

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 10th April 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
<u>81271</u>	Unit 9, Brightgate Way, Trafford Park, M32 0TB	Gorse Hill	1		
<u>81449</u>	Bass Drum, 1235 Chester Road, Stretford, M32 8NB	Stretford	8		
<u>81591</u>	2 Winton Road, Bowdon, WA14 2PG	Bowdon	21		
<u>81736</u>	Land off Stamford Brook Road, Altrincham	Broadheath	29		
<u>81739</u>	131-133 Flixton Road, Urmston, M41 5ZZ	Urmston	40		
<u>81768</u>	21 Little Ees Lane, Sale, M33 5GT	Ashton-on-Mersey	48		
<u>82124</u>	Broomwood Primary School, Mainwood Road, Timperley, WA15 7JU	Village	56		
<u>82290</u>	Broadheath Primary School, Sinderland Road, Altrincham, WA14 5JQ	Broadheath	63		
<u>82318</u>	The Willows Primary School, Victoria Road, Timperley, WA15 6PP	Timperley	71		

<u>82388</u>	Land at Arcon Place (incl. no. 7), Altrincham, WA14 4LQ	Altrincham	79		
<u>82409</u>	22 Irlam Road, Urmston, M41 6JP	Flixton	91		

Page 1 81271/COU/2013: Unit, 9 Brightgate Way, Trafford Park

For the avoidance of doubt the recommendation on page 1 should read “Grant” not “Minded to Grant”.

Page 8 81449/FULL/2013: Bass Drum, 1235 Chester Road, Stretford

SPEAKER(S) AGAINST:

**FOR: Adam Brand
(Applicant)**

RECOMMENDATION

Add the following condition:

Construction Method Statement (to include wheel wash; the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; measures to control the emission of dust and dirt during construction).

Page 21 81591/FULL/2013: 2 Winton Road, Bowdon

SPEAKER(S) AGAINST:

**FOR: George Tsiantar
(Agent)**

REPRESENTATIONS

Neighbours:

Three comments submitted further to amended plans. The following additional comments are as follows:

- The original design and massing concerns have been addressed by the amended plans.
- There are still concerns regarding the proposed retaining wall along the western boundary in common with the adjacent Tennis Courts. A Arboricultural Impact Assessment is requested along with a tree survey and sectional plan providing details of land levels etc.
- A request has been received to protect the grass verge on the northern side of Winton Road via a temporary fence and that any detrimental harm

that occurs to the highway as a result of the proposed development is rectified by the applicant.

OBSERVATIONS

No further observations are made with respect to the proposed development, however, amended plans have been received to illustrate the internal floor level at second storey with relation to the window sill heights as requested by the occupiers of 1 Winton Road.

There are no amendments to the proposed dwellinghouse.

RECOMMENDATION

The recommendation remains unchanged.

The additional comments and concerns by neighbouring residents are noted regarding possible harm to trees and associated root systems, possible damage to the adjacent tennis courts and the protection of grass verges along Winton Road.

It is therefore recommended that the wheelwash condition is deleted and the following additional conditions are attached:

- 1) Details of retaining wall adjacent to western boundary to be submitted to and approved in writing
- 2) Details of tree protection of existing trees within application site
- 3) Construction Method Statement including wheel wash and protection of grass verges.

Page 29 81736/FULL/2013: Land off Stamford Brook Road, Altrincham

PROPOSAL

A revised layout plan was received by the LPA which allowed the applicant to address a number of concerns from the LHA regarding access, parking and manoeuvring space. Neighbours and consultees were reconsulted on these plans.

APPLICANTS SUBMISSION

The applicant has submitted an updated Transport Assessment that concludes that the development of 4 extra dwellings (net increase above the outline approval of 70 dwellings which the original transport assessment was done on) would not have a material impact on the local transport network.

CONSULTATIONS

LHA – No objections to updated Transport Assessment

Network Rail – Following reconsultation on the amended plans Network Rail have reiterated previous comments and recommended conditions that have been included on the main officer's report to committee.

Environment Agency – Following reconsultation on the amended plans, Network Rail have reiterated previous comments and recommended conditions that have been included on the main officers report to committee.

Electricity North West (ENW) – Following reconsultation ENW have once again raised no objections.

