

AGENDA ITEM 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 13TH SEPTEMBER 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 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 RECOMMENDATION	For REC.
<u>93960</u>	16 Station Bridge, Station Road, Urmston, M41 9SB	Urmston	1		Cllr Harding
<u>94004</u>	Land To The Rear Of 3 And 4 Grange Road, Bowdon, WA14 3EB	Bowdon	11	✓	
<u>94048</u>	Onion Farm, Warburton Lane, Warburton, WA13 9TW	Bowdon	44	✓ Cllr Anstee	
<u>94049</u>	Onion Farm, Warburton Lane, Warburton, WA13 9TW	Bowdon	68		Cllr Anstee
<u>94128</u>	42 Brook Avenue, Timperley WA15 6SJ	Broadheath	78		✓
<u>94206</u>	11 Lyndhurst Avenue, Davyhulme	Davyhulme East	94	✓ Cllr Miss Blackburn	
<u>94601</u>	Land Known As Carrington Village On Land Off Manchester Road, Carrington	Bucklow St Martins	110		✓
<u>94632</u>	Bay Malton Hotel, Seamons Road, Altrincham	Broadheath	142		

OTHER MATTERS:

The proposal includes the provision of permanent parasol shelters within the beer garden. These are shown to be 2.8m high. Two such shelters are shown to be proposed, one amongst each group of tables either side of the gates to the existing car park.

Whilst these would be higher than the 2m high acoustic fence proposed, they would not be readily visible from public viewpoints and would not be visually intrusive when viewed from the properties to the rear given the distances involved. They would not be out of context with the use of the space as a beer garden.

It is therefore considered that they are acceptable and the recommendation is to grant planning permission subject to conditions.

Condition 2 is amended to remove reference to buildings and reads:

Notwithstanding the details submitted, no above ground works shall take place until samples of the materials to be used in the construction of the external surfaces of the acoustic fence, additional fencing and access gate hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory external appearance in the interests of visual amenity, having regard to Policy L7 of the Trafford Core Strategy.

Page 11 94004/FUL/18: Land To The Rear Of 3 And 4 Grange Road, Bowdon

SPEAKER(S) **AGAINST:** **Robert Longsworth
(Neighbour)**

FOR:

REPRESENTATIONS

Neighbours: Additional comments/concerns have been received from the Headteacher of Bowdon Church School on Grange Road and the occupier of 28 Ash Grove as follows:

Headteacher of Bowdon Church School

The writer wishes to re-iterate the point that Grange Road is a cul de sac with a large school at the end. Grange Road is the school's main access road, as York Road is often impassable due to parked cars. It provides access for drop off and pick up for parents as well as coaches which require wide clearance and are

essential for the smooth running of the school and to ensure child safety. Concerns set out in the report regarding lack of on street parking, traffic chaos and impact on child safety and the need for restrictive conditions for contractors are re-stated. For clarification the school are concerned about the traffic issues for the duration of the building works and not with the project itself.

28 Ash Grove

The ridge height of plot 4 in comparison to the external ground floor level of our house is fundamental. If consent is granted condition 5 should state that the detailed drawings should maintain a maximum ridge height of 10.17m above the external ground level of 26/28 Ash Grove.

Paragraph 31 of the report states that the ridge heights are between 9.5m and 10.7m. This appears to be incorrect as the ridge height of plot 4 is 9.95m above the external ground level.

26 Ash Grove

The writer takes issue with the statement in paragraph 42 that they have a large side extension on the eastern side containing many east facing windows. This clearly does not take into account the fact this is ground floor only and that 3 out of 4 of our first floor bedroom windows are on the northern elevation.

Regardless of this they still strongly object to the proposed development and the detrimental effect that this will have on their property when built and especially during the construction process. They do however have nothing further to add to their written objections and will not be speaking at the committee meeting.

PROPOSAL

The sentence 'The ridge heights of the proposed dwellings above the various plot ground levels range from 9.5 metres to 10.7 metres.' should read 'The ridge heights of the proposed dwellings above the various plot ground levels range from 9.95m to 11.1 metres'.

OBSERVATIONS

RESIDENTIAL AMENITY

Regarding the first issue raised by the occupier of No. 28 Ash Grove, it is not considered necessary for the ridge height to be specifically stipulated in the condition in relation to No's 26/28 as this can be dealt with through the information already required to be submitted.

The point made regarding the ridge heights quoted in paragraph 31 is correct and this sentence should read 'The ridge heights of the proposed dwellings above the various plot ground levels range from 9.95m to 11.1 metres.' This is not considered to change the officer's assessment as set out in the report.

In respect of the concerns raised by 26 Ash Grove, Paragraph 42 states that the property has a large side garden not extensions as follows:

Paragraph 42 ‘.....The rear of No. 26 would look onto the main side wall of Plot 4 but for the foregoing reasons it is not considered that the revised scheme would have an unacceptable impact and it is noted that No. 26 also benefits from a large side garden area and a side extension on the eastern side containing many east facing windows.’

