

Agenda Item 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 13th November 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>80962</u>	Windswood, Park Road, Bowdon, WA14 3JF	Bowdon	1		
<u>81213</u>	230 Marsland Road, Sale, M33 3NA	Priory	4		
<u>82014</u>	L & M Ltd, Norman Road, Altrincham, WA14 4ES	Altrincham	13		
<u>82024</u>	L & M Ltd, Norman Road, Altrincham, WA14 4ES	Altrincham	53		
<u>82966</u>	Trinity United Reformed Church, Delamer Road, Bowdon, WA14 2NG	Bowdon	68		
<u>82969</u>	Trinity United Reformed Church, Delamer Road, Bowdon, WA14 2NG	Bowdon	76		
<u>83630</u>	St. Hugh of Lincoln, 314 Manchester Road, West Timperley, WA14 5NB	Broadheath	85		
<u>83638</u>	89 Hale Road, Hale, WA15 9HW	Hale Central	96		
<u>83650</u>	Land between 45 & 63 Roseneath Road, Urmston, M41 5AU	Urmston	108		
<u>83734</u>	Site of 13-19 Oakdene Road, Timperley, WA15 6ES	Timperley	118		

83739	47 Urban Road, Sale, M33 7TG	Priory	129		
83904	8 Balmoral Drive, Timperley, WA14 5AQ	Broadheath	135		

PART 1

Page 4 81213/VAR/2013: 230 Marsland Road, Sale

SPEAKER(S) **AGAINST:** **Ian McGinty
(Neighbour)**

FOR: **Bob Parkes
(Applicant)**

REPRESENTATIONS

Both Councillor Brotherton and Councillor Baugh have requested that this application be viewed and decided upon by the Planning and Development Control Committee.

Councillor Baugh – fully supports the comments raised by Mr Ashton in that the points raised are valid and the wellbeing of residents have been severely affected by this ASDA petrol filling station

Two further emails and attached letters have been received from a resident to the rear of the application site which raises a number of issues. These are highlighted below:

- A ten day re-notification period is not satisfactory.
- Details contained within the revised Site Management Plan reveals various misrepresentations and modifications that are open to interpretation, whilst frequency, times and duration of deliveries and customer usage are also incorrect.
- The claimed loss of two car parking spaces and reinstatement with two motorcycle spaces is a deliberate misrepresentation – these were always used as car parking bays due to the lack of “security lock points” which must be installed.
- Is the provision of a cycle bay necessary?
- Bin Compound – the bin has never been stored within the compound but has been used for trolleys which cause a continuous noise problem. The proposed re-positioning of the bin store and increase in height would create additional visual intrusion.
- No details are provided regarding the proposed landscaping – residents have repeatedly insisted that this would need to be no higher than 1.4m in height and extremely wide to provide a security barrier.
- Car parking spaces – On the submitted plans, there are 7 spaces including a disabled space. A space directly adjacent to the water and air

facility is also included that cannot be considered a full time space. Staff occupy up to four spaces throughout the day.

- The LHA identify 9 parking spaces; does this include the motorcycle spaces?
- Highlights opening paragraphs include “reducing the total number of spaces from 8 to 7” (inconsistency).
- Questions “One parking space is required per pump and 8 spaces for convenience store retail space alone” – should the site requirement be 16? (8 pumps at four locations).
- Two car parking spaces out of commission during petrol deliveries
- Highlights that the 2m featherboard fence between the Public House and the PFS would be atop of an existing brick wall – 2m high on PFS side and 4m on the other side.
- The site is manned from 06:00 to accommodate waste services, whilst the shop opens from 07:00 and closes at 23:00.

OBSERVATIONS

The recommendation remains unchanged.

Page 13 82014/FULL/2013: L & M Ltd, Norman Road, Altrincham

SPEAKER(S)

AGAINST:

FOR:

**Gary Goodwin
(Agent)**

OBSERVATIONS

The application does not include a Crime Prevention Plan to demonstrate that the development has been designed to achieve an appropriate level of security and reduce opportunities for crime. Therefore it is recommended a condition requiring a Crime Prevention Plan to be submitted and approved prior to commencement of development is attached to any permission.

