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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 20 January 2022

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, tabled at the meeting.

5

SARA TODD

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 – 20th January 2022

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>104760</u>	Shawe View Residential Care Home 10 - 12 Shawe Road, Flixton, M41 5DL	Flixton	1		
<u>104797</u>	Woodheys Primary School Meadway Sale M33 4PG	St Marys	8		
<u>105315</u>	15 Sandleigh Drive, Hale WA15 8AS	Hale Central	16	✓ Cllr Mrs Young	
<u>105540</u>	95 Derwent Road, Flixton M41 8UJ	Flixton	27	✓	✓
<u>106076</u>	217 Woodhouse Lane East Timperley WA15 6AS	Timperley	37	✓	✓ Cllr Minnis
<u>106179</u>	7 Yew Tree Drive, Sale M33 2EX	Sale Moor	46	✓	✓
<u>106198</u>	Former Rackhams Department Store And Former Bentleys Fish And Chip Shop 2 George Street Altrincham WA14 1SG	Altrincham	70		✓
<u>106581</u>	Woodheys Primary School Meadway, Sale, M33 4PG	St Marys	118		

Page 16 105315/HHA/21: 15 Sandleigh Drive, Hale

SPEAKER(S) **AGAINST: Kamal Khan
(Neighbour)
Cllr Mrs Young**

FOR:

Page 27 105540/HHA/21: 95 Derwent Road, Flixton

SPEAKER(S) **AGAINST: Kyle Bailey
(Neighbour)
Statement read out only**

**FOR: Dawn Bee
(Applicant)
Statement read out only**

REPRESENTATIONS

Following a further neighbour consultation, two further objections have been received from neighbours that have commented previously, re-iterating previous concerns and raising the following concerns:

- there are no details of guttering, which could potentially overhang the boundary;
- the land and boundary issues have not been resolved and it appears that the building encroaches onto the neighbour's property;
- there will be increased noise and loss of privacy as the building could be used as a residential dwelling;
- the facilities include a kitchen and bathroom which can only be suited to a residential outbuilding;
- the size of the building and the amenities (kitchen and bathroom) allow the potential for it to be used for a business;
- the size, design and finish of the building will be visually harmful as the surrounding area is filled with trees, shrubbery and small wooden sheds;
- there is very little change to the previous plans and a lack of space is provided for the maintenance or painting of the outbuilding;
- lack of details regarding the provision of guttering and waste water from the building e.g. toilet facility soil pipe and kitchen waste.

OBSERVATIONS

Amended plans have been received that have confirmed that the proposed fascia and guttering would not overhang the existing boundaries. The plans show a 1 in 60 fall in the roof, reducing in height towards the front of the building, along with guttering and down pipes on the front elevation.

RECOMMENDATION

It is recommended that the wording of Condition 2 is amended to reflect the updated revised plans as follows: -

- 2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted drawings, DB2-00 REV B and DB2-02 REV G, received by the local planning authority on 6 January 2022, and DB2-03 REV G, received by the local planning authority on 12 January 2022.

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

Page 37 106076/FUL/21: 217 Woodhouse Lane East, Timperley

**SPEAKER(S) AGAINST: Yasmin Sin
(Neighbour)**

Statement read out only

**FOR: Jude Kumar
(Applicant)
Cllr Minnis**

Page 46 106179/FUL/21: 7 Yew Tree Drive, Sale

**SPEAKER(S) AGAINST: Simon Cross
(Neighbour)**

**FOR: Paul Hughes
(Agent)**

**Page 70 106198/FUL/21: Former Rackhams DepartmentStore
And Former Bentleys Fish And Chip Shop, 2 George Street,
Altrincham**

SPEAKER(S) AGAINST:

**FOR: Lauren Neary
(Agent)**

APPLICANT'S SUBMISSION

The applicant has provided an estimate of the employment figures resulting from the proposed construction and operation phases of the development:

- Construction - During construction phase employment numbers will be c. 35 FTE jobs across the full 14 months (or 30 jobs per annum). This has been calculated based upon anticipated total demolition and construction cost, average turnover per construction employee and the anticipated construction period.
- Operation - During operational phase employment numbers will be c. 570 FTE gross jobs (c. 281 net jobs when account for loss of existing retail). This calculation has been based off the Governments Employment Density Guide and using the floorspace/ uses proposed provided in the application forms.

