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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 12 August 2021

Time: 6.30 pm

Place: Stretford Public Hall, Chester Road, Stretford M32 0LG (attendance via registration only)

AGENDA

ITEM

5. ADDITIONAL INFORMATION REPORT

To consider the attached report of the Head of Planning and Development.

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SARA SALEH

Deputy Chief Executive

Membership of the Committee

Councillors A.J. Williams (Chair), B. Hartley (Vice-Chair), A. Akinola, D. Bunting, D.N. Chalkin, L. Dagnall, W. Hassan, D. Jerrome, S. Maitland, M. Minnis, D. Morgan, S. Thomas and B.G. Winstanley.

Further Information

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

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Agenda Item 5

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 12th August 2021

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
101163	St Johns Medical Centre St Johns Road Altrincham WA14 2NW	Bowdon	1		✓
102109	1 Cob Kiln Lane Urmston M41 9JT	Urmston	38		✓
102650	35 Old Meadow Lane Hale WA15 8JT	Hale Barns	61	✓ Cllr Newgrosh	✓
102823	Stretford Grammar School Granby Road Stretford M32 8JB	Longford	70	✓ Cllr Jarman	✓
104039	Bowdon Cricket Hockey And Squash Club South Downs Road Bowdon Altrincham WA14 3DT	Bowdon	86	✓	✓
104053	80 School Road Sale M33 7XB	Priory	102	Cllr Brotherton	
104334	17 Erlington Avenue Old Trafford M16 0FN	Longford	110	✓	✓
104403	13 Bowness Drive Sale M33 6WH	Ashton On Mersey	120		
104784	1 Vicarage Road Davyhulme M41 5TP	Davyhulme West	128		

Since the publication of the agenda The Places for Everyone (PfE) plan has been published for Regulation 19 consultation. PfE is the Joint Development Plan Document being prepared by nine GM Local Authorities. The consultation runs from **9th August to 3rd October 2021**. Given the scope of the applications of the agenda it is considered that this would not result in any material changes to any of the reports.

**Page 1. 101163/FUL/20: St Johns Medical Centre St Johns Road
Altrincham WA14 2NW**

SPEAKER(S) AGAINST: -

**FOR: Ian Jones
(on behalf of Agent)**

Page 38. 102109/FUL/20: 1 Cob Kiln Lane Urmston M41 9JT

SPEAKER(S) AGAINST: -

**FOR: Nicola Campion
(Applicant)**

Representations

Following a re-notification of the application on the 28th July 2021 for a ten day period and the publication of the committee agenda, five further letters of objection have been received from previous objectors. The comments are summarised below:

- Alterations limited to Juliette balcony and indication of disabled car-parking space.
- Note applicants existing business is for sale. Presumes applicant is trying to reduce overheads, but this undermines the conclusions of the sequential test report. The business could stay where it is now, in the town or relocate to smaller premises.
- This building is part of a private residential property and should remain so. Business should be in the Town Centre.
- Original planning permission (85871/HHA/15) was subject to conditions it would not be used as a business – why is this to be over-turned? Won't it set a precedent?
- Sequential test produced no results with the intention of not finding anything suitable.
- Will add to the existing problems of road traffic, parking for neighbours and users (walkers, horse-riders, cyclists, children, dogs) accessing the TransPennine Trail.
- Will contribute to the pot holes and annual sink hole at Meadow Road and concerns of access for emergency services.
- Change of use should be refused for the 'well-being of the community'.
- It is not clear what opening hours would be as vary in documents.
- Previous owners built the garage with stairs, and windows with a disregard to rules.

Observations

Following a review of the further representations, it is noted:

The applicant previously rented premises on Flixton Road, and has advised that they wish to operate from a different premises and needs to relocate as the site is unsuitable due to personal circumstances. As the report sets out the applicant has provided a sequential test which demonstrates that there are no other available premises considered to be suitable or available for the use required in the local area.

The highway concerns have been considered within the committee report. The site provides off street parking (7 spaces), is an accessible location to the existing urban area, public transport and the town centre, the proposed use is not considered to result in an unacceptable highway safety impact or severe adverse impact on the highway network.

The applicant has confirmed within the amended 'Design and Access Statement' amended opening hours of 09:00 - 17:30 from Monday to Saturday, with no opening on a Sunday or bank holiday, as recommended by the Environmental Health Section. As detailed within the report a condition is recommended to restrict opening hours accordingly to protect neighbouring residential amenity.

The applicant has stated that the previous owner inserted and altered windows to the ground floor which varied from consent 85871/HHA/15. Whilst it is possible that these may be lawful due to having been completed more than four years ago, the alterations have been considered as part of the assessment. It has been concluded that the alterations are acceptable in design terms and in terms of impact on residential amenity.

