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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 14 April 2022

Time: 6.30 pm

Place: Committee Suite, Trafford Town Hall, Talbot Road, Stretford M32 0TH

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 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 April 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>105195</u>	Land North West of the Junction of St Margarets Road and Groby Road, Altrincham	Bowdon	1		✓
<u>105991</u>	16 Aspenwood Drive, Sale M33 5RW	St Marys	29	Cllr Holden	✓
<u>106393</u>	90 Moss Vale Road, Stretford, M41 0QH	Gorse Hill	40	✓	✓
<u>106556</u>	Mani Halal Meat & Vegetable Shop, 208-210 Moss Lane, Altrincham	Hale Central	52		
<u>106946</u>	18 Finchale Drive, Hale WA15 8NH	Hale Barns	64	✓ Cllr Butt	
<u>106971</u>	4 Farndon Drive, Timperley, WA15 6NR	Timperley	72		
<u>107062</u>	217 Woodhouse Lane East Timperley, WA15 6AS	Timperley	79	✓	
<u>107279</u>	Broomwood Community Wellbeing Centre, 105 Mainwood Road, Timperley, WA15 7JU	Village	89		

SPEAKER(S) AGAINST:

**FOR: Ralph Taylor
(Agent)**

ADDITIONAL INFORMATION

The applicant has provided a detailed design plan and a materials schedule, which the Heritage Development Officer has confirmed are acceptable.

REPRESENTATIONS

One additional representation has been received from the occupiers of a neighbouring property who had commented previously, stating that the discrepancies relating to the height of the building remain and make the dwelling visible from the neighbouring properties at Coppice Lodge and that retaining walls should be in sandstone as previously approved.

OBSERVATIONS

It is noted that the Heritage Development Officer has confirmed that the additional detailed design and materials documents are acceptable.

It is accepted that the built scheme appears to be more prominent compared to the previously approved development, due to the fact the previously approved elevation drawings did not correctly show the height of surrounding plots, however the ground levels, roof height and finished floor levels shown on the previously approved layout plans have not changed, as outlined in the Committee report.

Following consultation with the Heritage Development Officer it is considered the proposed unilog retaining walls are acceptable provided they are acceptably screened by trailing vegetation. The submitted landscaping plan includes the required trailing vegetation and if approved planning permission would be subject to condition No. 2, which requires the submission of hard and soft landscaping details for the LPA's written approval prior to first occupation of the dwelling.

RECOMMENDATION

The recommendation is unchanged with the proposed plans condition No. 1 amended to include the detailed design plan received 13 April 2022, and an additional condition, No. 14, added to require the development to be constructed in accordance with the approved materials specification.

Condition 1 Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [5960] P01, received by the Local Planning Authority on 9 May 2018, [18-104] 01 G, 02 F, 03 F and 04 E, received by the Local Planning Authority on 18 February 2022; 18-104 07 C, received by the Local Planning Authority on 21 March 2022; 19-218 001 T, received by the Local Planning Authority on 31 March 2022; and 18-104 DET 01 E, received by the Local Planning Authority on 13 April 2022.

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

Condition 14 Materials

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved materials schedule, received by the local planning authority on 13 April 2022.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity having regard to Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

Page 29 **105991/HHA/21: 16 Aspenwood Drive, Sale**

SPEAKER(S) **AGAINST:** **Councillor Holden**

FOR: **Lisa Ditcheva**
(Applicant)

Page 40 **106393/FUL/21: 90 Moss Vale Road, Stretford**

SPEAKER(S) **AGAINST:** **Mrs & Mr S Chokkapu**
(Neighbour)

Statement read out only

FOR: **Aamer shah**
(Applicant)

OBSERVATIONS

1. It has been noted that the last sentence of paragraph 27 of the Committee Report states *'It is expected that a HMO would have a different impact in terms of noise and disturbance compared to a typical single family dwelling.'*

2. This should read, "...would **not** have a **significantly** different impact in terms of noise and disturbance compared to a typical family dwelling."
3. It is appreciated this omission causes confusion however the report demonstrates that residential amenity of neighbouring properties would not be unduly harmed, subject to the conditions proposed.

RECCOMENDATION

The recommendation to grant subject to conditions remains unchanged.

Page 52 **106556/FUL/21: Mani Halal Meat & Vegetable Shop**
208-210 Moss Lane, Altrincham

APPLICANT SUBMISSION

Since the Committee report was completed, amended proposed plans / elevations plans were submitted on 12.04.2022.

OBSERVATIONS

Corner Door Access

The side corner door onto Clarence Road has been altered, to increase the opening width to 1000mm, to allow for improved access for wheelchair users. It is also noted that this entrance provides level access from the pavement.

