

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 12th February 2015

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>79692</u>	Boothroyd, 281 Washway Road, Sale	Brooklands	1		
<u>83048</u>	2 Ashlands and 43 Ashton Lane, Sale	Ashton on Mersey	4	✓	✓
<u>84220</u>	Land at City Road/Lucy Street, Old Trafford, M15 4DE	Clifford	23		✓
<u>84225</u>	Cherry Manor Centre, Cherry Lane, Sale, M33 4GY	St Mary's	36		
<u>84294</u>	Land bounded by Ayres Road, South Croston Street, Shrewsbury Street, Old Trafford, M16 7WY	Clifford	51		
<u>84381</u>	Crosbie Coatings Ltd, 28 Wood Lane, Partington, M31 4BT	Bucklow St Martin's	58		
<u>84427</u>	31 Grove Lane, Hale, WA15 8JF	Hale Central	69		
<u>84555</u>	Wellington School, Wellington Road, Timperley, WA15 7RH	Timperley	77		

PART 1

Page 4 83048/FULL/2014: 2 Ashlands and 43 Ashton Lane, Sale

SPEAKER(S)	AGAINST:	Roger Thornton (Neighbour)
	FOR:	Paul Carr (Agent)

REPRESENTATIONS

A resident has raised the issue that all representations should be listed as a total including multiple responses from the same address; the normal procedure is to list representations from individual addresses. Therefore in order to clarify the total amount of representations received up to the point when the officers report was produced and made public, the following representations have been received:-

Initial consultation on submitted application:- 92 individual representations objecting to the proposal (as opposed to 63 from different addresses as reported on the officers report to committee)

Reconsultation on amended plans: - 53 individual letters of objection received objecting to the proposal (as opposed to 32 from different addresses as reported on the officers report to committee).

A further 24 letters of objection (in total) have been received since the officer's report to committee was published (which includes five addresses where more than one letter received), citing the following issues of concern:-

- The large size of the development and its prominence to the road
- It is out of character with the area
- It does not meet Council guidelines that state new development should protect the attractiveness of its neighbourhood.
- Will result in an overspill of traffic from staff and residents onto Ashland's.
- Additional noise from this traffic increase.
- Results in over development of the site.
- If approved all the grassed areas will be paved over for extra parking in the future
- Will result in loss of light (to 5 Queens Rd)
- Light pollution from glazed elements
- Air conditioning will almost certainly be on the roof.
- No material or substantive changes to the plan, especially regarding footprint, mass and size, still taking up one third of Ashland's
- The use of glass makes it even more out of keeping
- Avoid repeating error of granting approval for the building at Delaunay's Rd
- Reduction in footprint of 1%, only cosmetic changes.

- No confirmation if glass wall sections, opaque, mirrored or coloured.
- Existing drainage will require work which will reduce capacity
- This proposal will bring more income to the Council in terms of rates than six houses would
- These developments should be built out of town – Plenty of ground in Carrington which would be ideal for this purpose.
- This is a desirable area and the development will reduce the value of existing houses.

Two plans have been received (with no address) which show the refused scheme (H/70737) overlaid with the proposed scheme and the existing buildings on site overlaid with the proposed scheme. The plans suggest that the new building is no lower than the previously refused scheme.

Sale Civic Society has also objected to the proposed scheme, citing the following issues of concern:-

- Design is not compatible with the character of the road and surrounding area.
- Over dominating scale and bulk
- Height and fenestration would bring neighbourhood privacy issues.
- Light pollution from continually lit corridors.
- Development will result in loss of open space
- Site TPO protection defined the wide range of specimen trees on the site.
- Trees previously removed, replacement trees take considerable time to mature.
- Remaining trees could suffer distress during building operations and proposed car-parking area.
- Existing parking and traffic movements would increase, would prejudice free and safe movement of traffic from nearby roads and dwellings, school crossings nearby
- Staff shifts will exacerbate the parking especially with 'crossover' period will increase the street parking problem.
- Large vehicles have problems entering and leaving Ashlands currently; anticipated ambulance attendance would have similar difficulties.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

At paragraph.1, change '59 bed care home' to 57 bed care home.

At the end of paragraph.5 add 'No.2 Ashlands is a property of an historic nature, it has fallen into a state of disrepair and neglect and has suffered fire damage. Whilst the property retains a number of attractive features, the building is not considered to be of sufficient quality to be considered as a non-designated heritage asset. On the previously refused scheme the demolition of 2 Ashlands was not opposed, therefore there are no objections to the demolition of the building.'

CAR PARKING, HIGHWAY AND ACCESS ARRANGEMENTS

At paragraph 24. Include parking bays 1-2 in line four.

Following receipt of additional information from the applicant, the LHA are now satisfied with the scheme subject to conditions as listed within the main report.

DRAINAGE

Site is in Flood Zone 1 with regards the Environment Agency Flood zone maps meaning that the site has a 1 in 1000 chance of flooding from a river or the sea in any one year. The site can be considered to be in a low flood risk area from all sources of flooding. An appropriate condition attached to ensure that a scheme to limit the surface water generated by the proposed development, the scheme will, as a minimum, show compliance with the Councils Strategic Flood Risk Assessment.

RECOMMENDATION

Condition 14 – To be omitted. The applicant has now submitted details which has demonstrated that a medium sized refuse lorry can turn within site and exit in first gear.

