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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 9 November 2023

Time: 6.30 pm

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

AGENDA

ITEM

5. ADDITIONAL INFORMATION REPORT

To consider a report of the Head of Planning and Development, tabled at the meeting.

5

SARA TODD

Chief Executive

Membership of the Committee

Councillors B.G. Winstanley (Chair), L. Walsh (Vice-Chair), Babar, M. Cordingley, Z.C. Deakin, P. Eckersley, W. Hassan, D. Jerrome, S. Maitland, M. Minnis, T. O'Brien, S. Procter and M.J. Taylor.

Further Information

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Agenda Item 5

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 9th November 2023

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
110688	Land off Shawe Road, Urmston, M41 5DL	Flixton	1	Cllr Thomas ✓	Cllr Patel ✓
111659	28 Shrewsbury Court, Old Trafford M16 7NR	Old Trafford	43		Cllr Hirst Cllr S. Taylor
111806	2 George Street, Altrincham (Rackhams)	Altrincham	54		

Page 1	110688/FUL/23	Land off Shawe Road, Urmston
	SPEAKER(S)	AGAINST: Ellie Smith (Neighbour) Councillor Thomas
		FOR: Rachel O'Connor (Applicant) Councillor Patel

ADDITIONAL INFORMATION

Accessible and Adaptable Dwellings

The applicant has now confirmed that the six ground floor units of the development would be constructed as 'accessible and adaptable dwellings' and would be compliant with the optional requirement - M4(2) 'Accessible and adaptable dwellings' of the Building Regulations 2010 (as amended).

The standard for M4(2) dwellings is met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. M4(2) dwellings offer increased accessibility to dwellings and provides greater adaptability in the future.

A condition is recommended to ensure that the ground floor units are delivered as such. This would ensure compliance with policy L7 of the Core Strategy and emerging policy JP-H 3 of Places for Everyone.

Additional Representations

Trafford FC

A letter of objection has been received from Trafford Football Club. The main points raised are as follows:

- Insufficient debate was undertaken at the August Planning Committee regarding the loss of car parking at Pennybridge Lane.
- The car park at Pennybridge Lane is owned by the Council and is therefore public land. The land operates as a car park for the benefit and safety of the public.
- The land has been used as a car park for an excess of 20 years, and the Council have themselves described the land as a car park under the lease to Trafford Football Club. It is also signposted as a carpark.
- The development would result in the loss of approximately a third of the available parking spaces which could result in these spaces being displaced into the local area creating a safety issue.
- The Highways Officer (Local Highway Authority (LHA)) stated that the impact of this development on highway safety locally would not be severe. It is challenged that the definition of 'severe' should be the bar at which impacts of development are measured in terms of highway safety.

Paragraph 111 of the NPPF states that '*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.

The LHA have confirmed that the development, including with respect to the loss of land on Pennybridge Lane, would not have an unacceptable impact on highway safety, and that the residual cumulative impacts on the road network would not be severe.

The LHA have also confirmed that the land on Pennybridge Lane is not a formal designated car park. It is understood that most of Trafford Council's formal car parks have an Order under Sections 32 and 35 of the Road Traffic Regulation Act 1984, and this is not the case for the land off Pennybridge Lane. The Committee accepted that this was case at the August meeting and the debate reflected this.

The Council's Parking Services have never managed this land, and there is no parking order for it. It is not promoted by Trafford Council as a car park, and there are no known legal documents which give the residents of Shawe View formal rights to park in the car park. The use of this land as a car park is not included in the lease to Trafford Football Club. The parking signage on Flixton Road has been in situ since at least 2009, and Parking Services have no record of when it was installed or by whom.

All other concerns raised have been duly noted and are considered to be appropriately addressed within the Committee Report.

23 Shawe Road

- How many parking spaces will be removed from the car park?
 - o *49 parking spaces would be removed through this development*
- What provisions have been considered for excess street traffic and enforcement to avoid any incidents?
 - o *As part of the development, it is not proposed to introduce any Traffic Management Measures and/or any parking restriction as part of the development. In considering the application the LHA liaised with colleagues in the Traffic Team and were not made aware of any specific complaints/requests for any such measures on either Shawe Road or Pennybridge Lane.*

Contained in the Transport Statement, (TS), is a parking survey, which was undertaken in September 2022, during a home game at the football ground. The TS indicates that 154 spaces could be provided on the land if the spaces were in fact marked out. As a result of the development 49 spaces would be lost, leaving a potential of 105 spaces available within the land. As a result of the survey, it showed that a maximum of 102 vehicles were parked, which is generally sufficient if/when a match is taking place.