The recommendation has also been amended to include the standard requirement for the decision to be delegated to the Head of Planning Services in the event the S106 Agreement has not been completed within three months of the resolution to grant planning permission.

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

(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; and

(B) In the circumstances where the S106 Agreement has not been completed within three months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Head of Planning Services; and

(C) That upon satisfactory completion of the above legal agreement, planning permission be GRANTED subject to the conditions set out in the report and the following additional condition: -

No development shall commence until a Crime Prevention Plan to include measures to reduce opportunities for crime has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with these approved details.

Page 53 82024/LB/2013: L & M Ltd, Norman Road, Altrincham

SPEAKER(S)

AGAINST:

FOR:

**Gary Goodwin
(Agent)**

Page 68 82966/LB/2014: Trinity United Reformed Church, Delamer Road, Bowdon

SPEAKER(S)

AGAINST:

FOR:

**Tom Flanagan
(Agent)**

Observations

A revised plan removing two parking spaces along the access to provide a passing space has been submitted. Two extra parking spaces in tandem with other spaces on the north east side have been added with the bin and bike store moved in a north west direction towards Delamer Road.

The LHA consider that the creation of the passing space addresses their concerns regarding access and it is considered that this will not unduly impact upon the character of the Listed building or the Conservation area.

Page 76 82969/FULL/2014: Trinity United Reformed Church, Delamer Road, Bowdon

SPEAKER(S)

AGAINST:

FOR:

**Tom Flanagan
(Agent)**

Observations

A revised plan removing two parking spaces along the access to provide a passing space has been submitted. Two extra parking spaces in tandem with other spaces on the north east side have been added with the bin and bike store moved in a north west direction towards Delamer Road.

The LHA consider that the creation of the passing space addresses their concerns regarding access and it is considered that this will not unduly impact upon the character of the Listed building or the Conservation area.

Page 85 83630/FULL/2014: St Hugh of Lincoln, 314 Manchester Road, West Timperley

**SPEAKER(S) AGAINST: Gill Ronan
(Neighbour)**

FOR:

REPRESENTATIONS

Neighbours – An additional four letters of objection have been received following a reconsultation with neighbours to advise of amended plans. All neighbours have already raised representations on the original consultation and wish to reiterate their original concerns, additional comments as follows:-

- The existing vehicular gates are not permanently locked as stated in the application (these gates prevent access from St Hugh's close to Manchester Rd). Request that the gates are kept closed during services so to prevent use of St Hugh's Close as a 'rat run'.
- Not considered that sufficient weight has been placed on our previous concerns (occupants of 1 Claremont Drive); apartments are piggy backing on to the church hall in terms of planning approval; the scheme is ludicrous, building apartments in a church car-park.
- Increase in noise and disturbance from the apartments and vehicular noise.
- Could the presbytery not be better used, refurbished to accommodate additional accommodation for the clergy; the apartment block will erode existing 'green space'; the ethics of the apartment building need to be carefully considered.

ACCESS, HIGHWAYS AND PARKING

The applicant has highlighted indicative parking spaces for cycle and motorcycle parking for both the hall and the residential units. In addition amendments have been made to a number of the proposed car parking spaces and areas for manoeuvring to ensure that they comply with Trafford Council guidelines. A number of spaces within the site are marginally short of the recommended guidelines and therefore it is considered appropriate to include a condition

requiring submission of parking layout. In addition it is suggested that proposed condition No.13 is amended to also include details of how these residential parking spaces will be highlighted/marked out as well as being retained as such at all times. The scheme will provide 4 x car parking spaces for the apartments and 2 x cycle spaces which complies with the Council's parking standards. The church hall will have 71 car parking spaces plus two accessible spaces, 6x cycle spaces and 2x motor cycle spaces all of which complies with the Council's parking standards.

