

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 9th October 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>77102</u>	139 Stamford Street, Old Trafford, M16 9LT	Clifford	1		
<u>78010</u>	Woodhouse Court, Davyhulme Road, Davyhulme	Davyhulme West	3		
<u>81209</u>	Land adjacent to 10 Massey Road, Sale	Sale Moor	12		
<u>81755</u>	St. Josephs Church, Hope Road, Sale, M33 3BF	Priory	15		
<u>81797</u>	Unit 17, Textilose Road, Trafford Park, M17 1WA	Gorse Hill	23		
<u>82014</u>	L & M Ltd, Norman Road, Altrincham, WA14 4ES	Altrincham	26		
<u>82024</u>	L & M Ltd, Norman Road, Altrincham, WA14 4ES	Altrincham	63		
<u>82533</u>	Landmac, Unit 2, Victoria Avenue, Timperley, WA15 6SE	Broadheath	78		
<u>83186</u>	22 St Mary's Road, Sale, M33 6SA	Ashton on Mersey	85		
<u>83313</u>	15 Addison Road, Hale, WA15 9BQ	Hale Central	94		
<u>83393</u>	3 The Copse, Hale Barns, WA15 0RU	Hale Barns	100		

83506	Land off Bodmin Road, Sale	Bucklow St Martin's	106		
83594	Victoria Gospel Hall, 119 Church Road, Urmston, M41 9ET	Flixton	111		
83603	Moss Lane West, Old Trafford, M15 5PW	Clifford	120		
ITEM 5 81446	Land Adjacent to the M60 High Level Bridge & Davyhulme Waste Water Treatment Works & to the South of Trafford Soccer Dome, Urmston	Davyhulme East/ Davyhulme West			

PART 1

Page 15 81755/FULL/2013: St. Josephs Church, Hope Road, Sale

SPEAKER(S) AGAINST:

**FOR: David Morrey
(Agent)**

Page 26 82014/FULL/2013: L & M Ltd, Norman Road, Altrincham

SPEAKER(S) AGAINST:

**FOR: Gary Goodwin
(Agent)**

APPLICANT'S SUBMISSION

The applicant has submitted an amended site layout plan in response to the comments of the LHA set out in the report. The amended plans include an increase in the amount of parking (12 additional spaces adjacent to plots 36-43 and the Boiler House) and clarification which spaces are allocated for which units. The applicant has confirmed that with the exception of the Traveller Bay, all the proposed apartments and the 2 and 3 bedroom dwellings have 200% parking, and all the 4 bedroom dwellings have 300% parking. All the proposed adopted road widths are shown at 5.5m to accommodate additional visitor parking and cycle storage has been shown. The proposed landscaping has also been amended to ensure this does not affect visibility from individual driveways.

The applicant has indicated that a further amended plan is being prepared and will be submitted before the meeting. At the time of preparing this report this plan has not been received.

The applicant has also submitted a response to the question of whether an overage clause is necessary in the event of permission being granted given the shortfall in affordable housing that would be provided.

CONSULTATIONS

LHA – Object to the application in its current form. Further comments in response to the amended plans are included below.

Pollution and Licensing – No objections, subject to a condition requiring the scheme of noise mitigation measures detailed in the Acoustics Report being implemented and retained as such thereafter.

OBSERVATIONS

Highways

The LHA comment that the amended plan does not address their main concerns, which surround the safety/adoptability of the internal highway layout, and shortfall in parking at the Traveller Bay. The LHA has considered the scheme in relation to guidance in Manual for Streets and accept the principles of Manual for Streets in using reduced visibility as a tool to reduce traffic speeds, and therefore implying the acceptability of tighter bends, narrower widths etc. Assuming a design speed of 20mph MfS would suggest minimum stopping sight distances of 25m would be appropriate (ref MfS Table 7.1). A desktop assessment has indicated that a number of the features within the development would be substantially below this (c20m) and on this basis the LHA considers that not only does it not meet the Council's standards, but that ultimately a decision to refuse on highways grounds could be defended on appeal.

In terms of adoption of the highway, there is concern over the materials proposed to be used in certain locations – particularly on junctions and corners where they will be subject to the most significant wear, creating future maintenance liabilities for the LHA. This sort of issue could be conditioned to be resolved as part of the S38 agreement, if indeed the roads are to be adopted. However, regardless of the question of adoption, the LHA still have to be satisfied that the internal road layout would operate safely, and they don't feel that is currently the case.