Condition 18 – Drainage to include details of permeable surface material to car-park or run off within site.

Condition 19 – This condition to be amended to request scheme for any proposed external plant to be submitted to and agreed in writing by the LPA.

Condition 21 – No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design principles and specifications will be incorporated in to the development have been submitted to the Local Planning Authority. The development hereby approved shall not be occupied or used until the Local Planning Authority has acknowledged in writing that it has received written confirmation that such measures have been included in the completed development.

Condition 22 – Prior to development commencing, details of an appropriate privacy screen to the western side of the first floor terrace to be submitted to and approved in writing by the LPA.

Condition 23 – Submission of plan indicating finished floor and ridge levels.

Condition 24 – Before the development hereby approved is first brought into use, a scheme for any external lighting attached to the building, or freestanding lighting below 2m in height, shall be submitted to, and approved in writing by the

LPA. Development shall be carried out in accordance with the approved details and be retained thereafter.

Page 23 84220/FUL/14: Land at City Road/Lucy Street, Old Trafford

SPEAKER(S)

AGAINST:

FOR:

**Graeme Scott
(Applicant)**

CONSULTATIONS

LHA: Further comments have been received in relation to the amended plans submitted. The revised cycle parking numbers and spacing in the revised layout is considered to be acceptable. Previous comments regarding access and footway geometry have been addressed.

The LHA does not object to the scheme shown in the revised layout. However they request a further condition be attached requiring submission of detailed design of the access and the provision of pedestrian facilities to Lucy Street and within the site, including details of dropped crossings and tactile paving, to be submitted for approval in writing by the LPA prior to construction.

REPRESENTATIONS

A further representation has been received from a local resident who has previously made a representation which has been reported in the main officer's report. This representation states their concerns regarding the Cornbrook culvert beneath the site. In particular the representation expresses concern over the annotation on the submitted site plan referring to the culvert as having a 'concrete culvert wall.' It is felt this infers the culvert is of modern concrete construction when evidence submitted with the representation (photographs via a weblink) show it to be an 'elderly repaired brick built construction.'

Additionally it asked whether the site engineer's survey team have established whether the culvert is capable of withstanding the vibrations and loadings caused by the developers proposed method of ground works for all buildings works.

Since initial submission an amended Site Plan drawing has been submitted (ref: Drawing Number 14 Revision L). The annotation on this has been revised from reading as '0.75m allowance for concrete culvert wall' to '0.75m allowance for culvert wall' only.

OBSERVATIONS

CONCLUSION

Paragraph 34 refers to 'the creation of 38 new units of affordable housing...' however this is incorrect and should refer to 'the creation of 36 new units...'

RECOMMENDATION

Condition 15 amended to read....Measures to protect bats during development.

Page 36 84225/FUL/14: Cherry Manor Centre, Cherry Lane, Sale

PROPOSAL

Paragraph 4 – "...composite insulated roof panels with grey membrane" to be replaced with "...grey composite insulated roof panels."

CONSULTATIONS

GMP (Design for Security) – No objection, subject to implementation of Crime Impact Statement.

OBSERVATIONS

Paragraph 5 – Omission of "...Changing facilities are also to be provided for community use of the sports pitches outside school hours."

Paragraphs 5, 8 and 9 - Omission of "MUGA" and replacement with "fenced hard play area"

RECOMMENDATION

Sport England has confirmed their agreement with the suggested amended wording for proposed conditions, Numbers 17 and 19.

Page 58 84381/FUL/14: Crosbie Coatings Ltd, 28 Wood Lane, Partington

OBSERVATIONS

RESIDENTIAL AMENITY

12. The submission does not include any details of external lighting, for example to the car parking area. It is considered that any freestanding lighting above 2m in height should be dealt with under a separate consent, whilst all other lighting can be considered as part of a condition attached to this application.

DESIGN AND STREETSCENE

19. Additional tree-planting has been secured along the Wood Lane frontage of the site to enhance the setting within which this development will sit.

21. Amendments have been made to the north-western (rear) elevation of the development, which include the addition of contrasting brickwork and the introduction of two gable-features to break up the long eaves line. This elevation now displays a sufficient level of articulation for a façade of this size.

RECOMMENDATION: GRANT

Remove the following condition:

13. Prior to the commencement of any Phase 1 works (demolition), a Management Plan for Wheel Washing of large vehicles shall be submitted to, and approved by, the LPA. The Management Plan shall be updated and submitted for approval prior to the commencement of each subsequent phase of development.

Add the following condition:

13. Before the development hereby approved is first brought into use, a scheme for any external lighting attached to the building, or freestanding lighting below 2m in height, shall be submitted to, and approved in writing by the LPA. Development shall commence in accordance with the approved details and be retained thereafter.

Amend the following condition:

7. All windows serving a bathroom or WC, and the first-floor corridor window on the north-eastern elevation of the building (facing 26 Wood Lane), shall be fitted with obscured-glazing (minimum of Pilkington Level 4);

Page 77 84555/FUL/14: Wellington School, Wellington Road, Timperley

The applicant has withdrawn this application.

**HELEN JONES
CORPORATE DIRECTOR - ECONOMIC GROWTH, ENVIRONMENT AND
INFRASTRUCTURE**

**FOR FURTHER INFORMATION PLEASE CONTACT:
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