

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 12th March 2014

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	For
76054	Land at Cross Street, Sale	Ashton on Mersey	1		
81446	Land Adjacent to the M60 High Level Bridge & Davyhulme Waste Water Treatment Works & to the South of Trafford Soccer Dome, Urmston	Davyhulme East & West	15		
81464	Land adjacent to 5 James Street, Sale	Sale Moor	41		
81794	Vacant Land on Garden Lane to rear of 7-11 Springfield Road, Altrincham	Altrincham	48		
81973	Clay Lane Nurseries, Clay Lane/Thorley Lane, Timperley, WA15 7AF	Hale Barns	67		
82046	Former Kratos site, Mercury Way, Davyhulme, M41 7BZ	Davyhulme East	74		
82098	The Square, Hale Barns, WA15 8ST	Hale Barns	85		
Agenda Item 5 78926	100 Washway Road, Sale	Ashton on Mersey			

PROPOSALS

Amended plans have been received which have replaced the flat roof on the single storey projection with a lean-to roof in line with the case officer's request.

REPRESENTATIONS

Some dissatisfaction has been expressed about the time available for objectors to prepare to address committee.

A petition against the development has been received containing 19 signatures from 14 neighbouring addresses.

An additional letter of representation has been received on behalf of residents of Wilkinson Street, James Street and Alice Street. This reiterates a lot of concerns previously outlined and most are already addressed in the Committee Report. The additional points raised are summarised below. Those points which haven't previously been raised are addressed in the main 'Observations' section of the report below.

- The land has not been previously used as residential land. There is a greenhouse at one end of the land which was previously used to grow produce which was sold by a business in Sale Moor Village. It has not been used for this purpose for many years and nothing has been done to maintain the land;
- Adverse impact on sunlight reaching the rear of properties on Wilkinson Street and Alice Street. Such a large building in such close proximity would leave the residents with very little natural light;
- Contrary to the amended plans submitted 28 February 2014, neighbours have not agreed to the removal of existing trees and hedges as shown;
- The shape of the marked plot does not match the Land Registry map and the plans should not be assumed to be correct with regards to the plot and/or boundaries;
- The case officer has not viewed the site from the rear of the Wilkinson Street properties;
- The planning officer's report makes no reference to the impact on the rear gardens and properties on Wilkinson Street and Alice Street;
- Increased noise associated with an additional dwelling;
- Unacceptable overlooking of 6 Alice Street;
- No amended plans have been submitted to address the LHA concerns raised regarding visibility.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

Insert the following after paragraph 1:

The site was last used for the growing of produce and the greenhouse remains on site albeit in a dilapidated state. Whilst the site is a greenfield site, it is considered to be a sustainable urban greenfield site close to Sale Moor centre and surrounded by other residential properties. The redevelopment of this site for residential purposes is in accord with the Core Strategy therefore considered to be acceptable in principle.

RESIDENTIAL AMENITY

Insert the following after paragraph 9:

Disruption as a result of construction works is not a material planning consideration.

The development of a 2 bedroom dwelling within a largely populated residential area is not considered to generate a sufficient level of noise disruption to justify refusal of the scheme.

Loss of outlook provided by a vacant, piece of land in a sustainable urban and residential area is not considered to be a justifiable reason for refusal.

Granting of planning permission would not give the applicant the right to remove any trees outside of their ownership.

A site visit was carried out and the relationship with adjacent dwellings was considered from within the site, within the rear garden of no. 5 James Street and the access to the rear of properties on Wilkinson Street.

HIGHWAY SAFETY AND PARKING PROVISION

Insert the following after paragraph 12:

The agent has not addressed the concerns raised by the LHA with regard to improving visibility. Nevertheless, visibility cannot be improved on land outside of the applicant's control and it is considered that a refusal could not be sustained on these grounds.

