To protect construction workers and the occupiers of the proposed dwellings during cricket matches, and to ensure that the proposed residential development does not prejudice the use of the playing field, having regard to Policies R5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 20:

The dwellings hereby permitted shall not be occupied until their respective means of access and areas for the movement and parking of vehicles have been provided, constructed and surfaced in complete accordance with the plans hereby approved. These areas shall thereafter be retained and not be put to any other use than their intended purpose.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 21:

The approved clubhouse/pavilion shall not be brought into use unless and until a suitable air handling scheme or ventilation scheme to enable the clubhouse doors to be kept closed during the playing or performance of amplified/live music has first been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented prior to the clubhouse/pavilion being first brought into use and retained thereafter.

Reason: To enable the clubhouse to be sufficiently ventilated during the hottest periods of the year, whilst amplified/live music is being played/performed, and in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 22:

No development shall take place unless and until a build plan detailing timescales for the construction of the clubhouse/pavilion has been submitted to and approved in writing by the Local Planning Authority. The approved dwellings (plot numbers 1-10) shall not be occupied unless and until at least 50 per cent of the clubhouse/pavilion build plan has been completed. The approved dwellings (plot numbers 11-14) shall not be occupied unless and until the approved clubhouse/pavilion has been erected and made available for its intended purpose.

Reason: The residential development is only justifiable on the basis that the clubhouse/pavilion works are carried out and this condition ensures that both elements of the scheme are brought forward concurrently, having regard to Policy R5 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 23:

The groundsman's store shown on the approved plans shall not be erected unless and until full details of this building have been submitted to and approved in writing by the Local Planning Authority. These details shall include plans, elevations and materials to be used and the building shall not exceed 3m in height.

Reason: These details have not been provided with the application and in the interests of the visual amenity of the area, in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 24:

The development shall not be brought into use unless and until a Community Use Agreement has been submitted to and approved in writing by the local planning authority. The Agreement shall be based upon the draft 'Sale Sports Club Development Plan 2016-2021', included as Appendix D to the submitted Open Space Assessment and shall include measures to enhance and encourage community use and participation at the Sports Club. The Agreement shall be implemented and adhered to at all times thereafter.

Reason: In order to ensure the sports facilities remain available for use by the local community in accordance with Policy R5 of the Trafford Core Strategy.

Condition 25:

The clubhouse hereby approved shall not be open for use as a function room outside of the following hours:

12.00 – 23.00 Monday – Thursday
12.00 – 00.30 Friday and Saturday
12.00 – 23.00 Sundays and Public Holidays

The function room shall be available for hire on no more than 25 days in each calendar year.

Reason: In the interests of residential amenity, in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 26:

The cricket practice nets hereby approved shall not be used outside the hours of 09.00 – 20.00 on any day of the week.

Reason: In the interest of residential amenity, in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 29:

The dwellings hereby approved shall not be occupied unless and until a scheme for the planted privacy screen to the balcony serving residential plot no. 1, identified on the approved drawings has been submitted to and approved in writing by the Local Planning Authority. This scheme shall comprise a continuous evergreen planting screen and shall be maintained and retained thereafter.

Reason: In the interests of residential amenity, in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Additional conditions:

Condition 31:

The clubhouse/pavilion hereby approved shall not be brought into use unless and until an interim parking plan has been submitted to and approved in writing by the Local Planning Authority. The interim parking plan shall include details of parking and access arrangements for the period between the clubhouse/pavilion being brought into use and the permanent parking and access facilities being made available for use. The approved interim parking plan shall be implemented in full prior to the first use of the proposed clubhouse/pavilion and all parking spaces kept available for use throughout this period.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, whilst part of the site is used in association with the demolition of the existing clubhouse and the construction of dwelling plots 11-14, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 32:

The dwellings on plot numbers 11-14 shall not be occupied unless and until the means of access and the areas for the movement, loading, unloading and parking of vehicles associated with the Sports Club have been provided, constructed and surfaced in complete accordance with the plans hereby approved. These areas shall thereafter be retained and shall not be put to any other use than their intended purpose.

Reason: To ensure that satisfactory provision is made within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Page 82 91984/FUL/17: 50 - 78 Higher Road, Urmston

CONSULTATIONS

United Utilities - No objection to the proposed development subject to appropriate drainage conditions.

OBSERVATIONS

Flood risk and drainage is considered in the report on the main agenda and three drainage conditions are already recommended in that report. However an additional drainage condition requiring that the site be drained via separate systems for the disposal of foul and surface water is recommended as requested by United Utilities.

RECOMMENDATION

It is recommended that the following condition should be added as follows:

21. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policies L5 and L7 of the Trafford Core Strategy and National planning Policy Framework.

Page 106 92210/VAR/17: 1 Marsland Road, Sale

REPRESENTATIONS

Neighbours: Two additional objections have been received in relation to the application. Main points set out below:

- Would not like any more fans to be added as they already blow smells into neighbours' gardens.
- Late hours already cause disruption with noise from people parking and hanging around the premises. Detrimental to families in this residential area
- Will increase litter and therefore vermin in gardens, pavements and play area.

OBSERVATIONS

The issues raised above are considered in the report on the main Committee agenda.

RECOMMENDATION

Replace condition 3 with:

The litter bin external to the premises shall be retained at the site for the lifetime of this permission.

Reason: In the interests of residential amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Replace condition 4 with:

The existing systems for extraction and ventilation of fumes and odours operating at the premises shall be retained and maintained as such in full working order for the lifetime of this permission

Reason: In the interests of residential amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

**SARAH PEARSON, CORPORATE DIRECTOR OF ECONOMIC GROWTH,
ENVIRONMENT AND INFRASTRUCTURE**

FOR FURTHER INFORMATION PLEASE CONTACT:

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