

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 23rd January 25

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
114031	2 Morland Road, Old Trafford, M16 9PA	Old Trafford	1		
114746	16 Riverside Drive, Flixton, M41 9FL	Flixton	14		
115074	9 Bowness Drive, Sale, M33 6WH	Ashton Upon Mersey	25		

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114031/FUL/24: 2 Morland Road, Old Trafford

OBSERVATIONS

For the avoidance of doubt the “ST” annotation on the proposed ground floor plan is for store cupboard.

ACCESSIBILITY AND EQUALITY

The Equality Act became law in 2010. Its purpose is to legally protect people from discrimination in the workplace and in wider society. The Act introduced the term ‘protected characteristics’, which refers to groups that are protected under the Act. These characteristics comprise: age, disability, gender reassignment, marriage and civil partnerships, pregnancy and maternity, race, religion or belief, sex, and sexual

orientation.

As part of the Act, the 'public sector equality duty' came into force in April 2011 (Section 149 of the Act), and with it confirmed (via Section 19 of the Act) that this duty applies to local authorities (as well as other public bodies). The equality duty comprises three main aims: A public authority must, in the exercise of its functions, have due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Case law has established that appropriate consideration of equality issues is a requirement for local authorities in the determination of planning applications, and with this requirement directly stemming from the Equality Act 2010.

Assessment

The property is an existing residential dwelling, which contains three bedrooms at first floor. There is no accessible provision in terms of step free access for the existing dwelling, and it is understood that this would continue to be the case with the proposed HMO. Three out of the four proposed bedrooms are existing bedrooms and already require the use of stairs for access. Whilst the new ground floor bedroom would not have a bathroom on the same floor, this is not a requirement under HMO standards and in addition, this bedroom only represents a quarter of the overall bedrooms within the property.

Given the property would remain in residential use with no external alterations, in regards to accessibility on balance the proposal is considered acceptable.

No particular benefits or dis-benefits of the scheme have been identified in relation to any of the other protected characteristics in the Equality Act. As such, it is considered that the proposed development is acceptable with regard to Policy L4 and L7 of the Core Strategy and JP-P1 of Places for Everyone.

RECOMMENDATION

The recommendation to grant is unchanged.

Page 14 **114746/HHA/24:** **16 Riverside Drive, Flixton**

APPLICANTS SUBMISSION

Further to the publication of the Committee report, the applicant has submitted amended plans omitting the solar panels and further revisions to the detailed design of the planned front alterations. Specifically, the revised submission sees:

- Omission of the solar panels with PV battery storage given the need for additional specification details and technical reports in relation to this;
- Omission of the quoining detail to the ground floor front elevation and two side elevations (following the previous omission of render from the ground floor external front elevation);
- Re-alignment of the re-positioned first floor window;
- An annotation indicating the dimension of the planned roof overhang immediately adjacent to No.18 Riverside Drive;
- The applicant has additionally decided to omit the rainwater storage tank.
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On the basis of the revised plans noted above, the development description has been amended to reflect these changes and can be seen above. The wording of Condition 2 (approved plans condition) is also proposed to be:

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 011-AQ-XX-XX-DR-A104 Rev.P11, 011-AQ-XX-XX-DR-A102 Rev.P08, 011-AQ-XX-XX-DR-A101 Rev.P09, 009-AQ-XX-XX-DR-A-PL04 Rev.P01 and 009-AQ-XX-XX-DR-A-PL02 Rev.P01 (all received by the local planning authority on 15th January 2025).

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

RECOMMENDATION

The recommendation to grant is unchanged.

AGENDA ITEM 7

Planning Application Validation Checklist

Since the publication of the agenda, a suite of draft guidance documents on Places for Everyone policies JP-S2 (Carbon and Energy) and JP-S3 (Heat and Energy Networks) have been produced by Greater Manchester Combined Authority (GMCA) for review by the Local Planning Authority.

Whilst these documents are in draft format, they provide clarification and further information and guidance on the production of and thresholds for Energy Statements and Heat and Energy Network Assessments which are required by Places for Everyone policies JP-S2 and JP-S3 respectively.

As a result, some changes are required to the Application Validation Checklist to ensure the documents align.

It is proposed that the Energy Statement section of the Application Validation Checklist is replaced with the amended threshold below:

ENERGY STATEMENT

Threshold - Requirement for:

- Full planning applications that comprise:
 - Two or more dwellings;
 - The provision of more than 100m² (GIA) of non-residential floorspace
- All outline planning applications where the development comprises two or more dwellings or the delivery of more than 100m² (GIA) non-residential floorspace.

The requirements for Energy Statements set out in the 'Application Checklists' for Full Planning Applications and Outline Planning Applications have also been updated to read:

Full Planning Application:

Energy Statement – required for all full planning applications that comprise:

- Two or more dwellings;
- The provision of more than 100 m² (GIA) non-residential floorspace.

Outline Planning Application:

Energy Statement – required for all outline planning applications for two or more dwellings and where the development comprises the delivery of more than 100m² (GIA) non-residential floorspace.

While the documents are currently in draft format the supporting text to this section will remain as published. However, once published in their final format, the GMCA suite of documents will provide important guidance to support Places for Everyone policies JP-S2 and JP-S3 and it will be necessary to update the Application Validation Checklist to fully reflect the published guidance.

RECOMMENDATION

The recommendation in the officer report referred to 'the amended revised draft Application Validation Checklist'. This should read as 'the revised Application Validation Checklist'.

That the wording of paragraph 4.1 of the officer report be amended to read:

That members of the Planning and Development Management Committee approve the revised Application Validation Checklist.

That the wording on the front sheet of the officer report be amended to read:

- 1) That Members of the Planning and Development Management Committee note the contents of this report and approve the revised Application Validation Checklist for publication.
- 2) That the Head of Planning and Development be authorised to make minor updates to the revised Application Validation Checklist in the event that additional guidance and information is published which informs the checklist.
- 3) The Head of Planning and Development be authorised to update the revised Validation Checklist in relation to Energy Statements and Heat and Network Energy Assessments to reflect GMCA guidance published in support of Places for Everyone policies JP-S2 and JP-S3.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149