RESIDENTIAL AMENITY

Paragraph 12 (reworded as follows) – The proposal also involves a small rear balcony to the rear elevation; this will achieve a distance of approximately 10.7m to the rear southern boundary and 5m to the new boundary with the parochial house. It is considered appropriate to include a condition for details of the balcony screen to the southern boundary (facing towards the residential dwellings on Claremont Drive) to prevent any undue overlooking. Whilst the balcony does meet Council guidelines regarding overlooking, it is considered appropriate to restrict views south given the greater degree of visibility from a balcony. No screen required towards the garden area of the parochial house as that area is part of the applicant's application site and any perceived overlooking from the balcony to the parochial garden is within the applicant's control.

RECOMMENDATION

Condition 13 – Submission of scheme for demarcating residential parking, approved spaces to be retained as such at all times.

Condition 14 – Submission of parking layout.

Page 96 83638/FULL/2014: 89 Hale Road, Hale

SPEAKER(S) **AGAINST:** **Michael Pemberton
(Neighbour)**

FOR:

Page 108 83650/FULL/2014: Land between 45 & 63 Roseneath Road, Urmston

SPEAKER(S) **AGAINST:** **Janette Carter
(Neighbour)**

FOR: **Kath Ludlam
(On behalf of Applicant)**

Page 118 83734/FULL/2014: Site of 13-19 Oakdene Road, Timperley

SPEAKER(S) AGAINST:
FOR: Paul Westhead
(Applicant)

Page 135 83904/HHA/2014: 8 Balmoral Drive, Timperley

SPEAKER(S) AGAINST:
FOR: John Tomlinson
(Applicant)

Item 5 83717/FULL/2014: Trafford College Technology Centre, Moss Road, Stretford

SPEAKER(S) AGAINST:
FOR: Nathan Matta
(Agent)

RELEVANT PLANNING HISTORY

77485/O/2011 - Outline application (including details of access) for the demolition of the existing building and redevelopment of the site to provide up to 63 no. residential dwellings with associated access, parking, landscaping and open space, with all other matters reserved for subsequent consideration - Approved with Conditions 13/06/2012.

CONSULTATIONS

Greater Manchester Ecology Unit – Further comments have been received in regards to the submitted Ecology Appraisal. The existing buildings have low potential to support bats and providing suitable precautions are followed to avoid pollution, there should be no harmful impacts on the special nature conservation interest of the canal. Japanese Knotweed has been recorded on land adjacent to the application site, on land not managed by the applicant. It is advised that a method statement is submitted detailing measures to be taken during the course of the development to avoid the spread of Japanese Knotweed into the site.

Arboricultural Officer – No objections, requests a condition requiring the implementation of the tree protection scheme.

Pollution & Licensing – No objections provided the proposed scheme for glazing, ventilation and installation of 1.8m high close boarded timber fence is installed.

OBSERVATIONS

RESIDENTIAL AMENITY

The applicant has submitted a revised Noise Assessment in relation to the proposed development adjacent the western boundary with the neighbouring Kelloggs site. The Council's Pollution and Licensing Service have considered that the latest noise survey is acceptable and demonstrates that through appropriate glazing, ventilation and the installation of 1.8m high close boarded fence, the proposal would provide an acceptable level of amenity for the future residents. A condition is recommended requiring the development to be carried out in accordance with the submitted mitigation measures set out in the noise assessment.

HIGHWAY SAFETY AND PARKING PROVISION

The applicant has submitted a revised plan which provides further amendments to the parking layout and provision across the overall site including the dwellings proposed under 83716/RM/2014. The revised layout provides 2 car parking spaces for each of the six dwellings proposed under this application and is thus considered acceptable. The LHA also considers that the revised layout provides an acceptable arrangement that would not pose an undue danger to pedestrian or highway safety.

RECOMMENDATION

It is recommended that the following condition is amended to: -

7. Notwithstanding the submitted landscaping details, details of boundary treatment (details to include no gap between the proposed northern boundary fence and the existing palisade fence) and additional landscaping to site boundaries and parking areas to be submitted and agreed.

It is recommended that the following conditions are included: -

14. Submission of an Environmental Construction Method Statement
15. Management of Japanese Knotweed
16. Development to be carried out in accordance with the mitigation measures set out in the Noise Assessment.