Based on the above observations, the LHA is not convinced that the latest plans provide sufficient comfort that the scheme is acceptable in highways terms, and on that basis the LHA does not support the proposal as it currently stands.

Noise

In relation to the potential for noise and other forms of disturbance from nearby industrial uses to affect future occupiers of the development, the Pollution and Licensing Section comment that acoustic insulation within the properties will be needed for a number of the properties and a scheme of work/recommendations have been provided within the acoustic report. Noise attenuation works will also be required for a number of external garden areas within the development and

several noise barriers to be installed. It is recommended a condition requiring the scheme of noise mitigation measures detailed in Section 5, 6 and 7 of the Peninsular Acoustics Report “Noise assessment for the proposed residential development at the ‘Former L and M site’ Broadheath, Altrincham” being implemented and retained as such thereafter. Written confirmation of the completion of noise insulation works, with confirmation of glazing and ventilation systems installed and the design of the properties, shall be provided to the Local Planning Authority.

Trees and landscaping

As set out in the report, the development would be expected to provide 0.77 ha of Semi-natural Greenspace and 369 trees to meet the Specific Green Infrastructure requirement (based on the residential capacity rate and standards set out in Policy R5 of the Core Strategy). The applicant has confirmed that 276 new trees will be planted throughout the site and therefore this would fall short of the above standard. It is considered this would be acceptable in this case taking into account the following considerations: there is significant hedge and other planting included within the scheme which the SPD confirms will also be taken into account; the space alongside the canal would be a significant benefit in visual amenity terms; and that the provision of a greater number of trees may reduce the number of dwellings and this may affect viability of the development (or reduce the amount of car parking which would also be unacceptable) and that overall the scheme would increase tree cover on the site compared to the existing situation. There is also considered to be scope for trees to be planted on the adjacent site in the event this comes forward for residential development and it is likely this shortfall will be taken into account in considering any future application on that site.

Viability and need for an overage clause

The viability appraisal submitted with the application and accepted by officers confirms that 16 affordable units can be provided as part of the development. This is significantly below the requirement of 40% set out in Policy L2 of the Core Strategy (65 dwellings). Given that the appraisal is based on current circumstances and predictions and that the development is likely to take a number of years to complete, it is recommend that a S106 agreement be entered into which has an ‘overage’ type clause for a commuted sum up to a maximum equivalent to 49 dwellings (as 16 are being provided on site and the requirement is 65 affordable dwellings) and this sum to contribute towards affordable housing provision in the Borough, should the developer’s level of net profit be better than predicted in the viability appraisal.

The applicant has disputed the need for an overage clause and stated the following: -

- The financial viability appraisal demonstrates that no affordable housing can be accommodated on this development, largely due to the substantive costs associated with the remediation of the site and the retention of the

historical elements in providing an acceptable scheme to the Council. Despite this the provision of 10% affordable housing has been agreed.

- In addition it is also their experience with complex sites of this nature that development costs invariably rise, even over and above the most robust of cost estimates.
- In light of this, coupled with the relatively small size of the development, the developer and current site owners can see no reason and therefore cannot agree to any form overage provision in any proposed S106 agreement.

Notwithstanding the above it is considered there are sound reasons for requiring an overage provision in the S106 agreement. In the event the developer's level of net profit be better than predicted in the viability appraisal it is considered only right that a proportion of this additional profit contributes towards the provision of affordable housing given the significant shortfall to what would normally be required for a development of this size in this location.

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT and subject to the conditions set out in the report:

(A) That the application will propose a satisfactory form of development for the site upon completion of an appropriate legal agreement to secure an appropriate level of affordable housing (16 units) on the site and to include an overage clause to ensure that an appropriate commuted sum up to a maximum equivalent to 49 affordable units is provided should the developer's level of net profit be better than predicted in the viability appraisal.

(B) That upon satisfactory completion of the above legal agreement, planning permission be GRANTED subject to the conditions set out in the report and with Condition 17 amended as follows: -

Prior to any part of the development hereby permitted being first brought into residential use and which is identified as requiring noise mitigation measures in the Peninsular Acoustics Report "Noise assessment for the proposed residential development at the 'Former L and M site' Broadheath, Altrincham" (received 11 April 2014), the scheme of noise mitigation measures detailed in Sections 5, 6 and 7 of the Report shall be implemented and retained as such thereafter. Written confirmation of the completion of noise insulation works, with confirmation of glazing and ventilation systems installed and the design of the properties, shall be submitted to and approved in writing by the Local Planning Authority.