Manchester Airport – No safeguarding objections

OBSERVATIONS

Residential Amenity

Paragraph 8. Under the heading Residential Amenity should state 21 Badger Road and not 12 Badger Road as reported within the main report.

Drainage

The applicant has submitted a Flood Risk Assessment which concludes that the majority of the site is located within Flood Zone 1 indicating that the risk of flooding from major sources (fluvial, tidal, sewers, groundwater etc.) is low. Timperley Brook located on the eastern side of the larger Phase 1 site has elements of Flood Zone 2 & 3 encroaching into the larger site. Appropriate conditions have been attached to ensure finished floor levels are not set any lower than the Environment Agency (EA) specified level and also roads, parking and pedestrian areas are also set at a EA pre-determined levels.

The FRA also states that the development will comprise a drainage design which manages surface water runoff utilising SUDs measures. Appropriate conditions attached.

DEVELOPER CONTRIBUTIONS

The formation of a unilateral undertaking has been agreed between the Council and the applicant. Due to timescales this is likely to be concluded next week.

Page 56 82124/FULL/2014: Broomwood Primary School, Mainwood Road, Timperley

OBSERVATIONS

For clarification a plan has been submitted showing the current parking layout. This demonstrates that there are 39 existing spaces and not 37 as previously reported.

Page 63 82290/FULL/2014: Broadheath Primary School, Sinderland Road, Altrincham

APPLICANTS SUBMISSION

The applicant has submitted a Bat Roost & Breeding Bird Survey Report to supplement the previous submitted ecology evaluation report. The conclusion of this updated survey is that no signs of bat habitation were detected to the building being extended and no evidence of breeding birds was found.

CONSULTATIONS

Sport England – Sport England have been consulted on this application as standard and no comments received to date – The proposal does not result in the loss of any playing field area and the proposal is therefore considered not to have any implications with regards loss of playing field ground.

Greater Manchester Ecology Unit – No further comments to add following consultation on the Bat Roost & Breeding Survey Report.

PRINCIPLE OF DEVELOPMENT

1. The proposed new development within the application site is considered acceptable in principle, subject to no adverse impact on residential and visual amenity and highway safety. Development within school sites should also not result in any unacceptable loss of open space. The proposal represents an extension to an existing school for the purpose of providing additional accommodation as a response to demographic requirements in Trafford which indicates a need for Primary Schools to be expanded. The proposed development would have the wider public benefit of improving educational facilities at the site. Paragraph 72 of the NPPF states that *'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools'*. In addition, the Communities and Local Government Policy Statement 'Planning for Schools Development' published in August 2011 states that *'There should be a presumption in favour of the development of state-funded schools, as*

expressed in the National Planning Policy Framework.' As such the proposal is acceptable in principle as it is complementary to the existing school use on site.

RECOMMENDATION: Grant:

Condition 9 Notwithstanding the submitted information, details of scooter, motorcycle and cycle parking to be submitted.

Condition 12 (wheel wash facilities)

Condition 13 Contaminated land condition

Page 71 82318/FULL/2014: The Willows Primary School, Victoria Road, Timperley

CONSULTATIONS

LHA – Make the following additional comments in relation to the site:-

'Further to consultation with the Local Highway Authority and local residents regarding parking and obstruction issues outside the school, the applicant has agreed to fund amendments to waiting restrictions on Victoria Road. The amendments will enhance pedestrian safety around the school and ensure nearby residential driveways are protected from any increase in parental drop-off activity. The proposals are currently being developed in partnership with the Local Highway Authority, and will be likely to include:

- Amendments to existing School Keep Clear markings to ensure coverage of amended pedestrian access points
- Extending waiting restrictions to improve road safety for pedestrians in the vicinity of the school
- Implementing new waiting restrictions around the turnaround facility at the head of Victoria Road
- Pedestrian guard rail at all pedestrian entrances to the school
- Waiting restrictions or access highlight markings to protect residential accesses on the south side Victoria Road

The detail of the proposals will be developed by the Local Highway Authority, in partnership with the Applicant, over the coming months, and will be phased appropriately to complement the expansion of the school. Local residents will be consulted regarding the detail of the proposals once this is available.'

RECOMMENDATION

Delete wheelwash condition and add Construction Method Statement.