OBSERVATIONS

Following the completion of the Committee Report, discussions have taken place with the agent for the application, in consultation with the Pollution and Housing section where relevant, in relation to some of the recommended conditions. Following these discussions agreement has been reached in relation to some changes to a number of conditions as set out under the 'Recommendation' section below.

RECOMMENDATION

The recommendation remains unchanged however the amendments have been made to the following conditions:

2. Approved Plans – Amended to show the correct Revision number (04) of the 'Façade Study – East' plan

5. Use Classes Restriction – Amended to include Use Class E(g)(i) 'Offices to carry out any operational or administrative functions'

17. Energy Efficiency Measures - Amended to make reference to the 2010 Building Regulations, as required by the adopted Core Strategy

22. Noise Management Plan - Amended to update point v. of the Noise Management Plan requirements to require submission of proposed hours of external music / entertainment in the Stamford Square / George Street areas of public realm.

23. Hours of Trade / Business - Amended to exclude the hours restriction on the proposed offices so they can operate over 24 hours and update to the permitted hours of the other uses to 0700 to 0100 hours to reflect the town centre location.

25. Amplified Music – Amended to specify that this relates to the external areas of the commercial premises (restaurants / bars etc) and not the general public realm.

These amended conditions are shown in full below.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans:

Location Plan - Ownership & Project Boundary ZZ-XX-DR-A-00-001 P03
Redline plan ZZ-XX-DR-A-00-002 P02
Site plan ZZ-XX-DR-A-00-003 P02
Proposed - Gross Internal Areas ZZ-XX-DR-A-05-102 P08
Proposed - Net Internal Areas ZZ-XX-DR-A-05-103 P11
Gross External Area - Proposed & Existing ZZ-XX-DR-A-05-104 P02
Extension Curtain Walling Study ZZ-XX-DR-A-20-400 P01
Living Wall Study ZZ-XX-DR-A-20-401 P03
Proposed – Rackham’s Lower Ground Floor ZZ-00-DR-A-20-101 P23
Proposed – Rackham’s Ground Floor ZZ-01-DR-A-20-101 P23
Proposed – Rackham’s First Floor ZZ-02-DR-A-20-101 P21
Proposed – Rackham’s Second Floor ZZ-03-DR-A-20-101 P20
Proposed – Rackham’s Third Floor ZZ-04-DR-A-20-101 P15
Proposed – Rackham’s Plant Level ZZ-05-DR-A-20-101 P16
Proposed – Rackham’s Roof Level ZZ-06-DR-A-20-101 P10
Proposed - Sections ZZ-XX-DR-A-20-201 P03
Proposed Elevations ZZ-XX-DR-A-20-301 P09
Proposed - North & South Elevations ZZ-XX-DR-A-20-302 P06
Proposed - East & West Elevations ZZ-XX-DR-A-20-303 P06
Facade Study - South ZZ-XX-DR-A-20-351 P04
Facade Study - North ZZ-XX-DR-A-20-352 P04
Facade Study - East ZZ-XX-DR-A-20-353 P04
Facade Study - West ZZ-XX-DR-A-20-354 P03
Refuse Store ZZ-XX-SK-A-20-001 P02
WC Calculations ZZ-XX-SK-A-20-002 P02
Cycle, shower and locker provision ZZ-XX-SK-A-20-003 P04
Potential area for photovoltaics ZZ-XX-SK-A-20-006 P03
Elevations / Roof - Solid vs Open ZZ-XX-SK-A-20-010 P04
Visual - New Stamford Road A ZZ-XX-DR-A-VR-001 P02
Visual - New Stamford Road B ZZ-XX-DR-A-VR-002 P03
Visual - Stamford Square ZZ-XX-DR-A-VR-003 P02
Visual - Stamford Square Entrance ZZ-XX-DR-A-VR-004 P02
Visual - New Stamford Road ZZ-XX-DR-A-VR-005 P03

