

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 12th November 20

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
94949	Land At Heath Farm Lane, Partington, M31 4EH	Bucklow St Martins	1		✓
101290	187 & 189 Marsland Road, Sale, M33 3ND	Brooklands	140		
101860	3 Brooklands Road, Sale, M33 3QH	Brooklands	153	✓ Cllr Boyes	

SPEAKER(S)

AGAINST:

FOR:

**Graeme Scott
(B/H of Applicant)**

REPRESENTATIONS

One further representation received raising concern over mud on Broadway and Moss View Road as a result of the development and lorries using Moss View Road which is as small, narrow road. The response also states that objections were raised about the first phase of houses being built with no infrastructure in place but the Council took no notice.

OBSERVATIONS

Trigger for payment of the Carrington Relief Road contribution

Paragraph 314 of the report sets out proposed triggers for payment of the Carrington Relief Road (CRR) contribution as follows: -

- 50% of the total contribution on the grant of planning permission (within 14 days)
- 25% of the total contribution on completion of 80 dwellings
- 25% of the total contribution on completion of 250 dwellings or when the CRR has planning permission, whichever is the sooner

This proposed phasing of payments has since been discussed with the applicant and, in accordance with the approach set out in the 15 October report "*Planning Obligations: Developer Contributions towards the Carrington Relief Road*", it has been agreed that the total CRR contribution will be paid on confirmation by the Council that the CRR will be delivered.

The 15 October CRR Report includes the following model wording (at paragraph 5.9) for inclusion in S106 agreements to trigger payment of CRR contributions: -

(v) In the event that the Council provides notice under condition X (1 or 2) that the CRR will be delivered, the CRR contribution shall be paid [upon commencement of the development/first occupation/phasing].

(vi) In the event that the Council does not provide notice under condition X (1 or 2) but does provide notice that the CRR is to be delivered before the expiration of [X] years from commencement of development, to pay the CRR contribution [within 28 days of the giving of such notice/phased triggers] less all costs which are certified to have been incurred or are certified to have been committed to be incurred by the [developer] on the works under condition X (2).

In this case notice served by the Council under either (v) or (vi) that the CRR is to be delivered would secure the contribution. The S106 agreement would therefore be drafted to include the ability to serve notice under either scenario.

Carrington Relief Road Contribution and Flixton Road Junction Improvement

The recommendation set out in the report includes that a legal agreement / unilateral undertaking will secure a contribution of £1,611,400 towards the proposed Carrington Relief Road. As set out in the committee report and in the 15 October CRR Report, there is a fall-back position in that if the CRR is not delivered the Council may wish to proceed with the alternative 'Flixton Road Junction Improvement' scheme described in the report. The CRR Report acknowledges that in the event the Council does not deliver the CRR, S106 contributions may be used towards the cost of works to improve this junction. The recommendation has therefore been amended to allow for the CRR contribution, or a proportion of that contribution, to be used on the Flixton Road Junction Improvement scheme should the CRR not be delivered.

Trigger for future viability reviews

The recommendation set out in the report includes that a legal agreement / unilateral undertaking will secure the submission of a viability review of the scheme for each subsequent phase beyond Phases 1 and 2 and which would be submitted with any reserved matters application that includes layout. It is considered that reserved matters applications may not necessarily represent appropriate triggers during the progression of the development to reassess viability, since the timing of applications may not necessarily align with a number of dwellings having been built when it is considered appropriate to review the scheme's performance. The number of reserved matters applications could also be too few or too many to effectively review viability. As such it is recommended that this is amended to be linked to the sale of a specific number of dwellings. This has been agreed with the applicant as being on completion of the sale of the 251st, 375th and 475th dwellings (excluding the 100 affordable units that form part of the application).

RECOMMENDATION

MINDED TO GRANT in accordance with the recommendation set out in the report with part (i) of the recommendation amended as follows: -

- (i) To complete a suitable legal agreement / unilateral undertaking to secure :
 - A financial contribution of £1,611,400 towards the proposed 'Carrington Relief Road' (the new road infrastructure to serve the SL5 Strategic Location to relieve congestion on the A6144), or alternatively to be used towards the cost of the Flixton Road Junction Improvement scheme in the event that the CRR is not to be delivered;

- A financial contribution of £56,000 towards highway improvements at the Manchester Road/Flixton Road junction;
- A contribution of £162,747 towards outdoor sports facilities provision;
- Provision of on-site green infrastructure/open space, management and maintenance;
- Provision of on-site play facilities, management and maintenance;
- Travel Plan Monitoring Fee of £2,000;
- The submission of a viability review of the scheme on completion of the sale of the 251st, 375th and 475th dwellings (excluding the 100 affordable units that form part of the application).

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101860/OUT/20: 3 Brooklands Road, Sale

SPEAKER(S)

AGAINST:

**Robert Embrack
(Neighbour)
Councillor Boyes**

FOR:

REPRESENTATIONS

A representation was received by Cllr Boyes 09/11/2020 pointing out inaccuracies with the indicative site plan due to an incorrect scale.

OBSERVATIONS

This has been duly noted and a correctly scaled indicative site plan has been provided by the applicant's architect and added to the file (drawing no. 422-003A). It should be noted this was picked up by officers during the assessment and all dimensions stated in the committee report are correct. Furthermore this indicative site plan is a visual representation only and does not form part of the approved plans with only the location plan listed.

RECOMMENDATION

The recommendation remains unchanged.

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