

AGENDA ITEM 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 10th May 2018

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.
92879	102A Higher Road, Urmston, M41 9AP	Urmston	1	✓	✓
93336	230 Marsland Road, Sale, M33 3NA	Priory	8	✓	✓
93489	Boothroyd, 281 Washway Road, Sale, M33 4BP	Brooklands	16		
93499	9 Yulan Drive, Sale, M33 5RY	St Mary's	33		
93525	46 Bradfield Road, Stretford, M32 9LF	Stretford	42		
93840	Lookers House, 3 Etchells Road, Altrincham, WA14 5PQ	Broadheath	52		

PART 1

Page 1 92879/COU/17: 102A Higher Road, Urmston

SPEAKER(S)

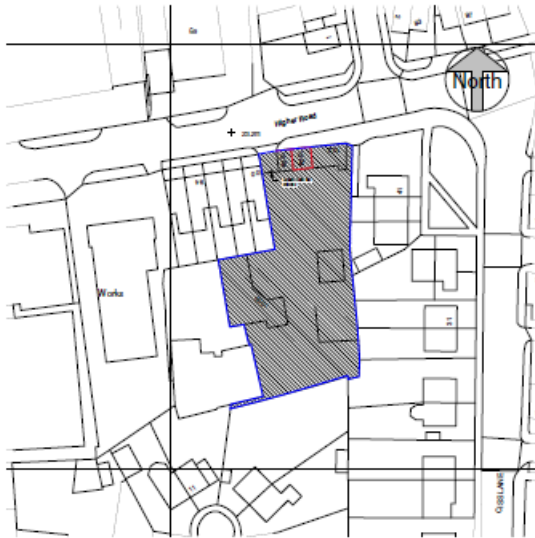
AGAINST:

Mrs Deborah Cassidy
(Neighbour)

FOR:

Mr Arjun Duggal
(Applicant)

The location plan in the Committee Agenda shows the application site as including 100a Higher Road. The correct site edged red and associated land edged blue is shown below.



REPRESENTATIONS

6no. further neighbour representations have been received in response to this application. These are summarised below:

- Changes to the application for a temporary 12 month period do not remove original objections to the proposals
- Proposals will devalue house prices within the vicinity of the application site
- A number of people writing in support of the development proposals do not live near the application site
- Increase in noise and anti-social behaviour
- Traffic, congestion and other parking related concerns to increase
- Increase in noise/nuisance and disturbance to residential amenity

The majority of the issues raised above have previously been addressed within the main body of this report. Two new issues have also been raised which make reference to the proposals resulting in a loss in value of nearby property, which is not a planning consideration. The second raises the point that a number of individuals who signed the petition in support of the proposals do not live within the immediate vicinity of the application site. It is important to note however that the Council has no control over the representations that are made in response to planning applications.

Page 8 93336/FUL/18: 230 Marsland Road, Sale

SPEAKER(S)	AGAINST:	Ian McGinty (Neighbour)
	FOR:	Alan Jones (Agent)

OBSERVATIONS

Wording in the Proposal and Observations section of the report is in the future tense (e.g. the fence would be 25.8m in length). For the avoidance of doubt, the fence has been erected and is now retrospective so the wording should read in the present tense (e.g. the fence is 25.8m in length).

For the same reason, paragraph 10 of the Observations section should state that "It is therefore considered that the impact on residential amenity from these proposals would not be materially different from the previous situation" rather than "the existing situation".

It is also recommended that the approved plans condition be reworded to reflect the fact that the permission would be retrospective.

RECOMMENDATION

1. The permission hereby granted relates only to the details of development as shown on the submitted plans, numbers A12-48/MR (200)01 REV P4, received on 19th March 2018, and associated 1:1250 site location plan.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Page 16 93489/FUL/18: Boothroyd, 281 Washway Road, Sale

CONSULTATION

Greater Manchester Archaeological Advisory Service (GMAAS) - No objections subject to the preparation of a 'watching brief' and a programme of archeological works being undertaken, given the proximity to the Roman road. An archaeological watching brief, as recommended, is designed to observe and record, during the development groundworks, any archaeological remains which might survive in discreet / small areas such as between service trenches and utilities. Therefore, notwithstanding the previous groundworks, and given the nature of potential archaeological interest, GMAAS recommends that a condition be attached requiring that the specified archaeological work be undertaken.

