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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 13 August 2020

Time: 4.00 pm

Place: Virtual Meeting

AGENDA

ITEM

5. ADDITIONAL INFORMATION REPORT

To consider the attached report of the Head of Planning and Development, tabled at the meeting.

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SARA TODD
Chief Executive

Membership of the Committee

Councillors L. Walsh (Chair), A.J. Williams (Vice-Chair), Dr. K. Barclay, T. Carey, M. Cordingley, B. Hartley, D. Jerrome, M. Minnis, D. Morgan, K. Procter, B. Rigby, E.W. Stennett and B.G. Winstanley.

Further Information

For help, advice and information about this meeting please contact:

Michelle Cody, Governance Officer
Tel: 0161 912 2775
Email: michelle.cody@trafford.gov.uk

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Agenda Item 5

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 13th August 2020

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 Chair.

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>100105</u>	5 Knowsley Avenue, Davyhulme, M41 7BT	Davyhulme West	1		
<u>100458</u>	45 Salisbury Road, Davyhulme, M41 0RD	Davyhulme East	8		
<u>100666</u>	Multi Storey Car Park 4th Floor, Stretford Shopping Mall, Chester Road, Stretford	Stretford	15		✓
<u>100723</u>	19 Blueberry Road, Bowdon, WA14 3LS	Bowdon	26	✓ Cllr Mrs Churchill	✓
<u>100763</u>	Blessed Thomas Holford Catholic High School, Urban Road, Altrincham, WA15 8HT	Altrincham	45		

SPEAKER(S) AGAINST:

**FOR: Heather Garlick
 (Applicant)**

**SPEAKER(S) AGAINST: Robert Young
 (Neighbour)
 Councillor Mrs. Churchill**

**FOR: Sagir Hussain
 (Agent)**

ADDITIONAL OBSERVATION

It is noted that the published Committee Report does not include the proposed development's measurements. For clarity the proposal would have the following measurements:

- Ridge height: (and height of gables) 7.96m;
- Eaves height: 5.96m;
- Total width of both dwellings: 19.5m;
- Total depth: 17.6m;
- Distance to front boundary: 7.94m for Plot 1. 8.12m for Plot 2;
- Distance to side boundaries: 0.83m to 1.1m for Plot 1 to the west side boundary.
- 1.1m to 1.66m for Plot 2 to the east side boundary.

In comparison, the previous withdrawn application, 98058/FUL/19, would have had a height of 8.4m to the main (flat) roof with the front and rear gables and front to rear ridge lines being 9m in height. The eaves height would have been the same at 5.8m. The footprint of the dwellings would have been 19.4m in width and 18m in depth.

The previous application was recommended for refusal for three reasons –

1. The design, height, scale, massing, front boundary treatment and relationship to the street frontage and surrounding properties would result in an over-dominant, obtrusive and incongruous form of development and would be out of keeping with the character of the area.
2. The proposed dwellings, by reason of their height, scale, massing and siting in close proximity to the common boundary with the adjoining property at number 21 Blueberry Road would have an unduly overbearing effect and result in undue visual intrusion to 21 Blueberry Road to the detriment of the amenity that the occupants of that residential property could reasonably expect to enjoy.
3. The proposed dwellings, by reason of the positions of roof terraces/ balconies (in proximity to 17 and 21 Blueberry Road) would result in unacceptable overlooking and an unacceptable loss of privacy to the neighbouring occupants of 17 and 21 Blueberry Road.

It is considered that the above reasons have been overcome in the current application. The dwellings proposed in the current scheme would have a lower ridge height with the gables reduced significantly in height (to the same height as the main roof) and the previously proposed dormers removed. In addition, the currently proposed scheme would have smaller and lower front porches and a reduction in boundary treatment with piers and timber fence / railing removed. The rear ground and first floor elements of the dwelling adjacent to 21 Blueberry Road have also been reduced in projection and / or pulled away from the boundary to comply with the SPD4 guidelines and privacy screens are shown on the balconies with a condition recommended to ensure the retention of these.

A levels plan has also been submitted showing proposed ground levels for information, although, notwithstanding this, a condition is recommended on the main report requiring details of existing and proposed ground levels and proposed finished floor levels.

