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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 14 October 2021

Time: 6.30 pm

**Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford M32 0TH
(attendance via registration only)**

AGENDA

ITEM

5. ADDITIONAL INFORMATION REPORT

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

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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, S. Maitland, M. Minnis, D. Morgan, S. Thomas, M.J. Welton 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 – 14th October 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
102874	Parkfield , 8 Groby Place, Altrincham, WA14 4AL	Altrincham	1	✓	✓
103366	White Oaks, Bollinway, Hale Barns, WA15 0NZ	Hale Barns	40		✓
104106	Flat 7, Evenholme Flats, Green Walk, Bowdon, WA14 2SL	Bowdon	63	✓	
104509	Land Adjacent Stanley Square Shopping Centre ServiceYard, Springfield Road, Sale, M33 7XS	Priory	74	Cllr Brotherton	✓
104974	Plot To The Rear Of 3 Brooklands Road, Sale, M33 3QH, Facing Onto Brooklands Crescent.	Brooklands	100	✓	✓
105138	12 Bowness Drive, Sale, M33 6WH	Ashton On Mersey	121		
105150	210 Walton Road, Sale, M33 4FG	Brooklands	127		✓ Cllr Longden
105221	Firs Primary School, Firs Road, Sale, M33 5EL	St Marys	138		

105473	14 Bowness Drive, Sale, M33 6WH	Ashton On Mersey	154		
105488	119 Davyhulme Road Davyhulme, M41 8BX	Davyhulme West	162	✓	

Page 1 **102874/FUL/20:** **Parkfield 8 Groby Place, Altrincham**

SPEAKER(S) **AGAINST:** **Jonathan Vose
(Against)**

FOR: **Poppy Hilton
(Agent)**

Page 40 **103366/FUL/21:** **White Oaks, Bollinway, Hale Barns**

SPEAKER(S) **AGAINST:**

FOR: **Chris Parks
(Agent)**

Statement read out only

ADDITIONAL INFORMATION

An additional letter of objection has been received from a neighbouring property, whom has previously objected as part of the initial consultation. The letter is stated as follows:

“To be clear we wish to register our continued objection to this application. Fundamentally the height, and therefore massing, of the proposed building is not in keeping with the immediately surrounding area and the proposed new building would inappropriately dominate the surrounding houses.”

The additional comments are duly noted. It is considered that these comments regarding design, and the proposals impact on the areas’ character and amenity, are considered within the committee report.

RECOMMENDATION

The recommendation of approval subject to conditions is unchanged.

Page 63 **104106/HHA/21:** **Flat 7 Evenholme Flats, Green Walk,
Bowdon**

SPEAKER(S) **AGAINST:** **Harold Baron
(Neighbour)**

FOR:

SPEAKER(S) **AGAINST: Councillor Brotherton**
Statement read out only

FOR: Graeme Warriner
(Agent)

OBSERVATIONS

CAPACITY OF THE NURSERY

The officer report refers to the nursery proposing a maximum capacity of 100 children. This is an error and the report should refer to 109 child places. For the avoidance of doubt, the parking and highway analysis has been undertaken on the basis of the nursery having 109 places. The commentary in SPD 3 referred to in paragraph 48 of the officer report would suggest that a 110 place nursery would require 21 car parking spaces, the quantum proposed by the applicant. The proposed parking provision therefore accords with the guidance in SPD 3. Whilst this subsequently results in a significant shortfall of parking for the offices at Springfield House, the scheme is nevertheless considered to comply with Policies L4 and L7 of the Core Strategy, and the development plan as a whole given the highly accessible town centre location. It is recommended that condition 5, which seeks to limit the number of children at the nursery, is amended to refer to a maximum of 109 children.

RECOMMENDATION

Reword Condition 5

5. The premises to which this permission relates shall be used as a day nursery for a maximum of **109** children and for no other purpose (including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: Other uses within the same Use Class may have a detrimental effect on the character of the surrounding area and the restriction to the use proposed with the maximum number of children stated will enable the Local Planning Authority to consider any further change of use or increase in children on its merits, having regard to Policies L4 and L7 of the Trafford Core Strategy and National Planning Policy Framework.”

