

Public Document Pack



TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 14 July 2022

Time: 6.30 pm

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

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 B. Hartley (Chair), B.G. Winstanley (Vice-Chair), A. Akinola, D. Bunting, L. Dagnall, W. Hassan, M. Minnis, D. Morgan, S. Procter, S. Thomas, L. Walsh and M.J. Welton.

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

This page is intentionally left blank

Agenda Item 5

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 14th July 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 6 – 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
105642	North Quays Business Park, Atlantic Street Altrincham, WA14 5BF	Broadheath	1	Cllr Jerrome	✓
106722	Delamere School Irlam Road, Flixton, M41 6AP	Flixton	25		
107105	26 Sedburgh Close Sale, M33 5SR	St Marys	35	✓ Cllr Holden	✓
107718	The Willows Primary School, Victoria Road Timperley, WA15 6PP	Timperley	45		Cllr Minnis

Page 1

105642/FUL/21: North Quays Business Park, Atlantic Street, Altrincham

SPEAKER(S) AGAINST: Councillor Jerrome

**FOR: Lucy Furber
(Agent)**

Written Statement Only

SITE

Paragraph 3 states that there are 50 spaces on site. The agent has confirmed this figure was initially stated in the submission, but the correct figure is 44 existing car parking spaces on site.

REPRESENTATIONS

Councillor Jerrome has objected to the proposed development stating the following concerns:-

- Operational Hours
- Noise Pollution
- Lighting
- Ecology issues regarding the Bridgewater Canal

Page 35

107105/HHA/22: 26 Sedburgh Close, Sale

**SPEAKER(S) AGAINST: Carl Hughes
(Neighbour)**

**Written Statement Only
Councillor Holden**

**FOR: Kate Clarkson
(Applicant)**

OBSERVATIONS

It is noted that there is a minor error in paragraph 7 of the report, which states that the first floor rear extension would project 4.5m from the existing first floor rear elevation whereas in fact it would project 4.41m as stated in the Proposal section.

For the avoidance of doubt and to provide further clarification in relation to paragraph 13 of the report, the main habitable room windows in the rear elevation of No. 9 Carnegie Close face towards the rear garden of the application property and are offset from, and do not directly face the application dwelling or the proposed extension.

A written statement has been received from the objector, which states that the case officer has not been to view the property prior to completing the report. This is not correct. A site visit to the application property was carried out on 29 April 2022.

Page 45 **107718/FUL/22: The Willows Primary School, Victoria Road, Timperley**

SPEAKER(S) AGAINST:

FOR: Councillor Minnis

RESIDENTIAL AMENITY

The application includes extending an existing astro-turf play area to the north-eastern side of the main junior playground and to the south-east of the existing trim-trail. This area lies adjacent to the north-eastern boundary with properties on Grove Lane. The agent has confirmed that this existing grassed area is already used as a play area, however becomes very muddy during the winter. The School is seeking this additional area to be covered in an all-weather surface to allow for all year round use and to prevent the spread of mud onto the surrounding areas and into the school buildings. As this area is already regularly used by pupils during play times, it is considered that the proposed all-weather surface would not result in any greater impact on the amenity of neighbouring residents. The proposed surface would also match the existing adjoining astro-turf area and thus would be in keeping with the character of the existing site.

EQUALITIES

No specific benefits or disbenefits have been identified as arising from the proposals on any other protected group.

RECOMMENDATION

A typing error has occurred in condition 2, where 4 of the proposed plans have not been included. As such, it is recommended that condition 2 is amended to: -