Page 63 82024/LB/2013: L & M Ltd, Norman Road, Altrincham

SPEAKER(S)

AGAINST:

FOR:

**Gary Goodwin
(Agent)**

RECOMMENDATION

Condition 10 – Amend to read as follows:-
Further details of footpath and vehicular crossings.

Page 85 83186/FULL/2014: 22 St Mary's Road, Sale

SPEAKER(S)	AGAINST:	
	FOR:	Ray Godwin (Agent)

APPLICANT'S SUBMISSION

In order to overcome the concerns of the resident to the rear, an amended plan has been submitted (AB-203A) showing the rear lounge amended to a bedroom at first floor level in Flat 7. As such the window on the rear elevation at first floor level facing the residential properties to the rear will be a bedroom window and not a lounge window as originally proposed.

The applicant's agent has requested a further minor amendment to the application to include an additional door at ground floor level on the rear elevation. Also, to replace the clearstory light with two glazed roof lanterns (plan ref AB-301 Rev A).

REPRESENTATIONS

A further letter has been received from the resident of 25 Grange Road to the rear of the application site questioning if permission is granted for adults with any learning disabilities what is to stop them changing their clientele in the future. Request that no trees are removed from the site, they will even erect a fence at no.25 Grange Road to provide security so the applicant does not have to remove any trees for erecting a fence within their boundary. Welcome the rear first floor window is to be changed from a lounge to a bedroom window. What is to stop the proposed rear fire exit being used for general entrance.

OBSERVATIONS

The internal amendments to Flat 7 overcome the concerns of the resident to the rear in that the rear facing window will be a bedroom window (as the existing arrangement) rather than a lounge window. Therefore, it is recommended that reference to the windows in Flat 7 being obscure glazed on suggested condition no.7 is deleted.

The proposed amendment to include an additional lounge door at ground floor is considered to be acceptable in terms of its design, also it is considered the additional door on the rear elevation would not result in a detrimental impact on the surrounding residential properties by reason of noise and disturbance. It is recommended the proposed amendments be accepted.

With regard to the resident's concerns condition no.3 restricts the use to adults with learning disabilities and for no other use. The applicant's submission also details how the applicant regulates the occupancy of the property by carrying out comprehensive pre-assessments and those deemed unsuitable for living in a community setting will not be placed at the service. With regard to concerns about the removal of trees, condition no.4 requires details of landscaping and boundary treatment to be submitted and approved by the LPA. The proposed rear ground floor fire exit is to a bedroom, the applicant states this is to be a fire exit and not for general use.

Page 100 83393/HHA/2014: 3 The Copse, Hale Barns

APPLICANT'S SUBMISSION

A statement has been received from the applicant and is summarised below:

- The proposed outbuilding would be permitted development if situated 2 metres off the boundary;
- The building has been sited closer to the boundary to place it in a less conspicuous position;
- The outbuilding would be approximately 24 metres from the boundary of the house in a garden that is approximately 40 metres long and would not have any detrimental impact on neighbours;
- A building sited 2 metres from the boundary and therefore in the middle of the garden would have a greater visual impact.

Page 111 83594/FULL/2014: Victoria Gospel Hall, 119 Church Road, Urmston

SPEAKER(S)

AGAINST:

FOR:

**Sally Tagg
(Agent)**

CONSULTATIONS

Local Highway Authority: The LHA provided written comments on the scheme. It is considered the proposal of 6 car parking spaces for the residential element of the scheme and no provision for the office unit is acceptable in this case. It is considered the shortfall of 1 car parking space will not cause residential disamenity at a time where there is ample on street parking available, during daytime hours. Additionally it is advised cycle parking provision should meet the criteria outlined in SPD3: Parking Standards and Design.

Greater Manchester Ecology Unit: Following receipt of the emergence surveys within the submitted *'Inspection and Assessment in Relation to Bats & Dusk*

Survey Results' received by the Council 26/09/2014, the GMEU confirmed they have no objections subject to conditions.

REPRESENTATIONS

A further e-mail has been received from a local resident who has previously made a representation which has been reported in the main officer's report. This email states that they would like to speak at the Planning Applications Committee however they are unable to due to prior commitments.