As concluded within the committee report the proposal is considered acceptable in regard to amenity, highway safety, drainage and ecology. The proposal is considered to be in accordance with the Development Plan and the NPPF and is recommended for approval, subject to appropriate conditions.

RECOMMENDATION

There are no amendments or additional conditions proposed and the recommendation remains unchanged.

Page 61. 102650/HHA/20: 35 Old Meadow Lane Hale WA15 8JT

**SPEAKER(S) AGAINST: Sandra Taylor
(Neighbour)**

Cllr Newgrosh

**FOR: San Tou
(Agent)**

- Page 70. 102823/VAR/20: Stretford Grammar School Granby Road Stretford M32 8JB
- SPEAKER(S) AGAINST: John Westbrook
(Neighbour)
- Cllr Jarman
- FOR: Michael Mullins
(Applicant)
- Page 86. 104039/VAR/21: Bowdon Cricket Hockey And Squash Club South Downs Road Bowdon Altrincham WA14 3DT
- SPEAKER(S) AGAINST: Nicola Bamford
(Neighbour)
Statement read out only
- FOR: Mike Egerton
(Agent)
- Page 102. 104053/FUL/21: 80 School Road Sale M33 7XB
- SPEAKER(S) AGAINST: Cllr Brotherton
- FOR: -
- Page 110. 104334/HHA/21: 17 Erlington Avenue Old Trafford M16 0FN
- SPEAKER(S) AGAINST: Bruce Harrison
(On behalf of Neighbours)
Statement read out only
- FOR: Emma Craig
(Agent)

Representations

The following comments and information has been provided by the agent on behalf of the applicant:

The applicants are a family needing separate bedrooms for 2 kids (of opposite sexes, currently sharing), grandparents, parents and two home offices. Old Trafford has no housing stock that can do this.

The family want to stay in a diverse area where multigenerational living is the norm and continue to contribute to the Old Trafford community where they have put down roots and made their home.

Council policy identifies need to improve quality of housing in this area. The application provides modern standards of utilities, heat, sound insulation and also 2 separate, lockable home offices (a new necessity for working families).

Quoting from policy L2, the Core Strategy focuses on:

- a. The right quality and type of housing in the right places*
- b. Development of larger family homes*
- c. Family housing...to attract high quality residential uses*

Turning to design and appearance, it won't be visible from the street. It is sympathetic in scale and design to neighbouring properties, which in any event are of diverse appearance. A 2 storey extension means minimal loss of the garden. 5 other neighbouring properties have extensions of similar scales on plots of similar size.

Turning to no. 15 (the non-adjoining neighbour)

- It does not overlook. It projects the same distance into the rear garden of no.17 as no.15's extension. No windows directly face no.15. Coming forwards decreases no.17's ability to look into no.15.*
- It does not overshadow. (the shadow map in the addendum shows no.15 loses minimal sunshine)*
- It does not overbear complying with the council's rules.*

No.19 (the adjoining neighbour)

Supports the application

Properties to the rear

There are outbuildings and a brick wall topped by a very tall evergreen hedge together 4m high and 4 trees on the boundary. It is impossible to see the windows of either rear neighbours property. (as can be seen in the included photos)

Please follow the planning officer's recommendation. This is a modest extension with substantial screening between it and its rear neighbours, having minimal impact on loss of light of non-adjoining neighbours and complying with the council's planning rules policies and core strategy for Old Trafford. Granting the permission will mean the world to a family with close ties to the area.

Additional site photos showing the view from the application dwellings rear windows has also been provided, alongside sun shading images.

Observations

The personal circumstances and aims regarding the extension to provide additional space for the applicant's family are acknowledged. Although these are material planning concerns, they do not carry significant weight in the determining the proposal.

The applicant's comments seek to provide additional support to their proposal and set out how they consider it complies with adopted policy and guidance. The submitted overshadowing study displays how the two storey extension would provide minimal overshadowing throughout the year

towards the neighbours. The submitted study shows that there would be a slight increase in overshadowing throughout December/January, however this would only be of part of the garden. It is also noted that there would already be limited sun at these times.

The committee report already addresses the issue of overshadowing and whilst concludes there would be some overshadowing to no. 15 as a result of the proposed development, it is not considered to be at an extent to be contrary to policy and result in the refusal of planning permission.

As concluded within the committee report the proposal is considered acceptable in regard to amenity and design. The proposal is considered to be in accordance with the NPPF, Core Strategy and SPD4 and is recommended for approval, subject to appropriate conditions outlined in the committee report.

RECOMMENDATION

The recommendation remains unchanged.

Page 128. 104784/HHA/21: 1 Vicarage Road Davyhulme M41 5TP

SPEAKER(S) AGAINST: -

FOR: -

The application was reported to the Planning and Development Management Committee on the basis that the agent was an employee of Trafford Council. However, it has now been established that this was incorrect and the agent no longer works for Trafford Council.

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