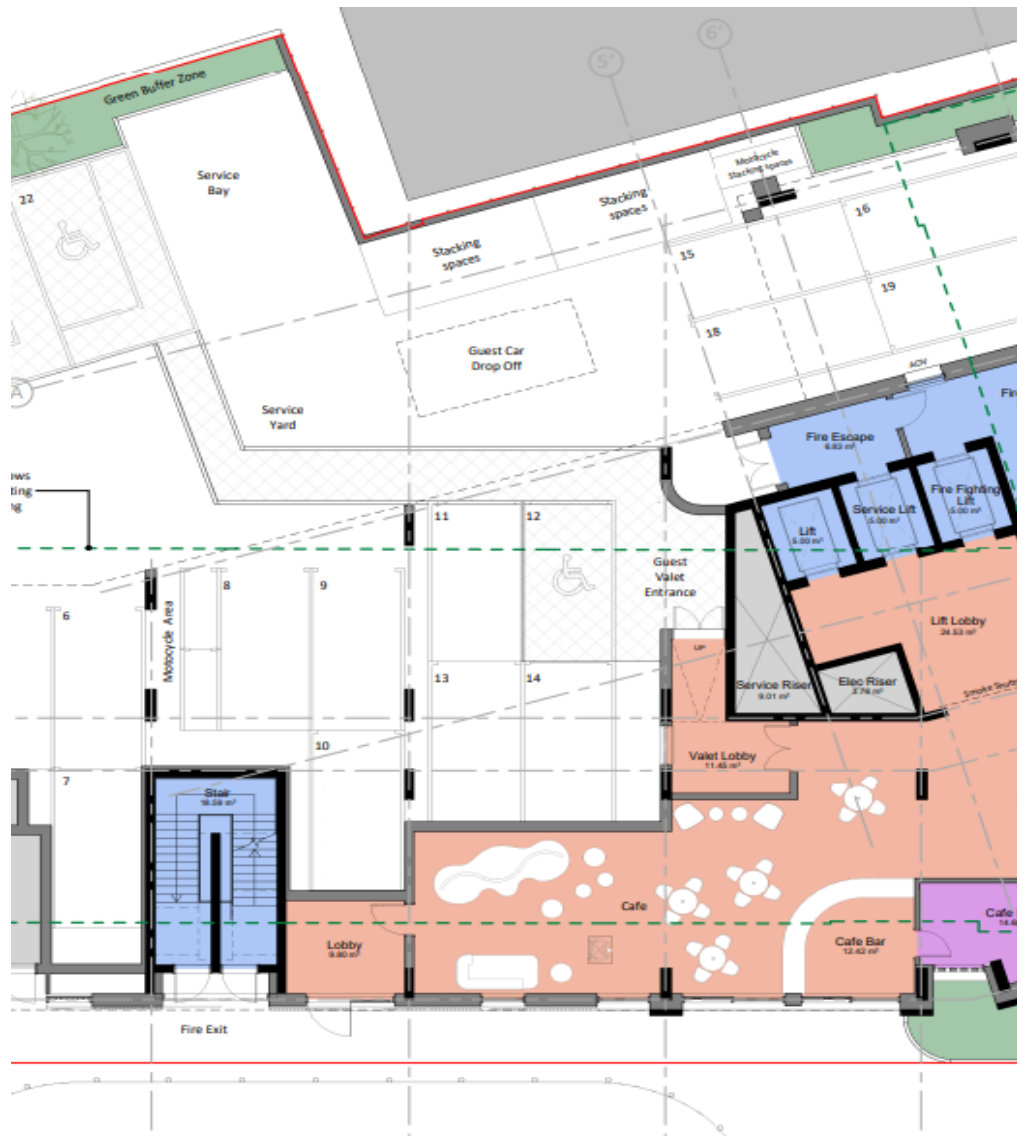
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 1000 Revision A, 1002 Revision C, 1005 Revision A, 1010 Revision C, 1020 Revision A, 1021 Revision A, 1030, 2180 Revision B, 3510 Revision D, 3502 Revision B and 221/060/101 Revision P3.

Reason: To clarify the permission, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Member Update Report
City Point And 2 Hornby Road, 701 Chester Road, Stretford - 104811/FUL/21

Current Position

The appellant's agent has requested an opportunity to explain the operation of the proposed valet parking system so that there is a clear understanding of what is proposed. In particular, a consequence of the valet system is that all spaces are effectively available to disabled people in that they would take their car to the drop off point and it is unloaded. It is then parked by a hotel operative. The reverse happens when they want to leave. Hence all spaces are fully accessible. Additionally there appeared to be some misunderstanding at the Committee meeting in that the valet parking strategy does not involve dropping cars off in the Warwick Road layby, rather this would be available for more general drop offs and pick-ups by, for example, taxis. The valet parking drop off would take place in the service yard on site as shown below.



Notwithstanding the foregoing explanation regarding the wider availability of all parking spaces as a result of the valet parking system, there are still 3 no. dedicated accessible spaces on site. These spaces would be for the exclusive use of blue badge holders.

In addition, the LHA specifically asked for swept path analysis to demonstrate that there was sufficient space within the site for cars to be manoeuvred without the need to use Hornby Road. This was subsequently demonstrated by the applicant and this was accepted by the LHA.

RECOMMENDATION

The recommendation 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

This page is intentionally left blank