REPRESENTATIONS

As detailed within the 'Value Added' section of the main Planning Committee report, the applicant submitted an amended site layout plan providing alterations to the proposed car parking layout. Neighbouring residents were consulted on these amendments. Following the re-consultation of neighbouring residents, 3 letters of objections have been received from residents of Boothroyd. These objections reiterate many of the concerns raised in their original letters, as summarized in the main Planning Committee report. Further comments raised are summarised below: -

- They were pleased to see the two car parking spaces previously designed under a front bedroom window have been removed, however they are concerned as to whether sufficient car parking provision will remain.
- Request a blue badge holder car parking space close to the main entrance.
- Scheduled building works between 8am and 9am is peak time for work commuters and school run.

APPLICANT'S SUBMISSION

The applicant has submitted a drawing setting out where digging occurred at Boothroyd during the refurbishment of the property between 2005 and 2007. The applicant states that this clearly shows that large areas were dug up to accommodate services and drainage during that period and that other service trenches had been carried out before. However, if GMAAS are not able to consider this further prior to Committee, the applicant would be happy for the Committee recommendation to be changed to "Minded to Grant" so that a dialogue can take place with GMAAS regarding this.

OBSERVATIONS

GMAAS has recommended that the condition attached to the previous permission requiring the implementation of a programme of archaeological works be re-attached to any permission granted in respect of the current application. The applicant has submitted further information setting out where digging has occurred previously at the property and therefore questioning the need for the condition. This has been forwarded to GMAAS. However, in response to this further information, GMAAS has stated that an archaeological watching brief, as recommended, is designed to observe and record, during the development groundworks, any archaeological remains which might survive in discreet / small areas such as between service trenches and utilities. Therefore, notwithstanding the previous groundworks, and given the nature of potential archaeological interest, GMAAS recommends that a condition be attached requiring that the specified archaeological work be undertaken.

CONCLUSION

The development is considered to be acceptable in policy terms, and in terms of impact on the non-designated heritage asset, design and visual amenity, impact on residential amenity, highway safety and parking provision, impact on trees and drainage. As such, it is considered that the proposed development would comply with Policies L1, L2, L4, L7, R1 and R2 of the Trafford Core Strategy and guidance in the NPPF and it is recommended that planning permission should be granted, subject to the conditions recommended in the original report and subject to a further condition requiring the implementation of a programme of archaeological works.

RECOMMENDATION: GRANT, subject to the conditions set out in the original report and Condition 13 below:-

13. No development shall take place until the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) has been secured and which has been prepared by the appointed archaeological contractor and submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following: (a) A phased programme and methodology of site investigation and recording to include: - targeted field evaluation trenching - (depending upon the evaluation results) a strip map and record exercise - targeted open area excavation (b) A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the archaeological and historical interest represented. (c) Provision for publication and dissemination of the analysis and report on the site investigation. (d) Provision for archive deposition of the report, finds and records of the site investigation. (e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To protect the significance of any archaeological remains on the site having regard to Policy R1 of the Trafford Core Strategy and the National Planning Policy Framework.

Page 33 93499/HHA/18: 9 Yulan Drive, Sale

Correction of plan numbers and dates received

CONDITIONS

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, Location Plan, received 19th January 2018 and on amended plans, numbers YD09/12, received 5th April 2018 and YD 09/11A, received 26th April 2018.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Page 42 93525/HHA/18: 46 Bradfield Road, Stretford

Paragraph 14 states that a condition should be attached requiring the work to provide the revised parking provision to be carried out within three months of planning permission being granted. The recommended Condition 4 requires that the extension hereby permitted shall not be occupied unless and until the parking provision has been implemented in full. The condition is correct and paragraph 14 should read that a condition is recommended requiring that the extension hereby

permitted shall not be occupied unless and until the parking provision has been implemented in full.

RICHARD ROE, ACTING CORPORATE DIRECTOR OF ECONOMIC GROWTH, ENVIRONMENT AND INFRASTRUCTURE

FOR FURTHER INFORMATION PLEASE CONTACT:

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