

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 17th October 2024

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
113468	Curzon Cinema, Princess Road, Urmston, M41 5SQ	Flixton	1		✓
113777	10 Wey Gates Drive, Hale Barns, WA15 0BW	Hale Barns and Timperley South	44	✓	✓
113948	12A Old Heyes Road, Timperley, WA15 6EW	Timperley North	63	✓ Cllr. Frass	
114234	Donnington, 32 Grange Road, Bowdon, WA14 3EE	Bowdon	81		

SPEAKER(S) AGAINST:**FOR: Ricky Sellars
(Agent)****OBSERVATIONS****HERITAGE**

As the building has been identified as a Non-Designated Heritage Asset and is in need of cleaning, the following condition was attached to ensure this was done in a sympathetic manner:

Condition 12:

No cleaning of masonry (other than low pressure 20-100 psi surface cleaning using a nebulous water spray) shall take place unless and until the details of any cleaning proposals have been submitted to and approved in writing by the Local Planning Authority. This shall include the provision of a test panel on site in an inconspicuous position for the inspection of the Local Planning Authority. Any cleaning (other than low pressure 20-100 psi surface cleaning using a nebulous water spray) shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the non-designated heritage asset, having regard to Policies R1 of the Trafford Core Strategy, Policies JP-P1 and JP-P2 of Places for Everyone and the National Planning Policy Framework.

Since the completion of the Committee report, the agent for the application has requested a change to the wording of this condition, following consultation with façade cleaning providers. The feedback from the facade cleaning provider is that the equipment will be required to operate at a working bar pressure of 150 bar/ 2175 psi to effectively remove the Curzon's grime and algae etc. The kit would be chemical free and relies on a water system (steam removal). As such they consider it to be a gentle and safe façade cleaning solution.

The Council's Heritage and Urban Design Manager has no objection to this approach or the proposed re-wording of the condition as set out under the 'Recommendation' section below.

DESIGN**Accessibility**

Since the completion of the Committee report the agent for the application has provided further comments on the inclusion of a wheelchair accessible lift within the building, stating that this is an aspiration for the project, and had previously been denoted on a plan as a 'future item' to be agreed with the LPA. This is because it is not possible for the exact location for any lift car to be determined at this time, as site wide repairs and investigations are required. The position of the

ADDITIONAL INFORMATION

An amended site plan was received following publication of the committee report. The measurements shown on this plan differ from those used within the committee report. The amended measurements are updated and assessed within the design and amenity sections below.

OBSERVATIONS

Design and Appearance

Paragraph 24 of the committee report incorrectly states that the dwelling would retain 2.7m and 2.8m to the side boundaries. The correct measurements are 2.7m to no. 8 Wey Gates Drive and 2.5m to no. 12 Wey Gates Drive.

It is still considered that the dwelling would retain sufficient space around the dwelling and would be appropriate on design grounds.

Residential Amenity

In assessing the impact on no. 12, paragraph 33 of the committee report incorrectly states that the dwelling would be 2.8m from the shared side boundary with no. 12 Wey Gates Drive, however it would be 2.5m.

With regard to the amenity impact on no. 12, the proposal would still comply with SPD4 guidance for two storey rear projections in relation to an adjacent dwelling, ensuring no harm to the amenity of no. 12 Wey Gates Drive.

In assessing the impact on no. 8, paragraph 36 of the committee report incorrectly states that the single storey side projection would be sited 0.9m from the shared side boundary. The amended site plan shows that in fact the single storey side projection would be sited 1.3m to the side boundary with no. 8. This would provide increased space to this boundary.

Overall the impacts on residential amenity remain as reported within the committee report, with the proposal not considered to cause harm to adjacent properties.

Equalities

The committee report notes at paragraph 58 that a condition will be added to ensure that the building would be built to the “accessible and adaptable” standards in Part M4(2) of the Building regulations. This condition was not added to the conditions list, and therefore is included in this report.

CONDITIONS

The recommendation to approve is unchanged.

Condition 13 to be added as follows:

13. The dwelling hereby approved shall be built to the “accessible and adaptable” standards in Part M4(2) of the Building Regulations.

Reason: To ensure that the development is inclusive and accessible and having regard to Places for Everyone Policy JP-H3 and relevant sections of the NPPF.

Page 63 **113948/FUL/24: 12A Old Heyes Road, Timperley**

SPEAKER(S) **AGAINST: Robbie Basak**
 (Neighbour)
 COUNCILLOR FRASS

FOR:

ADDITIONAL INFORMATION

REPRESENTATIONS

A comment has been received from no. 81 Heyes Lane since publication of the committee report. The main concerns from this representation are summarised below.

- *States that they have several pieces of photographic evidence which disprove many of Mr Hawkers claims.*
- *States that they were completely unaware of the planning committee this evening until last night.*

OBSERVATIONS

The above comment refers to claims made by Mr Hawker (*the applicant*), although provides no detail of these claims. Without this information, the Local Planning Authority (LPA) are unable to provide any comment/response. To note, the LPA are not aware of any claims which have been made by the applicant.

The response also notes that they were not made aware of the committee meeting. Regarding the committee notification process, the LPA only notifies individuals who made representations to the application of the committee meeting. No representation was received from no. 81 Heyes Lane to the application. As such, this address was not notified of the committee meeting.

CONDITIONS

The recommendation to approve is unchanged.

APPLICANTS SUBMISSION

Further to the publication of the Committee report, the applicant has submitted amended plans for clarification purposes, whilst also seeking to address the scaling discrepancies identified. Specifically, the revised submission confirms the following:

- The dwelling's front basement window is to be replaced with a timber frame
- Painted brickwork to the dwelling's rear elevation is to remain as existing
- The extension's rear French doors are to be timber and painted white

In terms of scaling, the submitted ground floor plan is now more reflective of the proposed measurements annotated on the plans. It is however noted that no complete set of revised proposed plans has been received, most notably no new proposed street scene elevation. Similarly, discrepancies raised with the details of the replacement windows remain.

On the basis of the revised plans noted above, the wording of Condition 2 (approved plans condition) is proposed to be revised accordingly:

2. With the exception of any further details subsequently approved under Conditions 4 (windows) and 6 (gates), the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 1364-13, 1364-14 (received by the Local Planning Authority on 16th October 2024), 1364-09 (received by the Local Planning Authority on 9th October 2024), 1364-12 (received by the Local Planning Authority on 2nd September 2024), 1364-08, 1364-10, 1364-11, 1364-15 and 1364-16 (received by the Local Planning Authority on 13th August 2024).

Reason: To clarify the permission, having regard to Policy JP-P1 of the Places for Everyone Joint Development Plan, Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

The recommendation to grant is unchanged.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

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