SPEAKER(S) **AGAINST: Robert Embrack
(Neighbour)**

**FOR: Daniel Peacock
(Agent)**

Statement read out only

An error has been noted in the committee report at paragraph 17. This section reads:

“A distance of 24.6m would be retained between the proposed 1st floor rear elevation and the rear elevation of no. 3 Brooklands Road. This would be a slight breach (**400mm**) of the guidance aforementioned in PG1.”

This should be corrected to state:

A distance of 24.6m would be retained between the proposed 1st floor rear elevation and the rear elevation of no. 3 Brooklands Road. This would be a slight breach (**2.4m**) of the guidance aforementioned in PG1.

For the reasons set out in the committee report, including at paragraph 17, this distance not considered to result in significant harm to the residential amenity of no.3 The Brooklands.

An error has also identified an error in condition no.2 of the committee report:

2. *The development hereby permitted shall not be carried out except in complete accordance with the details shown on the amended plans, numbers 443-022(F), **443-023(E)** **443-024(F)**, and **443-025(G)**, received by the Local Planning Authority on 1st October 2021.*

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Reference is made to a previous, and superseded, iteration of three of the proposed plans (Floor Plans, Elevations, Street Scene). Amended plans were received on 5th October 2021, upon which the recommendation for approval were made. It is therefore necessary to update this condition to reflect the correct plan revisions.

RECOMMENDATION

The recommendation is unchanged with condition 2 being amended as per the following:

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the amended plans, numbers 443-022(F), 443-023(F), 443-024(G), and 443-025(H), received by the Local Planning Authority on 1st - 5th October 2021.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Page 127 **105150/HHA/21: 210 Walton Road, Sale**

SPEAKER(S) **AGAINST:**

FOR: **Diane Harrop
(Applicant)
Councillor Longden**

Page 138 **105221/FUL/21: Firs Primary School, Firs Road, Sale**

SPEAKER(S) **AGAINST:**

FOR:

CONSULTATIONS

Strategic Planning- Consultation with Trafford Council's education department is required to understand need for the expansion of the school. The proposed New Carrington allocation will lead to demand for additional school places and to additional traffic being generated. Strategic Planning do not object to the proposed development on protected open space because the development only affects land incapable of forming part of a playing pitch. All planning applications submitted to the council for development must be supported by an appropriate statement to enable the council to properly assess and determine the contribution made by the development to Green Infrastructure in line with R5 and L8.

OBSERVATIONS

The applicant has provided a justification statement explaining that, in the Sale West area, 4 out of 7 year groups are full. In September 2020, 10 emergency reception places were provided at Firs School. The statement also refers to future development at Sale West and New Carrington and explains that the Firs School expansion is intended to meet the need for these additional school places.

The applicant addresses Green Infrastructure issues through the Design and Access Statement which includes details on habitat areas, sustainability and sports provision. These areas are also illustrated on the 'Proposed External Areas' drawing. It is considered that the contribution that the site makes to the health and well-being of site users, its provision of wildlife habitats and the use of a sustainable urban drainage system are all in accordance with Policy R3

requirements for land considered to be Green Infrastructure. The application is therefore acceptable with regard to Policy R3 of the Core Strategy.

RECOMMENDATION

The recommendation for approval subject to conditions remains unchanged.

Page 162 **105488/HHA/21: 119 Davyhulme Road, Davyhulme**

SPEAKER(S) **AGAINST:** **Sharon Lewis
(Neighbour)**

FOR:

Officers have undertaken a further site visit and for clarity have measured the outbuilding from within the application site. From the lowest ground level the frontage of the outbuilding facing onto the driveway measures 2.85m in height, from within the rear garden the side elevation from the decking/patio area up is a maximum 2.65m dropping down to 2.5m toward the rear. The store measured 2.35m high. It was observed that there are varying land levels across the site which result in a varying height of the structure with the land appearing to have been raised within the rear garden area.

RECOMMENDATION

The recommendation to grant subject to conditions remains unchanged.

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