Item 6 83716/RM/2014: Trafford College Technology Centre, Moss Road, Stretford

SPEAKER(S)

AGAINST:

FOR:

**Nathan Matta
(Agent)**

RELEVANT PLANNING HISTORY

77485/O/2011 - Outline application (including details of access) for the demolition of the existing building and redevelopment of the site to provide up to 63 no. residential dwellings with associated access, parking, landscaping and open space, with all other matters reserved for subsequent consideration - Approved with Conditions 13/06/2012.

CONSULTATIONS

Greater Manchester Ecology Unit – Further comments have been received in regards to the submitted Ecology Appraisal. The existing buildings have low potential to support bats and providing suitable precautions are followed to avoid pollution, there should be no harmful impacts on the special nature conservation interest of the canal. Japanese Knotweed has been recorded on land adjacent to the application site, on land not managed by the applicant. It is advised that a method statement is submitted detailing measures to be taken during the course of the development to avoid the spread of Japanese Knotweed into the site.

Arboricultural Officer – No objections, requests a condition requiring the implementation of the tree protection scheme.

Pollution & Licensing – No objections provided the proposed scheme for glazing, ventilation and installation of 1.8m high close boarded timber fence is installed.

OBSERVATIONS

RESIDENTIAL AMENITY

The applicant has submitted a revised Noise Assessment in relation to the proposed layout and the additional housing proposed adjacent the western boundary with the neighbouring Kelloggs site. The Council's Pollution and Licensing Service have considered that the latest noise survey is acceptable and demonstrates that through appropriate glazing, ventilation and the installation of 1.8m high close boarded fence, the proposal would provide an acceptable level of amenity for the future residents. A condition is recommended requiring the development to be carried out in accordance with the submitted mitigation measures set out in the noise assessment.

HIGHWAY SAFETY AND PARKING PROVISION

The applicant has submitted a revised plan which provides further amendments to the parking layout and provision across the site. The revised layout provides 2 car parking spaces within the curtilage of 55 of the proposed dwellinghouses. 1 car parking space would be provided within the curtilage of 7 of dwellinghouses. The properties with reduced parking would be 2-bedroom dwellings. This shortfall in parking is considered acceptable as visitor parking spaces are also proposed close to the dwellings with one car parking space, which could be

utilized by these properties. The overall car parking provision within the site would therefore be 199%, though it is noted that 3% of these spaces would not be allocated and thus open for use by any of the residents and visitors. The revised layout also provides areas for on-street car parking within the development that could serve all of the houses. It is therefore considered that on balance, the low level of harm that would result from this shortfall in parking provision would be outweighed by the benefit of the overall development to the housing provision within the Borough, in particular the level of affordable housing that would be provided. It is also noted that whilst the site is not located within a sustainable location in terms of public transport, it is also not located in an area where there are existing on-street car parking pressures.

The LHA also considers that the revised layout provides an acceptable arrangement that would not pose an undue danger to pedestrian or highway safety.

It is therefore considered that there would not be a justified reason to refuse the application on highway grounds.

RECOMMENDATION

It is recommended that the following conditions are amended to: -

7. Implementation and retention of measures to ensure no through route on the road between Plots 35 and 44 in accordance with submitted plan.
8. Notwithstanding the submitted landscaping details, details of boundary treatment (details to include no gap between the proposed northern boundary fence and the existing palisade fence) and additional landscaping to site boundaries and parking areas to be submitted and agreed.

It is recommended that the following conditions are included: -

11. Submission of an Environmental Construction Method Statement
12. Management of Japanese Knotweed
13. Development to be carried out in accordance with the mitigation measures set out in the Noise Assessment.

Item 7 83736/FULL/2014: Flixton Railway Station, Flixton Road, Urmston

This application has been withdrawn by the applicant, the written request received on the 10th November 2014.

**HELEN JONES, CORPORATE DIRECTOR ECONOMIC GROWTH,
ENVIRONMENT AND INFRASTRUCTURE
FOR FURTHER INFORMATION PLEASE CONTACT:
Rob Haslam, Head of Planning Services, Planning Department, 1st Floor,
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Telephone 0161 912 3149**