An email was received from the Cheshire Wildlife Trust (North Group) stating they support the suggestion in the submitted Tree Report to use native tree species to benefit bats and birds. Furthermore they consider a schedule and plan should be submitted to show the position and condition of the trees on site.

OBSERVATIONS

DESIGN AND APPEARANCE

The dormer windows proposed in the southern and western elevations have been amended since initial submission. The proposed dormers have been reduced in width by 300mm and 150mm in height, resulting in a reduction in height set down from the main ridge in line. These modest amendments are welcome and are considered to be in keeping with the character and appearance of the building, compliant with CS Policy L7.

The proposed bin store has also been amended following advice from the LPA. The height of the store has been reduced from 1.8m to 1.5m and the store has been positioned away from the boundary to provide planting between the bin store and the main boundary with Barnfield, to soften the visual impact of the bin store.

Page 120 83603/FULL/2014: Moss Lane West, Old Trafford

SPEAKER(S)

AGAINST:

FOR:

**Graham Scott
(Applicant)**

APPLICANT'S SUBMISSION

Amended plans have been submitted to address concerns raised by the LHA. These include a revised Site Plan (2.1/002C), Refuse and Cycle Store plan (2.3/016A) and Ground Floor Apartments drawing (2.1/003B). These drawings reflect changes made to the aisle width within the car park and the cycle parking provision (increased from 20 to 24 cycle parking spaces).

Additionally the applicant submitted an amended Apartments Elevation plan (2.1/010D). This drawing shows the cladding panels removed from above the

narrow windows of the two bedroom apartments (North Elevation). The applicant considered the appearance of the North elevation is improved without cladding panels above the windows.

CONSULTATIONS

United Utilities: comments were received from United Utilities who confirm they have no objection to the scheme subject to a planning condition requiring a scheme for the disposal of foul and surface waters for the entire site to be submitted to the Council.

REPRESENTATIONS

A further e-mail has been received from a local resident who has previously made a representation which has been reported in the main officer's report. This email states that they are no longer raising any objection to the application due to personal circumstances.

OBSERVATIONS

ACCESS AND PARKING

The LHA provided written comments on the scheme. While there was no objection in principle to the proposals, the proposed aisle width behind car parking spaces 12-26 in the car park to the apartment building was substandard. Additionally concerns were raised with regard to the dimensions of the parking spaces proposed for plots 22-26.

Subsequently the proposal has been amended and the LHA have no objections on highways ground, subject to conditions.

CRIME AND SECURITY

A response has been received from Trafford Housing Trust in relation to the comments received from GMP that highlighted concerns regarding the lack of gates to secure the car park, lack of defensible space and exposure of the proposed houses that will face Maher Gardens due to the lack of a secure car park.

Trafford Housing Trust states that while they do not intend to introduce gates in this scheme, THT have a great working partnership with the local policing team in terms of any anti-social behaviour in the neighbourhood. They have been in touch with the neighbourhood policing team already to request advice on other possible preventative strategies that could be implemented upon completion of the scheme and endeavour to review the impact of the completed development over a period of 12 months.

In terms of the exposure of the gardens to the Maher Gardens facing properties proposed, THT state the parking court being located in the centre of the development means they are overlooked and effectively policed by the dwellings

they serve and they believe proactive housing management will alleviate any issues. It is expressed that THT will provide a unified neighbourhood management scheme across the site regardless of tenure and housing and estate officers will take a hands-on approach to identify and deal with any issues, working closely with the police to ensure safety. Any issues which do arise will be identified during their regular neighbourhood inspections ensuring that any 'hidden' areas are maintained to the highest possible standard at all times. Additionally THT states defensible soft landscaping and metal railings fixed to brick walls are now proposed around the ground floor apartment balcony area to overcome concerns raised by GMP regarding privacy and security around this part of the scheme.

Recommendation:

Additional condition requiring the introduction of visibility splays to the parking areas to plots 19-21.

ITEM 5:

81446/RENEWAL/2013: Land Adjacent to the M60 High Level Bridge & Davyhulme Waste Water Treatment Works & to the South of Trafford Soccer Dome, Urmston

Consideration of this application has been deferred from the meeting.

**MRS. HELEN JONES
CORPORATE DIRECTOR
ECONOMIC GROWTH, ENVIRONMENT & INFRASTRUCTURE**

FOR FURTHER INFORMATION PLEASE CONTACT:

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