Insert as paragraph 13:

OTHER MATTERS

No Land Registry plans have been submitted as part of the planning application. The application has been assessed on the basis of the submitted plans.

Page 48 81794/FULL/2013: Vacant Land on Garden Lane to rear of 7-11 Springfield Road, Altrincham

SPEAKER(S)	AGAINST:	Robert Roper (Neighbour)
	FOR:	Ian Jones (Agent)

THE APPLICANTS SUBMISSION

The applicant has submitted revised visuals. The visuals have been prepared in order to allow a direct comparison with those provided by the objector, which show a view from a person seated on a chair positioned at the midpoint of the patio doors at 9 Springfield Road as opposed to showing how the development would appear when viewed at the industry standard for the preparation of 3D visuals which is standing height i.e. 1.8m.

REPRESENTATIONS

One further letter of objection has been received. The writer does not raise any new issues, however they note the lack of reference within the officer's report to Committee of the New Residential Development guidelines which apply to the application, stating that as the objections raised dealt with these should the report not cite them and show how the proposed development meets or otherwise does not meet with them.

OBSERVATIONS

In response to the additional letter of objection received the report to Committee does make reference to the Council's Guidelines for new residential development, with paragraph 17 setting out the separation distances normally required under these standards and the residential amenity section providing an assessment of acceptability based on the circumstances on site.

With respect to number 9 Springfield, the property of the objector who has written in post publication of the original report to Committee, the straight line separation distance from the mid-point of the closest habitable room windows in number 9 Springfield Road is 14.8m. It is acknowledged that this falls marginally short of the 15m standard in the guidelines but for the reasons set out in paragraph 31 of the original report the relationship between the property at 9 Springfield Road and the development is considered acceptable.

ADDITIONAL CONDITIONS

11. Details of existing and proposed ground levels and finished floor levels
12. Wheel washing scheme

SPEAKER(S) AGAINST:

**FOR: Benjamin Thornley
(Agent)**

Agent: The initial agent who submitted the application (Urban Roots) was subsequently replaced by Civitas Planning Ltd (Chester); Urban Roots were incorrectly reported on the committee report.

The applicant has submitted a letter requesting that the application be deferred to April committee in order to give them sufficient time to consider a response to the representations and consultations received – copies of these representations and consultations had been requested by the applicant but unfortunately had not been sent out, the applicant considers that they have been prejudiced as a result. Officers have no objection to the request to defer the application.

CONSULTATIONS

Manchester Airport – Aerodrome Safeguarding response – no objections to the proposal.

Page 74 82046/FULL/2013: Former Kratos site, Mercury Way, Davyhulme

CONSULTATIONS

United Utilities – No objection subject to a drainage condition. An additional condition to address their comments has been recommended accordingly.

Environment Agency – No objection in principle to the Flood Risk Assessment. As the site is within a Critical Drainage Area identified within the Council's SFRA, the discharge of surface water from the site should aim to reduce run-off by 50% compared to the run-off from the existing developed site. A condition has already been recommended in the main report to address this.

OBSERVATIONS

With reference to paragraph 24 of the Officer report in relation to Developer Contributions, discussions with the applicant about the possible transfer of an area of land between the former Kratos site and Barton Dock Road, to assist in the delivery of the Metrolink line, are still on-going.

It is therefore recommended that the application is considered on the basis of the recommendation within the main report. Should discussions come to a favourable conclusion with regard to the transfer of land, the application will be reported back to Committee at a later date.

RECOMMENDATION

18. The site shall be drained on a separate system with only foul drainage connected into the foul sewer in accordance with a scheme to be submitted for the prior written approval of the Local Planning Authority.

**HELEN JONES
CORPORATE DIRECTOR OF ECONOMIC GROWTH & PROSPERITY AND
INTERIM CORPORATE DIRECTOR OF ENVIRONMENT, TRANSPORT AND
OPERATIONS**

FOR FURTHER INFORMATION PLEASE CONTACT:

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