Planting Schedule Stage 3 2422-EX-001-01 02
Clearance Plan 2422-PLA-GF-XX-DR-L-0001 P02
Landscape General Arrangement 2422-PLA-GF-XX-DR-L-1000 P02
Hardworks Plan 2422-PLA-GF-XX-DR-L-1001 P02
Kerbs & Edges Plan 2422-PLA-GF-XX-DR-L-1002 P02
Levels Plan 2422-PLA-GF-XX-DR-L-1003 P02
Site Sections 2422-PLA-GF-XX-DR-L-2000 P02
Softworks Plan 2422-PLA-GF-XX-DR-L-3000 P02
Furniture Plan 2422-PLA-GF-XX-DR-L-4000 P02
Clearance Plan 2422-PLA-LGF-XX-DR-L-0001 P02
Landscape General Arrangement 2422-PLA-LGF-XX-DR-L-1000 P02
Hardworks Plan 2422-PLA-LGF-XX-DR-L-1001 P02
Kerbs & Edges Plan 2422-PLA-LGF-XX-DR-L-1002 P02
Levels Plan 2422-PLA-LGF-XX-DR-L-1003 P02

Site Sections 2422-PLA-LGF-XX-DR-L-2000 P02
Softworks Plan 2422-PLA-LGF-XX-DR-L-3000 P02
Furniture Plan 2422-PLA-LGF-XX-DR-L-4000 P02
Landscape General Arrangement 2422-PLA-XX-XX-DR-L-1004 P02
Hardworks Details 2422-PLA-XX-XX-DR-L-5000 P02
Softworks Details 2422-PLA-XX-XX-DR-L-6000- P02

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

5. The units hereby approved shall be used as Class E(a) (shops), Class E(b) (restaurants and cafes), Class E(c) (financial and professional) and Class E(g)(i) 'Offices to carry out any operational or administrative functions' as per the approved floorplans and floorspace schedules and for no other purpose, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) , or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In the interests of the vitality and viability of the town centre and to ensure that the local planning authority can apply an appropriate level of control over the future use of the units, having regard to Policies W2 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

17. The development hereby approved shall not be occupied unless and until details of energy efficiency measures and any low/zero carbon technologies incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate how carbon emissions of at least 15 per cent below the 2010 Building Regulations Target Emissions Rate have been achieved. The approved measures shall be implemented in full.

Reason: In the interests of achieving a reduction in carbon emissions, having regard to Policy L5 of the Trafford Core Strategy and the National Planning Policy Framework.

22. A Noise Management Plan (NMP) for the external areas forming part of this application (including public realm and external areas forming part of commercial premises), shall be submitted to and approved in writing by the Local Planning Authority at least 6 weeks prior to any of the external areas associated with this development being brought into use in order to address potential noise impacts. The NMP shall include as a minimum, written details of the following information;

- i. Organisational responsibility for noise control;
- ii. Hours of operation and scope of entertainment provision
- iii. Imposed planning conditions controlling noise/disturbance;
- iv. Physical and managerial noise controls processes and procedures;
- v. proposed hours of external music/entertainment in the Stamford Square / George Street areas of public realm
- vi. Music noise level controls including music noise limiter settings and any external noise limits;

- vii. Details of how compliance with control limits is achieved and procedure to address non-compliance;
- viii. Details of review of NMP;
- ix. Details of community liaison and complaints logging and investigation

The approved development shall be carried out in full accordance with the approved NMP (or any subsequent NMP that is approved in writing by the Local Planning Authority) thereafter.

Reason: In the interest of amenity and in compliance with Policy L7 and of the Trafford Core Strategy and the National Planning Policy Framework.

23. The premises hereby approved, which fall within the Use Classes E(a) (shops) and E(b) (restaurants and cafes), shall not be open for trade or business outside the hours of 0700 – 0100 hours on any day.

Reason: In the interest of amenity and in compliance with Policy L7 and of the Trafford Core Strategy and the National Planning Policy Framework.

25. No amplified music or other forms of amplified entertainment shall be permitted to any external part of the commercial premises which fall within the Use Classes E(a) (shops) and Class E(b) (restaurants and cafes).

Reason: In the interest of amenity and in compliance with Policy L7 and of the Trafford Core Strategy and the National Planning Policy Framework.

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

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