Therefore, the LHA are satisfied that with the loss of 49 spaces, that this will not have a severe impact on the surrounding Highway, over and above which already takes place during match days

- What provisions have been made to install further fire hydrants in the vicinity of the site?
 - *None are proposed within this application. An existing fire hydrant is located on Shawe Road near to the existing Shawe View Residential Home.*

- What provision have been put in place for access on Match days for emergency vehicles?
 - *No additional measures are proposed through this development. It is not considered that the development in itself would impede emergency vehicle access. The land off Pennybridge Lane is not part of the adopted highway and is being used for car parking in the absence of any other use. The private right of way which extends beyond the front of the Shawe View terrace would be retained.*

- Where will the drainage be connected to?
 - *The applicant proposes ground intrusive site investigation to determine the ground conditions on site. However, it is noted that the site cannot suitably locate a soakaway/infiltration tank (in accordance with building regulation requirements) owing to its small size. There are no surface water features or watercourses within the vicinity of the site. The applicant has agreed with United Utilities that there may be scope to discharge surface water into the existing surface water sewer system at a flow rate agreed with United Utilities – generally minimum of 5l/s.*

Foul water would be permitted to drain into the public foul water/combined sewer system.

- How will building material trucks access the site?
 - *This can be covered under a detailed Construction and Environment Management Plan as recommended in condition 12.*

- Where will materials be stored?
 - *The applicant has confirmed that all building materials would be stored securely on site. This can be covered under a detailed Construction and Environment Management Plan as recommended in condition 12. Condition 12 can be updated to require only on-site storage.*

- Where will contractors park for the duration of the build process?
 - *This can be covered under a detailed Construction and Environment Management Plan as recommended in condition 12.*

- Where will plant machinery be stored?
 - *The applicant has confirmed that all plant machinery would be stored securely on site. This can be covered under a detailed Construction and Environment Management Plan as recommended in condition 12. Condition 12 can be updated to require only on-site storage.*

- What is the Council's parameters in consultation breadth and width and what steps are made to ensure that the consultation is made available to all residents business and relevant stakeholders. What measures are in place for those that do not use the internet or have access to email.
 - *The Council's Planning Service has undertaken two separation consultations on this application as part of the initial plans, and as part of the revised scheme to be presented to Members at this Committee Meeting. We consulted all neighbours who adjoined the site and advertised the development through way of site notice placed on Pennybridge Lane. The development was also advertised in the Weekly list of planning applications – dated 9th May 2023, and was published in the Manchester Evening News on 18th May 2023 and 17th July 2023.*

The neighbour notification letters advises residents who wish to make representations to do so either online, or via e-mail. The letter does, however, state that if residents have difficulty submitting via these methods, then they can contact the Council on the contact details listed on the letter and the Council will do their best to help. This could involve sending out plans or accepting written comments.

- On the Council's website it states that there are 1,000 empty properties in the borough. Why are these properties not being prioritised for the Council to compulsory purchase these properties and then redevelop to bring them back in to use for social housing?
 - *The reference to 1000 empty properties is the approximate number of homes that have been empty for more than six months. Homes can be empty for a variety of reasons including many legitimate reasons such as bereavement, ill health, travel, renovation etc.*

The Council's Housing Standards team does prioritise empty properties by assessing them and taking action based on the current status of the property i.e. disamenity, nuisance, pests etc. The compulsory purchase process is always a last resort and the Council will always try to work with owners to bring the home back into use. Compulsory Purchase is a long and expensive legal

process that requires specific criteria to be met. It is not appropriate in the majority of cases.

Regardless, the acquisition of single properties across Trafford would not be suitable to provide the specialist step up accommodation proposed in the application. The Council's approach to tackling empty homes is set out in the Council's Empty Home Strategy 2019-2024. This strategy sets out a vision to bring Trafford's long term empty properties back into use to increase the supply of quality, affordable homes for residents. The need for this particular development on Shawe Road is set out within the Committee Report.

- What is the standard consultation process? What system is in place to make sure that a fair consultation is carried out by applicants where all question will be answered, and information provided consistently?
 - o *Consultations by applicants are encouraged prior to the submission of an application. This is, however, not required and is at the applicant's discretion as to whether they undertake their own separate consultation. The Planning Service has carried out consultations with residents on the plans received in May 2023 and September 2023.*
 - o *The extent and nature of pre-application consultation carried out is a matter for the applicant and cannot be taken into account in the determination of the planning application.*

- How many car park spaces will be taken up during the construction period with construction vehicles, skips, building materials?
 - o *This can be covered under a detailed Construction and Environment Management Plan as recommended in condition 12. It would be expected that only 49 parking spaces would be occupied – i.e. those required for the development.*

- Where will residents and the public who use the car park be expected to park during construction of the cottages for a long period?
 - o *This can be covered under a detailed Construction and Environment Management Plan as recommended in condition 12. It is understood that adequate space would be retained on Pennybridge Lane for residents to park, although as set out in the Committee Report this is not a dedicated car park and is used for car parking in the absence of any other use.*

The details and response to a number of the points raised above would be covered in a Construction and Environment Management Plan which is recommended in condition 12. It is usual practice for this information to be secured in this way, and this level of information is not usually known at this

point. The details of how the construction would be managed and implemented are worked up once the developer has planning permission and has appointed a contractor to deliver the proposals. It would be unreasonable to insist on this information being provided at this point in time.

