

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 14th May 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>82014</u>	L & M Ltd, Norman Road, Altrincham, WA14 4ES	Altrincham	1		
<u>84283</u>	Units C & D, Atlantic Street Retail Park, Atlantic Street, Altrincham, WA14 5BW	Broadheath	8		
<u>84790</u>	Former Trafford Metal Finishers, Warwick Road South, Stretford, M16 0JR	Longford	17		
<u>84827</u>	Breydon, Aylwin Drive, Sale, M33 3WG	Brooklands	29		✓
<u>84883</u>	Victoria Gospel Hall, 119 Church Road, Flixton, M41 9ET	Flixton	37		✓
<u>84982</u>	Unit 5A Stretford Mall Extension, Stretford Shopping Mall, Chester Road, Stretford, M32 9BA	Stretford	47		
<u>85020</u>	130A Flixton Road, Urmston	Urmston	60		
<u>85116</u>	31 Honiton Way, Altrincham, WA14 4UW	Altrincham	69	✓	

85173	31 Grove Lane, Hale, WA15 8JF	Hale Central	78		
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Page 1 82014/FULL/2013: L & M Ltd, Norman Road, Altrincham

APPLICANT'S SUBMISSION

The applicant has requested that the drainage conditions previously approved by Committee and as recommended in the report (conditions 20, 23 and 24) are amended to reflect recent discussions between the applicant and United Utilities. Condition 23 as currently drafted includes a requirement for surface water to discharge to the canal.

The applicant has advised it is not possible to make a connection to the canal as required by the Condition due to the difference in levels between the site and canal. They have approached United Utilities (who originally recommended this condition) who advise they have no objection to surface water discharging to the combined and surface water sewers that cross the site, with a 50% reduction in the flows.

CONSULTATIONS

United Utilities – No objection to proposals for a 50% reduction in the flows into the 450mm diameter surface water sewer and 750mm diameter combined sewer.

Drainage – No objection to what has been proposed in drainage / flood risk terms. Comment that to comply with the SFRA2 the *“development should aim for a minimum reduction in surface water runoff rates of 50% for Brownfield sites, with an aim of reducing runoff to Greenfield rates up to a 1 in 100 year storm event, considering climate change”*. The proposals are therefore the minimum required.

OBSERVATIONS

Having regard to the above comments it is considered the conditions can be amended / removed as necessary to reflect what has been agreed. Condition 23 needs to be amended to remove the requirement for surface water to discharge to the canal and Condition 24 needs to be removed as this currently prevents surface water from being discharged to the combined sewer network. Condition 20 requires a scheme to limit surface water run-off from the development to be submitted and approved – this does not need to be amended and it is through this condition that the 50% reduction referred to above will be sought.

RECOMMENDATION:

Amend Condition 23 to the following and remove Condition 24.

23. The site must be drained on a separate system, with only foul drainage connected into the combined sewer and surface water connected into the combined sewer and surface water sewer to meet the requirements of the NPPF (PPS1 (22) and PPS25 9F8)) and part H3 of the Building Regulations.

Page 29 84827/HHA/15: Breydon, Aylwin Drive, Sale

SPEAKER(S) AGAINST:

**FOR: Nathan Cornish
(Applicant)**

APPLICANTS SUBMISSION

The applicant has submitted a Bat Presence / Absence Survey Report to supplement the previous submitted Bat Survey Report. The conclusion of this updated survey is that no signs of bat habitation were detected to the building being extended and no bats were found to be emerging or returning to roost.

CONSULTATIONS

Greater Manchester Ecology Unit – Are satisfied that the building is confirmed as low risk, and advise that the following informative is attached to any permission:

Whilst the building to be altered has been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

OBSERVATIONS

HUMAN RIGHTS

19. The application has been considered against the First Protocol Article 1 (The Protection of Property) and also Article 8 (The Substantive Right of Respect for a Person's Home) of the European Convention on Human Rights and the Human Rights Act 1998.

Having reviewed these articles the Council is satisfied that, if approved, the development will not have an unacceptable impact on the neighbour's peaceful enjoyment of their possessions and property and as such an acceptable balance has been struck between the interests of the community and the needs of the applicant.

RECOMMENDATION:

Should permission be granted, the above informative should be attached to permission, no conditions are required regarding bats.

Page 37 84883/FUL/15: Victoria Gospel Hall, 119 Church Road, Flixton

SPEAKER(S) AGAINST:

**FOR: Sally Tagg
(Agent)**

Page 47 84982/FUL/15: Unit 5A Stretford Mall Extension, Stretford Shopping Mall, Chester Road, Stretford

CONSULTATIONS

Pollution & Licencing – No objections subject to conditions restricting time of delivery to the foodstore (to 06.00 – 23.00 Monday to Saturday; and 08.00 – 20.00 Sunday and Bank Holidays in accordance with a request from the applicant received on the 12th May 2015); and to control noise emissions from fixed plant equipment. Details of these conditions are included below

REPRESENTATIONS

Cllrs Adshead and Ross are very supportive of the application and urge the Planning Committee to approve the scheme.

CONDITIONS

Condition 7

Following publication of the report, the applicant requested that condition 7 restricting the hours of delivery / servicing condition was amended to allow deliveries as follows:-

06.00 – 23.00 Monday to Saturday

08.00 – 20.00 Sunday

The Council's Environmental Health Officer has considered the request and has agreed to the proposed amendment, concluding that these extended hours would not unreasonably impact upon the amenity of nearby residents. Condition 7, should therefore be revised to read as follows:-

07

No deliveries shall be taken at or dispatched from the site outside the hours of 06.00 to 23.00 Monday to Saturday and 08.00 to 20.00 on Sundays and Bank holidays.

Reason: *In the interest of residential amenity and in compliance with policies L4 and L7 of the Trafford Core Strategy.*

Additional condition

Following comment received from Pollution and Licensing an additional condition is recommended to ensure that residential amenity is not unacceptably affect by noise emissions from fixed plant machinery during the early hours of the evening. The following condition is therefore recommended:-

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The rating level (LAeq,T) from all fixed plant and machinery associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) by more than -5dB at any time when measured at the nearest noise sensitive premises. Noise measurements and assessments shall be carried out according to BS 4142:1997 "Rating industrial noise affecting mixed residential and industrial areas". 'T' refers to any 1 hour period between 07.00hrs and 23.00hrs and any 5 minute period between 23.00hrs and 07.00hrs

Reason: *In the interest of residential amenity and in compliance with policies L4 and L7 of the Trafford Core Strategy.*

Page 69 85116/HHA/15: 31 Honiton Way, Altrincham

**SPEAKER(S) AGAINST: Stephanie Hewitt
(Applicant)**

FOR:

**HELEN JONES
DEPUTY CHIEF EXECUTIVE**

**FOR FURTHER INFORMATION PLEASE CONTACT:
Rob Haslam, Head of Planning Services
Planning Department, 1st Floor, Trafford Town Hall, Talbot Road, Stretford,
M32 0TH
Telephone 0161 912 3149**