AMENDED CEMP CONDITION

The applicant has agreed to an amended CEMP condition to include additional LHA requirements in this regard. The CEMP condition No. 6 shall be amended to account for these changes.

RECOMMENDATION

The recommendation is unchanged except for the addition of one condition (Condition No. 17) to require the retention of the privacy screens on the rear balconies and an amendment to the proposed CEMP condition No. 6 to reflect the additional LHA requirements:

Condition 6 CEMP

No development shall take place, including any works of demolition and site preparation, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall address, but not be limited to the following matters:

- a) Suitable hours of construction and pre-construction (including demolition) activity (in accordance with Trafford Council's recommended hours of operation for construction works);
- b) Measures to control the emission of dust and dirt during construction and pre-construction (including demolition) and procedures to be adopted in response to complaints of fugitive dust emissions;
- c) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- d) Measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity and plant such as generators;
- e) Information on how asbestos material is to be identified and treated or disposed of in a manner that would not cause undue risk to adjacent receptors;
- f) The parking of vehicles of site operatives and visitors;
- g) Loading and unloading of plant and materials including access/egress;
- h) Storage of plant and materials used in constructing the development;
- i) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate;
- j) Wheel washing facilities and any other relevant measures for keeping the highway clean during demolition and construction works;
- k) Contact details of site manager to be advertised at the site in case of issues arising;
- l) Information to be made available to members of the public;
- m) Information relating to site deliveries.

No fires shall be permitted on site during demolition and construction works.

The development shall be implemented in accordance with the approved CEMP.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework. The details are required prior to development taking place on site as any works undertaken beforehand, including preliminary works, could result in adverse residential amenity and highway impacts.

Condition No. 17

The dwellings hereby permitted shall not be occupied unless and until privacy screens have been provided on the rear balconies in accordance with the

details shown on the approved plans, numbers 006 Rev N and 007 Rev N. The privacy screens shall be retained thereafter.

Reason: In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy and guidance in the NPPF.

Page 45 **100763/FUL/20: Blessed Thomas Holford Catholic High School, Urban Road, Altrincham**

This application is reported to the Planning and Development Management Committee as the application is for development by the Council and objections to the proposed development have been received.

CONSULTATIONS

LLFA – No objections subject to a condition requiring the development to be carried out in accordance with the Flood Risk Assessment and Drainage Strategy, including limiting the surface water run-off to the rates set out in the condition below and providing attenuation flood storage on site, also as set out in the condition below.

United Utilities – No objections and request a condition to require the drainage to be carried out in accordance with the principles set out in the Flood Risk Assessment and that any variation to the discharge of foul drainage to be agreed in writing by the LPA prior to the commencement of the development. United Utilities also confirm the previously requested condition requiring foul and surface water to be drained on separate systems (Condition 8 in the report) is no longer necessary as this is covered by the requirement for development to be carried out in accordance with the submitted drainage strategy.

United Utilities also request that the applicant is made aware that a public sewer crosses the site and that building over it will not be permitted and an access strip will be required. This can be included as an informative on any permission.

OBSERVATIONS

The LLFA and United Utilities both confirm that the drainage strategy set out in the updated Flood Risk Assessment and Drainage Strategy is acceptable, subject to conditions. A condition to require the development to be carried out in accordance with the updated Flood Risk Assessment and Drainage Strategy is required.

RECOMMENDATION

Additional condition as follows and remove Condition 8 as set out in the report: -

The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment & Drainage Strategy ref. BTH-SHD-00-XX-RP-C-0001

Revision 3 (dated 04 August 2020 and prepared by Scott Hughes Design) and the following mitigation measures detailed within the document:

- Limiting the surface water run-off generated by the critical storm so that it will not exceed 29.5 l/s (car park 1 – 8 l/s, new school building and car park 2 – 19.5 l/s, hard play area – 2 l/s) and not increase the risk of flooding off-site.
- Provision of 152m³ (car park 1 – 40m³, new school building and car park 2 – 62m³, hard play area – 50m³) attenuation flood storage on the site to a 1 in 100 (+20 Climate Change) standard.

Any variation to the discharge of foul drainage shall be agreed in writing by the Local Planning Authority prior to the commencement of the development and the development shall be completed in accordance with the approved details.

Reason: To prevent an undue increase in surface water run-off and prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, having regard to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework and National Planning Practice Guidance.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149