

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 11th February 2021

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
<u>102243</u>	13 Stamford Place, Sale, M33 3BT	Priory	1	✓ Cllr Brotherton	✓
<u>102509</u>	39-42 Ingleby Court, Stretford, M32 8PY	Longford	15	✓	
<u>102841</u>	20 Kendal Road, Stretford, M32 0DZ	Gorse Hill	29		✓ Cllr Walsh
<u>103042</u>	Land North Of Oak Road And West Of Warburton Lane, Partington	Bucklow St Martins	38	✓	

Page 1 102243/HHA/20: 13 Stamford Place, Sale, M33 3BT

**SPEAKER(S) AGAINST: Rachel Gibbons (Neighbour)
Councillor Barry Brotherton**

FOR: Caroline Payne (Agent)

Page 15 102509/FUL/20: 39-42 Ingleby Court, Stretford, M32 8PY

**SPEAKER(S) AGAINST: John Earnshaw (Neighbour)
Statement read out only**

FOR: -

CONSULTATIONS

Greater Manchester Ecology Unit have confirmed they have no objection to the proposal. The comments received state that the "new development proposal does not materially change the ecological impact to the building. Ecological issues including the presence of a transitory bat roost were resolved as part of a previous application. The bat surveys are still valid. My previous comments of the 12th August 2020 re. 101371/FUL/20 still apply.

OBSERVATIONS

Ecology

The previously comments in relation to 101371/FUL/20 are considered within the committee report and a condition requiring the necessary mitigation of bird and bat boxes has been included as part of the recommendation for approval.

RECOMMENDATION

The recommendation is unchanged

Page 29 **102841/HHA/20:** **20 Kendal Road, Stretford, M32 0DZ**

SPEAKER(S) **AGAINST:** -

FOR: **Jemma Saunders
(Applicant)
Councillor Laurence Walsh**

Page 38 **103042/VAR/21:** **Land North Of Oak Road And West Of Warburton Lane, Partington**

SPEAKER(S) **AGAINST:** **Brenda Williams
(Neighbour)
Statement read out only**

FOR: -

REPRESENTATIONS

Three further objections have been received which are summarised below:

Partington Parish Council

Consider that to support this application the Housing Association needs to show more support to its current housing stock and the tenants that currently occupy these rundown properties.

Positive Partington Tenants and Residents Group

It is felt that the Carrington Relief Road will not have an impact on traffic flow in Partington itself and as such if there is a S106 agreement there are more appropriate ways to spend this money within Partington to benefit our community e.g. our local parks and green spaces.

Neighbour: One objection received from a local resident summarised as follows:

- Objected to the original application.
- Your Housing Group should consider the trees around that site that have stood there for many years. Oak Trees should remain in situ.
- Lack of maintenance from Your Housing Group on its original stock in the area.
- The Carrington Relief Road will make no impact whatsoever on the traffic throughout Partington.
- Any S106 funds should be distributed on Cross Lane Park / the Flower Meadows / Red Brook nature reserve which are part of a Green loop around Partington and are green spaces for all Partington Residents to use. They are maintained by Local Groups, which should have an input on what the S106 funds are spent on.

OBSERVATIONS

As set out in the main report the proposed plans and the requirements of all other conditions attached to planning permission 97897/FUL/19 remain with the exception of Condition 11 and this includes conditions relating to tree protection, retention and new tree planting as part of the landscaping scheme. Some trees will be removed as part of the development as approved previously.

It has been stated by objectors that the Carrington Relief Road (CRR) will not have an impact on traffic flow in Partington. It is not considered appropriate to examine the need for the Carrington Relief Road as part of this application as this has been set out in the reports to Committee '*Planning Obligations: Developer Contributions towards the Carrington Relief Road*' in October 2020 and subsequent update in January 2021 and is also identified in the various Core Strategy Policies set out in the main report. These identify the need for the CRR to improve accessibility and sustainability of the Carrington and Partington area as part of the regeneration of these areas.

While it is also noted that comments have been made that the section 106 monies would be better spent on local parks and green spaces, the proposed contribution to the Carrington Relief Road is to mitigate for identified impacts on the local highway network as a result of the development and to use the money for something other than the mitigation of these traffic impacts would not be appropriate.

Comments regarding how Your Housing Group maintain their wider stock in the Partington area and support tenants is not a matter for consideration as part of this application.

RECOMMENDATION

The recommendation to **GRANT** is unchanged

AGENDA ITEM 8 – REVISION TO THE APPLICATION VALIDATION CHECKLIST

Section 12 FLOOD RISK AND DRAINAGE DRAINAGE STRATEGY / STATEMENT

Retain the Threshold (Text in blue box)

Delete the text below the blue threshold box and replace with the following:

It is important to demonstrate that a development site can be sustainably drained; this is a principle of development, and should be demonstrated at the earliest opportunity.

Full and Outline planning applications for major development should be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage scheme proposed is in compliance with both the NPPF / NPPG and the Non-Statutory Technical Standards.

Full and Outline planning applications for major development should also be accompanied by a completed copy of the North West SuDS Strategy: Pro-forma. The pro-forma summarises and confirms the details that should be contained within the Sustainable Drainage Strategy and Site Specific Flood Risk Assessment. It is intended to ensure that all aspects of sustainable drainage have been considered. The Pro-forma and associated guidance note can be found at Appendices 2 and 3 of this checklist.

Please note that in relation to surface water discharge, Trafford will not accept surface water drainage to a highway drain.

Validation Checklist Appendix 3 – North West SuDS Pro-forma guidance note

Page 1 What Do I Need To Submit With My Planning Application

Replace:

“This document may form part of the Local Planning Authority’s ‘Planning Validation Checklist.’ Planning applications for major development and for sites of 0.5 hectares in Critical Drainage Areas that are not submitted with the above information will not be regarded as a ‘valid’ application.”

With:

“This document forms part of Trafford’s Planning Validation Checklist. Planning applications for

- Residential development consisting of 10 dwellings or more or with a site area of 0.5 hectares or more where the number of dwellings is not yet known
- Non-residential development with provision of a building or buildings where the total floorspace to be created is 1000 sq.m or more or, where the floor area is not yet known, a site area of 1 hectare or more

will not be considered as valid applications unless submitted with a completed copy of the North West SuDS Strategy Pro-forma.”

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

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