

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 8th May 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>81697</u>	Essoldo Buildings, 1123 Chester Road, Stretford, M32 8LL	Longford	1		
<u>81698</u>	Essoldo Buildings, 1123 Chester Road, Stretford, M32 8LL	Longford	8		
<u>81829</u>	Irlam Locks, Irlam Road, Urmston, M41 6TZ	Davyhulme West	14		
<u>81864</u>	Booze Zone Plus, 40 Riddings Road, Timperley, WA15 6BP	Timperley	22		
<u>82396</u>	Partington Primary School, Central Road, Partington, M31 4FL	Bucklow St. Martin's	27		
<u>82430</u>	Land at Wood Lane/Thorley Lane, Timperley	Hale Barns	32		

SPEAKER(S) AGAINST:

**FOR: Anthony Hatton
(Applicant)**

OBSERVATIONS

The application proposals were subject to a Screening Opinion in respect of Environmental Impact Assessment but it was concluded that an Environmental Impact Assessment was not required.

SPEAKER(S) AGAINST:

**FOR: Niamat Ali
(Agent)**

REPRESENTATIONS

A further e-mail has been received from a local resident who has previously made representations which have been reported on the main officers report; additional objections raised as follows:-

- Concern over no smoking area to rear which will force people to smoke at the front of the premises.
- Provision of another unsightly bin to the front of the parade is a concern
- It is not considered residents on Riddings Road have had a fair opportunity on this occasion
- The premises will allow for 36 people to be seated, where will these people park
- Within this row of 10 local businesses, four of the businesses close by 6.30pm (excluded in this comment is the sun-tan business). The other 50% should this be accepted would be late closing establishments, surely this should not be acceptable in a residential area.
- Shop frontage, no neons or heavy lighting
- Extract systems and climate control systems to be fitted with sound proof boxing.
- Existing hot food establishments don't open until 5pm daily and consideration of their closing times should be reflected.
- Clarity on plans for licensing selling of alcohol or bring your own.
- Whilst the application is supporting disability, there is no provision of a parking space.

OBSERVATIONS

RESIDENTIAL AMENITY

The additional comments received from the local resident include that not enough addresses were notified on Riddings Road – A total of 43 neighbours have been notified of these 29 were sent to addresses on Riddings Road (8 of which are not within the commercial parade).

The restriction on smoking to the rear is to prevent staff rather than customers congregating at the rear within close proximity to the residential apartments to the rear. The applicant will be required to demonstrate as part of the noise management plan condition how they intend to control any potential noise from staff and patrons activity within and external to the premises.

The provision of an additional litter bin is to ensure that patrons dispose of rubbish appropriately; details of the bin will be submitted to the Planning Department to ensure appropriate design and location.

Page 27 82396/FULL/2014 Partington Primary School, Central Road, Partington

APPLICANT'S SUPPORTING STATEMENT

Upon request, the school has provided a more detailed indication of how the proposed Hall might be used for after school activities. Some of the regular community sessions proposed include music tuition and performances; dance classes; choir; and scouts/guides. Other potential future uses could include adult learning courses; fundraising events; and trade fairs.

OBSERVATIONS

The above uses are considered to be acceptable, subject to the level of usage being ancillary to the main school use.

Page 32 82430/FULL/2014 Land at Wood Lane/Thorley Lane, Timperley

SPEAKER(S)

AGAINST:

FOR:

**George Tsiantar
(Agent)**

APPLICANTS SUBMISSION

Revised plans were submitted on 7 May 2014.

The plans have been prepared following comments and concerns relating to disabled access to the house, the impact on the street scene and the impact on the neighbouring property.

The drawings show the revised plans with appropriate provision for disabled access. They also seek to demonstrate that the proposed development would have little or no impact on the openness of the green belt or on neighbours amenities.

The applicant considers that the new planning regulations offering more assistance, presumption of approval, working with the public to by-pass all previous complexities of the planning process and making the whole process more transparent to applicants should be given more weight. There has not been a presumption to approve in the consideration of this application.

OBSERVATIONS

REVISED PLANS

The revised plans submitted do not amend the scheme. The submitted floor plans include further information to demonstrate that the proposal would incorporate provision for disabled access including ramped hardstanding to provide disabled access to the front door, level access at other doors, appropriate width of door openings and appropriate height of switches and sockets above floor levels.

The visuals submitted seek to further demonstrate the impact of the proposal.

PRINCIPLE OF DEVELOPMENT

Greenfield Site

Whilst the applicants proposals to develop a house that provides for disabled access is acknowledged, the weight to be given to this is limited and it does not outweigh the concerns identified in the main report in respect of development on a greenfield site such as this.

Green Belt

In a written statement to Parliament on 17 January 2014 Local Government Minister Brandon Lewis stated as follows:-

“The government’s planning policy is clear that both temporary and permanent traveller sites are inappropriate development in the green belt and that planning decisions should protect green belt land from such inappropriate development. I also noted the Secretary of State’s policy position that unmet need, whether for traveller sites or for conventional

housing, is unlikely to outweigh harm to the green belt and other harm to constitute the “very special circumstances” justifying inappropriate development in the green belt.

The Secretary of State wishes to re-emphasise this policy point to both local planning authorities and planning inspectors as a material consideration in their planning decisions.”

Significant weight has to be given to this statement in relation to green belt policy.

The applicants view is that the proposal represents limited infilling of a settlement and as such, under paragraph 89 of NPPF, does not constitute inappropriate development in the green belt. As set out in paragraph 11 of the main committee report, Para 89 of NPPF sets out exceptions to inappropriate development and these include “Limited infilling in villages and limited affordable housing for local community needs under policies set out in the Local Plan”.

The Council does not consider this proposal to represent limited infilling in a village. Timperley is a neighbourhood within a mixed suburban area to the north of Altrincham Town Centre (Core Strategy Spatial Profile of Altrincham). The centre of Timperley is identified as a District Centre in Core Strategy Policy W2 on Town Centres and Retail and its boundaries as identified on the UDP Proposals Map are defined around the junction of Park Road, Thorley Lane and Stockport Road well to the north of the application site.

Core Strategy Policy R4 sets out the Council’s position in respect of development in the Green Belt. The matter of “washed over” village settlements is addressed at paragraphs 24.6 and 24.7 of the Core Strategy as part of the justification of Policy R4. Para 24.6 states that no new building other than that covered by national guidance will be allowed in the “washed over” village settlements of Dunham Town, Dunham Woodhouses and Warburton. Para 24.7 states that in relation to these washed over villages, the Council considers that the scope for further infilling development is effectively exhausted.

Furthermore, whilst the site is on the edge of a wider suburban area it is within the green belt and is undeveloped – the Council considers it is not therefore in the urban area. There is no definition of a settlement that would include the site and no policy that would support the limited infilling of a settlement.

It is considered that the exception the applicants are relying on is not relevant to this application and that the development is inappropriate development in the Green Belt for which very special circumstances have not been demonstrated.

Protecting Green Belt land is a factor in delivering sustainable development and inappropriate development on such land is unsustainable

IMPACT ON VISUAL AMENITY AND CHARACTER OF AREA

The submitted visualisations do not alter the recommendation in relation to this issue.

RESIDENTIAL AMENITY

The submitted visualisations do not alter the recommendation in relation to this issue.

RECOMMENDATION

Amend Reason 1:-

add the word “very” before “special circumstances” in the second sentence;

add:- The application represents unsustainable development contrary to the Strategic Objectives of the Trafford Core Strategy and the NPPF.

Amend Reason 3:-

remove the words “would represent unsustainable development and”

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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