Paragraph 41 states ‘No. 26 has conservatory extensions to the side and rear’ and ‘No’s 26 and 28 Ash Grove are two storey properties at the southern end of the site with main habitable room windows in their rear elevation facing onto the application site. Due to the design of these dwellings the majority of their habitable room windows are in their rear elevation.’

It is considered that the assessment has been properly carried out.

HIGHWAYS & PARKING

The comments made by the Headteacher of Bowdon Church School are noted. The LHA have raised no objections to the proposal but have recommended a condition requiring a construction management plan. The presence of the school at the southern end of Grange Road is noted and it is accepted that the area can be congested at school drop off and pick up times. On this basis the LHA have recommended that the hours of construction deliveries only take place between the hours of 9:30 – 14:30 on a Monday – Friday to prevent blockage of the road at busy times.

RECOMMENDATION

It is recommended that the reason for condition 4 should be amended as follows following a minor typographical error:

Reason: To ensure a high quality standard of development and to safeguard and enhance the character and appearance of the Bowdon Conservation Area, and the visual amenity of the locality in general in accordance with Policies L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 13 should be amended to include a restriction on construction deliveries and the revised condition is set out below:

No development shall take place, including any 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 areas (all within the site) and means of access for vehicles of site operatives and visitors.

- ii. loading and unloading of plant and materials (all within the site)
- iii storage of plant and materials used in constructing the development
- iv wheel washing facilities
- v. measures to control the emission of dust and dirt during construction
- vi. details of hours of construction works / refurbishment works
- vii. erection and maintenance of security hoardings
- viii. a scheme for recycling/disposing of waste resulting from refurbishment and construction works
- ix. measures to prevent disturbance to adjacent dwellings from noise and vibration
- x hours of construction deliveries – to only take place between the hours of 9:30 – 14:30 on a Monday – Friday

Reason: To minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework. This is required prior to the commencement of development to ensure that the impact of the work is minimised from the outset of the development works.

Page 44 94048/FUL/18: Onion Farm, Warburton Lane, Warburton

SPEAKER(S)	AGAINST:	Paul Beckman (Applicant)
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FOR:

Page 78 94128/FUL/18: 42 Brook Avenue, Timperley

SPEAKER(S)	AGAINST:
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FOR:	Konrad Keller (Applicant)
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OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

The main report omits any reference to the fact that part of the site is currently forms a garden area to the existing bungalow. This being the case, the site is therefore part brownfield land and part greenfield land. Core Strategy Policy L1 sets an indicative target that 80% of new housing should be built on brownfield land. That said, the policy recognises that sustainable urban greenfield land, such as the application site, can be released for new housing. Given the Council does not, at present, have a five year supply of immediately available housing land, and that in the context of Paragraph 11 of the NPPF, the Council's housing policies are considered to be out of date, the presumption in favour of development is engaged. Policies within the NPPF do not provide a clear reason for refusing the development and any harm considered to result from building on the greenfield element of the site is not considered to significantly and

demonstrably outweigh the other benefits resulting from the scheme as identified in the main report. The principle of the development is therefore considered to be acceptable.

Page 94 94206/FUL/18: 11 Lyndhurst Avenue, Davyhulme

SPEAKER(S)

AGAINST:

**Daniel Ratcliff
(Neighbour)**

FOR:

OTHER MATTERS:

The applicant has submitted a revised set of plans after carrying out a further assessment of the application site. These show the application site to have a lesser width, than as originally shown on the submitted plans. The width of the site has reduced from 7.1m to 6.9m. The applicant has advised that there were difficulties measuring the site accurately because of the vegetation in place at the time.

The proposed dwelling has been reduced in width accordingly by 20cm. This is to ensure that the 1m gap between each side wall and the boundary remains unaltered as does the scale and height of the proposed building.

It is considered that this does not change the officer's assessment of the scheme which is still considered to be acceptable for the reasons set out in the report. The approved plans condition has been amended below to reflect the submission of the amended plans.

RECOMMENDATION

GRANT subject to the following conditions:-

Replace condition 3 with the below:

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, reference: 563-02, 563-03, 563-04, 563-05 and 563-08 as received by the council on 12/09/2018.

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

Page 110 94601/RES/18: Land Known As Carrington Village On Land Off Manchester Road, Carrington

SPEAKER(S) AGAINST:

FOR: **Hannah Richardson
(Agent)**

REPRESENTATIONS

A representation has been received which states the committee report does not mention the gifting of woodlands to the public in 1997 which was done between Trafford, Shell and Red Rose Forest in the creation of Dainewell Woodlands. It states these stretch across Carrington Moss in various locations and was formally opened in June 1997 by David Bills the then Director General of the Forestry Commission and gifted to the public for walking, cycling and horse-riding purposes, with footpaths specifically created for those purposes. The representation requests confirmation that none of the trees being felled as part of this development are those which were planted as part of this initiative.

