

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 9th April 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>82525</u>	Monde Trading Estate, Westinghouse Point, Trafford Park, M17 1QP	Gorse Hill	1		
<u>84315</u>	Manchester United Football Club, Isherwood Road, Carrington, M31 4BH	Bucklow St Martins	11		✓
<u>84391</u>	Trafford MVRFCC, Finny Bank Road, Sale, M33 6LR	Ashton on Mersey	22	✓	✓
<u>84468</u>	Stretford House, Chapel Lane Stretford, M32 9AZ	Stretford	29		
<u>84481</u>	1 Circle Court, Stretford, M32 9QJ	Gorse Hill	35		
<u>84541</u>	61 Bankhall Lane, Hale Barns, WA15 0LN	Hale Barns	41	✓	✓
<u>84672</u>	Land to the south of Lowther Gardens, Flixton	Davyhulme West	51		

PROPOSAL

For the avoidance of doubt, a total of 745sqm of A3 floor-space has been proposed within the two restaurant/café units and the total floorspace proposed is 1115sqm. The application seeks consent for access and layout only with all other matters reserved. The above description of development has therefore been amended to reflect this.

THE DEVELOPMENT PLAN IN TRAFFORD

A typing error has occurred in this section of the report and as such should read as:

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 1st April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2013 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

Demolition of the existing building; loss of employment land and introduction of retail uses

3. For the avoidance of doubt the applicant has produced a fresh Employment and Retail Statement in response to the comments received from TfGM and the Council's Strategic Planning Team. This includes a Sequential Assessment that has surveyed the Trafford Park area and concludes that there are no other sequentially preferable potential sites for the proposal that are suitable, available or viable.

It is also proposed that the wording of the recommended reason for refusal is amended as follows.

RECOMMENDATION: REFUSE

The proposed development, by reason of the quantum of development proposed, and the consequent site layout, would prejudice the delivery of the Trafford Park Metrolink line and therefore would be contrary to Policy L4 of the Trafford Core Strategy and Revised UDP Proposals T11 and TP11.

Page 11 84315/FUL/14: Manchester United Football Club, Isherwood Road, Carrington

SPEAKER(S) AGAINST:
FOR: Gary Hebblewhite (MUFC)

PROPOSAL

For clarification there would be one proposed sub-station to a height of 2.7m.

OBSERVATIONS

In paragraph 12 - Environmental Zone 2 of the 'Guidance Notes for the Reduction of Obtrusive Light' relates to **rural areas**.

CONDITIONS

Condition 13 – proposed hours of operation - not after 21:00 hours except when the facility is available for community use when they shall not be used after 22:00 hours.

Page 22 84391/FUL/14: Trafford MVRFCC, Finny Bank Road, Sale

SPEAKER(S) AGAINST: Fraser Ashworth (Neighbour)
FOR: Andrew Eccles (On behalf of Applicant)

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REPRESENTATIONS

Councillor Brian Rigby has submitted a letter of support, on behalf of himself and Councillor John Lamb. This explains that the Club have been particularly successful at attracting young people from across the north of the Borough, however the actual clubhouse is now in desperate need to be improved in order to ensure the indoor facilities are fit for purpose. In recent years there has been just one occasion when noise from the club was a concern but to their credit the committee took immediate, firm and lasting action which to the best of our knowledge has resulted in no other complaints of this nature being received. We would support the recommendation and urge the Planning Committee to grant this planning application.

A further representation has been submitted by a previous objector on Finny Bank Road, whose property backs on to the application site. This letter explains the ways that the existing operations of the Club have resulted in noise disturbance to residents when evening events are being held. Reference has been made to the conditions associated with the Club's existing license, which indicate that noise from entertainment/amplified music should generally not be audible inside noise sensitive properties at night-time, and that all external doors/windows should be kept closed. The beer garden area should not be used after 21:00 or dusk, whichever is sooner. The objector states that in reality is residents are kept awake until 1am on average by noise and vibration, with doors/windows left open and people drinking outside. At the very least opening hours should be restricted to more sociable hours to ensure discos cannot go on into the early hours of the morning.

OBSERVATIONS

13. The points raised within the objectors additional representation are noted, however in building up an understanding of the existing level of noise generated by the Club they should also be considered in conjunction with the fact that only one formal complaint has been made to the Council on the grounds of noise since 2006. As previously indicated, the number of licensed late night events at the Club in recent years has been very low, and it is considered reasonable to allow a community use of this nature to hold them on occasions. Notwithstanding this it is recommended that an operating hours condition, taking into account the hours already set by Licensing and allowing an extra half hour for closing the premises, be applied to the extended clubhouse for when it is open solely to its members. This condition should provide a further layer of control against any potential noise disturbance arising from the day-to-day operations inside the new clubhouse.

DEVELOPER CONTRIBUTIONS

This proposal is subject to the Community Infrastructure Levy (CIL) and a 'leisure' use is liable to a CIL charge rate of £10 per square metre, in line with Trafford's CIL charging schedule and revised SPD1: Planning Obligations (2014).

RECOMMENDATION: GRANT

Add the following Condition:

6. With the exception of the evening events permitted within Condition 4 of this permission, there shall be no use of the Clubhouse building outside of the following hours:
07:00 – 23:30 Monday to Friday
07:00 – 00:30 Saturdays
07:00 – 21:30 Sundays

Page 41 84541/FUL/14: 61 Bankhall Lane, Hale Barns

SPEAKER(S)	AGAINST:	Alison Freeman (Emery Planning)
	FOR:	Paul Walton (PWA Planning)

Representations

Representations have been received from a planning consultant on behalf of the neighbour at number 59 together with a detailed schedule of comments on the Committee report.

The representations state that: -

The neighbour's property at 59 Bank Hall Lane is a pre-1911 house in the Conservation Area. The proposed replacement dwelling is very contemporary and will replace a two storey dwelling with standard roof planes with a flat roofed building the equivalent of three storeys high along the whole length of the shared boundary and only 8 metres from number 59. There are a number of principal windows in number 59 that look directly onto the side of the proposed dwelling, which would be completely dominated at this distance. Number 59 is a non-designated heritage asset, which will be completely overwhelmed by the proposed development.

The application should be deferred to allow members to visit the site and to view the site from the inside of number 59 and also to allow the points raised in this correspondence to be fully considered.

The letter and schedule suggest that there are inaccuracies in the Committee report, including in relation to the status of windows on the eastern elevation of number 59 facing the proposed development, and challenges the assessment of the impact of the proposed development, in particular in respect of overbearing impact and spaciousness.

Observations

Given the detailed comments in the submitted representations, it is considered that the application should be deferred to allow the points that have been raised to be fully considered and addressed. In particular, it is considered that further assessment will be required in respect of the objector's comments regarding the status of and impact on windows on the side elevation of number 59, the spaciousness of the Conservation Area and the question of whether number 59 is a non-designated heritage asset and, if so, the impact on the setting and significance of this building.

Recommendation

That the application be **DEFERRED** to allow further consideration of the points raised in the letters of objection.

Page 51 84672/FUL/15: Land to the south of Lowther Gardens, Flixton

OBSERVATIONS

This application has been withdrawn at the request of the applicant's agent.

RECOMMENDATION: WITHDRAWN

**HELEN JONES
DEPUTY CHIEF EXECUTIVE**

FOR FURTHER INFORMATION PLEASE CONTACT:

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Manchester M32 0TH
Telephone 0161 912 3149**