A further response from the applicant confirms that they have not yet appointed a contractor (which would be undertaken if planning permission is granted). Any proposals for construction site management need to be properly considered with input from health and safety advisors, the main contractor and key sub-contractors. Any construction site management plan would also need to reflect any comments from consultees within the Council. The applicant has expressed clear willingness to work with the Council when discharging condition 12 in order to satisfy any points raised by the Council.

Committee Report

The Committee Report in the 'PROPOSAL' section refers to the loss of 35no. parking spaces from the car park on Pennybridge Lane. This is incorrect. The proposal would result in the loss of 49no informal parking spaces from the car park as a result of the revised layout. For the avoidance of doubt any reference to the loss of 35 spaces is an error and has been incorrectly carried over from the previous report.

The Committee Report, at paragraph 73, in referring to the retained car park on Pennybridge Lane, states that '*the retained layout could still accommodate up to 153 designated spaces within a revised, and more efficient, configuration.*' This is incorrect. As a result of the revised layout, which extends further to the south, the retained car park could only, in theory, accommodate up to 139 designated spaces.

RECOMMENDATION

The recommendation of approval subject to conditions is unchanged, with an additional condition now recommended, and an update to Condition 12:

12. No development shall take place, including any works of demolition, until such time as a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) parking arrangements for site operative and visitor vehicles;
- b) the management of deliveries to including details of any proposed delivery booking system;
- c) loading and unloading of plant and materials to include vehicle access and egress arrangements;
- d) storage of plant and materials used in constructing the development, which shall only be on-site within the site edged red;

- e) the erection and maintenance of security hoardings including decorative displays and facilities for public viewing (where appropriate);
- f) wheel washing facilities and any other relevant measures for keeping the highway clean during the works;
- g) measures to control the emission of dust and dirt;
- h) measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity and plant such as generators;
- i) a scheme for recycling/disposing of waste resulting from the works;
- j) days and hours of construction activity on site (in accordance with Trafford Council's recommended hours of operation for construction works), and
- k) contact details for the site manager are to be advertised at the site in case of issues arising.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

25. The ground floor dwellings hereby approved, as shown on Drawing No. 130 (rev.H) shall not be constructed other than in accordance with the Optional Requirement M4(2) 'Accessible and adaptable dwellings' of Part M of the Building Regulations 2010 (as amended). The dwellings shall be retained only in compliance with M4(2) 'Accessible and adaptable dwellings' thereafter.

Reason: To ensure that the development is fully accessible and useable by all section of the community, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework

Page 43 111659/HHA/23 28 Shrewsbury Court, Old Trafford

SPEAKER(S) AGAINST:

**FOR: Councillor Hirst
 Councillor S. Taylor**

REPRESENTATIONS

A representation in support of the application has been received by local ward Councillor, Emma Hirst. The representation includes photographs of the site and a nearby site at 8 Eton Court, which has a rear extension of a similar scale to the application before Members.

The representation states that the application site and adjacent properties are a functional and unremarkable estate of social housing, with no design features of note. Furthermore the extension would be within the rear yard and that the rear yards often have sheds that are visible above the fence.

OBSERVATIONS

The design analysis of the proposal and the impact on the streetscene are covered within the main committee report. However the image provided by Cllr Hirst is considered to demonstrate the concern raised by officers within the committee report that the extension would appear overly dominant and incongruous within the streetscene.

In regards to the extension at 8 Eton Court it should be noted that this extension received consent via prior approval (87776/PAH/16) as a form of permitted development, where design and impact on streetscene are not for consideration.

Applications for householder prior approval are considered against part 1 of schedule 2 class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, rather than the development plan for Trafford. Furthermore the extension at no. 8 Eton Court was designed to meet the technical requirements of the prior approval criteria, whilst the previously refused prior approval at the application site failed to meet the technical requirements due to its design.

RECOMMENDATION

The recommendation of refusal is unchanged.

Page 54 **111806/VAR/23** **2 George Street, Altrincham**

OBSERVATIONS

A new paragraph 1 is inserted as follows:-

1. Planning application Ref. 106198/FUL/21 was considered by the Planning and Development Management Committee in January 2022. The application was for the refurbishment and remodelling of the former Rackhams and Bentleys buildings to create offices, retail/food and beverage/leisure floorspace, including two storey upwards extension, creation of external terraces, selective demolition including bridge links to Sunningdale and Kingfisher buildings, associated plant and infrastructure, landscaping and works to public realm and access. Committee resolved to grant planning permission subject to conditions, in accordance with officer recommendation.

Paragraph 1 in the report becomes paragraph 2 and the paragraphs then follow on consecutively as set out in the report.

RECOMMENDATION

The recommendation of approval subject to conditions is unchanged.

CONDITIONS

Condition 6a) to be amended to include additional landscaping information submitted since the completion of the report, as follows:

a) The landscaping works shall be carried out in accordance with the hard and soft landscaping details hereby approved and the Landscape Document by Planit I.E. Limited dated 06/09/23 and 'Podium Planting – Schedule of Species' document submitted on 03/11/2023. The approved works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

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