OBSERVATIONS

Dainewell Woods

The 'Dainewell Woods' initiative referred to above relates to a cluster of woodlands at Dainewell Farm on the east side of Carrington. These are located some distance from the application site and do not include any land that forms part of this application. A document published by the Red Rose Forest relating to the Dainewell Woods scheme confirms this. A press article from 1997 relating to the official opening of the woods also refers to Dainewell Woods being located at Ash Farm, off Firtree Avenue which is some distance from the site. Furthermore the City of Trees initiative has confirmed from their records that trees on the application site were not part of the Millennium Woodlands scheme implemented at Dainewell Woods and were not funded with any Forestry Commission grant or similar.

The applicant (who is also the landowner) has confirmed there is no covenant on the land or any other reference to a requirement to retain trees on this part of the site as part of the Red Rose Forest (or any other initiative). Any requirement to retain trees as part of the Red Rose Forest would have been flagged as part of their due diligence exercise when they acquired the site from Shell.

Consideration is given to the removal of trees on the application site at paragraphs 30 to 33 of the committee report and concludes that the required tree losses are acceptable. None of the trees are protected by a Tree Preservation Order.

Car Parking

Condition 5 relating to car parking needs to be amended, as the applicant has advised that a revised car parking layout could not necessarily be provided in the event of B2 use of any of the units as this may still require the full extent of service yard area shown on the plans. It is considered a suitable alternative condition to address this issue would be to require a Parking and Servicing Statement to be submitted prior to occupation of any unit which is to be occupied by a B1(b), B1(c) or B2 use. This would require evidence to be provided to demonstrate that adequate car parking and servicing provision can be provided for that unit, and include a revised parking and servicing layout and bespoke Travel Plan as necessary. This would ensure there is sufficient car parking for B1(b), B1(c) or B2 use of any unit, with an increase in provision and measures set out in a Travel Plan if necessary. In the event the applicant couldn't demonstrate sufficient car parking is available then the condition wouldn't be discharged and that particular use of the unit wouldn't be able to proceed. This condition does not affect B8 use of any of the units, as the submitted plans provide a sufficient level of car parking for this use.

Minor revisions have been made to Conditions 7 and 8 to allow for differing noise mitigation measures and waste facilities that might be required from the occupation of the units for uses that fall within the different Use Classes approved under this permission.

Condition 1 also needs to be amended to allow for the scenario that a revised car park layout may be approved under Condition 5 and therefore this part of the development wouldn't necessarily be in accordance with the site plan listed in Condition 1.

CONDITIONS

Conditions 1, 5, 7 and 8 amended as follows: -

1. Other than in the event of a revised car parking layout (and revised servicing layout where relevant) being submitted and approved in accordance with Condition 5 of this permission, the development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans (*plans remain as listed in the committee report and not repeated here*).

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

5. In the event that any unit hereby approved is to be occupied by a use falling within Use Class B1(b), B1(c) or B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), and prior to the occupation of that unit, a Parking and Servicing Statement shall first be submitted to and approved in writing by the Local Planning Authority. The Statement shall provide evidence to demonstrate that adequate car

parking and servicing provision can be provided for that unit, and shall include a revised parking and servicing layout and bespoke Travel Plan as necessary. Parking and servicing shall be provided in accordance with the approved Parking and Servicing Statement prior to occupation and retained thereafter.

Reason: To ensure that adequate servicing and car parking is provided for each unit for its intended use, having regard to Policies L4 and L7 of the Trafford Core Strategy, Supplementary Planning Document 3 - Parking Standards and Design and the National Planning Policy Framework.

7. Prior to the first occupation of each unit, and prior to any subsequent occupation for a use falling within a different Use Class within the range of uses hereby permitted, a noise assessment and details of necessary proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The noise assessment shall cover noise emanating from within the building and from within service yard to that unit. No unit shall be brought into use, and there shall be no subsequent occupation of that unit for a different Use Class within the range of uses hereby permitted, until all approved mitigation relevant to that unit has been implemented in accordance with the approved mitigation measures. The approved mitigation shall be retained and maintained thereafter.

Reason: To ensure adequate noise mitigation measures are provided in the interest of residential amenity in accordance with Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

8. Prior to the first occupation of each unit and prior to any subsequent occupation for a use falling within a different Use Class within the range of uses hereby permitted, details of refuse and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided and made available for use prior to the unit being first brought into use, and prior to any subsequent occupation of that unit for a different Use Class within the range of uses hereby permitted, and shall be retained thereafter.

Reason: To ensure that satisfactory provision is made for refuse and recycling storage facilities, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Page 142 94632/COU/18: Bay Malton Hotel, Seamons Road, Altrincham

REPRESENTATIONS

Four additional representations have been received in response to this application. Three of these raise further concern in respect of the loss of a local community asset and a local public house. One, anonymously sent, makes

allegations in respect of pre-determination of the application by Members of the Committee.

Asset of Community Value

A query has arisen relating to the site's listing as an Asset of Community Value. Legal Services have advised that the application is deferred from consideration until this matter is clarified.

RECOMMENDATION

Members are recommended to **DEFER** the application for future consideration.

FROM THIS POINT ON REFER TO ORIGINAL AGENDA ORDER UNLESS INDICATED BY THE CHAIR

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