RECOMMENDATION

The recommendation to **GRANT** remains, subject to the following change to the wording of conditions 2 and 4:

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, drawing numbers: P101 B; P103 B and P105 C

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

4. The extension shall not be brought into use unless and until the bin storage and cycle storage as shown on drawing number P105 C has been provided and the bin storage and cycle parking shall remain in place thereafter for the lifetime of the development hereby approved.

Reason: To cater for and encourage cycling, a sustainable mode of transport and to provide adequate servicing and refuse/recycling storage for the development,

having regard to Policy L4 and L7 of the Trafford Core Strategy and the provisions of the National Planning Policy Framework.

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106946/HHA/22: 18 Finchale Drive, Hale

**SPEAKER(S) AGAINST: Dr Ula El-Kafrawy
(Neighbour)
Councillor Butt**

FOR:

REPRESENTATIONS

On receipt of an invitation to speak at the committee the occupants of 1, 14, 20 and 21 Finchale Drive submitted additional comments relating to the application.

The comments re-iterated their previous objections to the scheme which were included in the Committee Report and have been summarised below.

- The ground floor layout of this scheme (single storey side extension) would still facilitate the 1st floor addition allowed on appeal (104837/PHAA/21)
- The combination of the side extension and the 1st floor addition would result in an inappropriate form of development.
- Extension would be out of character for the area
- Unanimous opposition from neighbours
- No discussion between applicant and neighbours at any stage
- If larger house is required applicant should buy a different property
- It also referenced the desire for a condition to be added in the case of an approval that the second storey would not be permitted.

OBSERVATIONS

This application only proposes a single storey side extension and the approved plans condition attached to the recommendation to grant ensure would only give permission for a single storey side extension as shown on the submitted amended plans listed.

The comments regarding the appearance of the extension are covered within the main committee report.

Whilst it is acknowledged there is strong opposition to the proposal from local residents the application has been assessed against the adopted development plan for Trafford and found to be acceptable.

In regards to a condition preventing further development that is not considered reasonable or necessary in assessing this application, nor is it considered

space. It is considered there would be space available to park to the rear of the extension.

The Local Highways Authority have reviewed the application proposal and have taken into consideration the existing parking arrangements and proposed floor space to calculate the parking requirement (from two to four spaces).

The LHA have observed there is a shortfall in parking however parking is available to the front of the shop, in addition on street parking is also available along the main adopted highway. As such there is no objection to the proposal.

Whilst the proposal would result in the loss of some existing parking availability it is considered the proposal is acceptable in terms of parking provision within the immediate vicinity. The shortfall in parking spaces would not warrant refusal of the application due to the location of the site and availability of parking provision.

It is not considered that the proposal would have an unacceptable impact on the adopted highway and the Local Highways Authority do not object on highways grounds to the proposal. As such the proposal is considered acceptable in regard to parking.

RECOMMENDATION

The recommendation to **GRANT** subject to the recommended conditions is unchanged

Page 89 **107279/FUL/22: Broomwood Community Wellbeing Centre
105 Mainwood Road, Timperley**

CONSULTATIONS

There has been ongoing correspondence regarding drainage proposals for the site. The drainage plan submitted with the application was identical to the one previously approved under discharge of condition application ref. 101595/CND/20. United Utilities (UU) were not a statutory consultee on the current application but have submitted comments (16th March 2022) stating that:

“the plans are not acceptable to United Utilities. This is because the newly proposed surface water, and existing surface water & combined drainage are depicted to drain to a dedicated public surface water sewer that is labelled incorrectly as a combined.”

They also requested a detailed condition to address their (UU) drainage concerns. However the applicant contests the comments from UU and the applicant’s drainage engineer is currently in discussion with UU regarding this. UU have stated that they are looking into their records further to determine whether the plans are correct or not.

Regardless of the outcome of UU's findings, the LLFA state that, "from the LLFA perspective, this site is an Approval". Discharging to main sewer is satisfactory and that NPPF drainage hierarchy is not a requirement on minor developments (email from Talha Esmail, Amey, 1/4/22). LLFA therefore advised that a revised version of UU's originally requested condition could be added which covers the elements which UU were not in agreement on and this is condition 9 within the committee report.

However to avoid unnecessary cost and delay to the applicant it is proposed to amended condition 9 so that should United Utilities provide confirmation they are satisfied with the current drainage proposal then no further drainage information is required from the applicant.

RECOMMENDATION

The recommendation remains unchanged, condition 9 is amended to:

9. Prior to the commencement of development, either (a) or (b) shall be submitted and approved in writing by the Local Planning Authority:

(a) Confirmation that United Utilities satisfied with the submitted drainage plan.

Or

(b) Details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (ii) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (iii) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

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