**SPEAKER(S) AGAINST: Mrs Maureen Clarke
(neighbour)**

**FOR: Graeme Scott
(applicant)**

REPRESENTATIONS

A further representation has been received from a resident at Arcon Place. She indicates that this site was originally planned to be developed for another four sheltered bungalows, but the scheme did not go ahead because an existing resident on the site would not re-locate. The existing residents of Arcon Place are all over 55 (with an average age of 75) and with some form of medical necessity to live in such a scheme. She is shocked that this has been disregarded by Trafford Housing Trust as Government guidelines suggest it is good practice to protect the environment of over 55's sheltered schemes. Considers this to be a very poor location for family homes and that the impact on residents' lives, where they had hoped for peace will be catastrophic.

Further representation was received earlier this week from a couple residents who considered that they had not been given adequate notification of the committee date and their right to address the committee and so were pushing for a deferral of the application from tonight's meeting. Cllr Alex Williams has supported the residents in this assertion. However, confirmation has been received this morning from the residents that they want the application to be heard. Mrs Maureen Clarke, the nominated speaker has confirmed that she has no interest in the application being deferred.

SITE HISTORY

80944/FULL/2013 Land at Arcon Place - Demolition of existing bungalow and erection of three pairs of semi-detached houses and one detached house (7 units in total). Application withdrawn 13 November 2013.

OBSERVATIONS

Further consideration has been given as to whether any offset for the existing bungalow should be allowed against the gross Trafford Developer Contribution (TDC). The existing property on site is an old pre-fab style building, has not been occupied for around 5 years, and is now in very poor condition. Prior to this it was used for general needs social housing. On this basis it is not considered appropriate to allow any offset against the gross TDC.

RECOMMENDATION

Add the following clause to the Legal Agreement:

In the circumstances where the s106 agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Head of Planning Services.

Add the following condition:

Construction Method Statement (to include wheel wash; the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; measures to control the emission of dust and dirt during construction).

Page 91 82409/FULL/2014: 22 Irlam Road, Urmston

REPRESENTATIONS

A letter has been received from Councillor Lally, which states that he has visited the site on several occasions and feels that there are a number of valid objections to the application including an adverse impact to all residents living on Wibbersley Park. He is concerned that Wibbersley Park already has a narrow road access width and therefore insufficient space for passing vehicles and therefore the proposal would create a health and safety issue for residents.

The Council's Children, Families and Wellbeing Directorate, who would be placing children into the accommodation proposed, have responded to the objections received from neighbouring residents. They wish to assure local residents that all measures will be taken to consistently minimize the impact of the proposal on the local area. They identify a number of mitigating factors that will reduce the perceived demand for parking at the property:

- From experience they are aware that not all staff have cars and utilize public transport to commute to work.
- For the whole site, during the daytime the number of staff on duty at any one time will be either 3 or 4 and overnight there will be 2 staff on duty.
- Where staff drive to work, to help reduce the number of cars parked at the property at any one time, the support provider will ensure that staff handovers are sensitively managed and occur at different times of the day for each bungalow.
- The tenants do not own cars and will be mainly using public transport. Should a tenant own a car, they will be leading an active lifestyle and will therefore be away from the property with their support staff throughout the day for prolonged periods of time.
- Additional health or social care, professionals will only visit the property on a relatively infrequent basis. For example, once established supported living houses are reviewed from a social care perspective on an annual basis. As the proposed tenants are in good health visits from health professionals will be rare. Any such visits will most commonly be on off-peak times such as between 10am and 4pm.
- When family or friends visit, it will be sensitively managed and will usually be at weekends. For example, anyone visiting the property will be

encouraged to do at times when a handover of staff is not occurring or at times when other people are not also visiting the property. The tenants will more likely be out visiting family or friends or local amenities themselves at the weekends.

ACCESS, HIGHWAYS AND CAR PARKING

The applicant has submitted a revised car parking arrangement, which provides 3 on-site car parking spaces in a row, as existing (with a dropped kerb length of 8.5m), however the kerb would then be raised for a length of 2m, providing relief for pedestrians, before a second dropped kerb would be provided to serve the fourth on-site car parking space. The LHA considers that this arrangement is acceptable in terms of pedestrian and highway safety.

RECOMMENDATION

Condition 3 – Both properties (former garage and existing house) to be used for assisted living accommodation only and neither property to be used as an unrestricted separate dwellinghouse.

MRS. HELEN JONES

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

FOR FURTHER INFORMATION PLEASE CONTACT:

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