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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 14 December 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 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 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

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 December 23

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
108597	56 Barrington Road Altrincham, WA14 1HY	Altrincham	1		
111105	Land Off Golf Road, Sale, M33 2JT	Sale Moor	10		✓
111845	10 Aldermere Crescent Flixton, M41 8UF	Davyhulme	47	✓	✓
111907	Rear Of 2 Shaftesbury Avenue, Timperley, WA15 7LY	Hale Barns & Timperley South	63	✓ Cllr Butt	✓

REPRESENTATION

One representation has been received, making the following comments: -

- The occupier of the neighbouring property to the rear at 1 Gaskell Road has not been notified of the application.
- The window in the dormer would be a full side-opening window and therefore would affect the privacy of both the bedrooms and outside garden space of the neighbouring property to the rear.
- The report states that the dormer would be 9m from the boundary but it appears to be closer than this.
- The application property is a rented property and could be used as an Air B and B and therefore the occupiers could be changing frequently, which would exacerbate any overlooking issue.

The records on the application file show that a neighbour notification letter was sent out to 1 Gaskell Road.

OBSERVATIONS

The concerns raised by the occupiers of 1 Gaskell Road at the rear of the application property are noted. In relation to the distance to the rear boundary, it is recognized that the boundary is not parallel with the rear elevation of the application property and therefore the distance varies at different points on the rear boundary. Measured from the dormer window in a straight line to the boundary, the distance is approximately 9m. It is recognized that the distance is slightly less when measured at an angle to the window.

In any case, Condition 4 on the main report requires that upon first installation the window in the second floor on the rear elevation of the proposed dormer facing 1 Gaskell Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

It is recognised that the submitted drawing number PL11 REV G suggests that the window would be a full side hung window. For the avoidance of doubt, it is therefore recommended that the wording of Condition 4 is slightly amended to include the wording “notwithstanding the design of the window shown on the approved drawing number PL11 REV G”.

On the basis of this amended condition, it is considered that there would be no undue overlooking impact in relation to 1 Gaskell Road to the rear.

RECOMMENDATION

The wording of Condition 4 is amended as follows: -

4. Notwithstanding the design of the window shown on the approved drawing number PL11 REV G and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the window in the second floor on the rear elevation of the proposed dormer facing 1 Gaskell Road shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy Policy JP-P1 of Places for Everyone, the Council's adopted Planning Guidance 1: Residential Development and the National Planning Policy Framework.

Page 10 **111105/FUL/23: Land off Golf Road, Sale**

SPEAKER(S) **AGAINST:**

**FOR: Catherine Martin
(Applicant)**

AMENDED PLANS

Amended plans have been received illustrating a 10m buffer that would be maintained to Barrow Brook along the north-eastern boundary. This results in the slight re-positioning of the boundary fence and a CCTV pole to accommodate this buffer. Greater Manchester Ecology Unit (GMEU) have reviewed the latest plans and have confirmed that the proposed 10m buffer is acceptable in protecting the ecological value of the Brook and its associated habitats.

The plans also include the removal of two storage containers from the site (one which was previously located beneath the pylons, and one to the eastern part of the site). The applicant has advised that these are not required.

BIODIVERSITY

The applicant has submitted a Biodiversity Net Gain Assessment. This demonstrates that the site can deliver a 15.33% on-site net gain in Habitat Units, and a 59.72% net gain in Hedgerow Units. The development would therefore improve the ecological value of this site, and would be in accordance with emerging Places for Everyone Policy JP-G 9 and the NPPF in this regard. Greater Manchester Ecology Unit (GMEU) have assessed this assessment, and have raised no objections. This would amount to moderately weighted benefit of the scheme, which is discussed at paragraphs 79 and 121 of the Committee Report.

SWEPT PATH ANALYSIS

The applicant has submitted construction plans, demonstrating that an articulated vehicle (up to 16.5m in length) could access and exit the site in a straightforward manner albeit the access is only of a sufficient width for one vehicle at any time. The Local Highway Authority (LHA) have advised that two-way access provision must be provided during the construction phase. This is required to accommodate simultaneous access and egress in a forward gear, so that construction traffic would not be waiting along the highway. If planning permission were to be granted, details of the construction access could be conditioned as part of a robust construction and environment management plan (CEMP).

ADDITIONAL REPRESENTATIONS

Three additional representations have been received, expressing support for the development. These are summarised as follows:

- This land is wasteland and is currently of no use to anyone;
- This site should be used to assist in lessening society's carbon footprint, which can help aid our environment, and climate change issues in the long term;
- This is free land that is insignificant and not a local beauty spot;
- This is not spoiling the land;
- This application is exactly what Councils should be looking for, and has the support from the local community;
- Very disappointed that the application has been put forward for refusal;
- Hopeful that committee are minded to approve this application.

These concerns have been duly noted and considered. It is considered that these are appropriately addressed within the Committee Report.

REASON FOR REFUSAL

The first reason for refusal (Green Belt) is stated as follows:

1. The proposed development would constitute inappropriate development in the Green Belt, which is by definition harmful to the Green Belt. In addition, the proposal would have a harmful impact on the openness of the Green Belt and would be contrary to the purposes of including land within the Green Belt. No very special circumstances outweigh the harm to the Green Belt by reason of inappropriateness, and the harm to the openness of the Green Belt, harm through encroachment into the countryside and harm to the landscape and recreational value of this area. The proposed development is therefore contrary to policy R4 of the Trafford Core Strategy, emerging policy JP-G10 of Places for Everyone and the National Planning Policy Framework.

This is updated to include reference to harm to visual amenity. The revised reason is as follows:

1. The proposed development would constitute inappropriate development in the Green Belt, which is by definition harmful to the Green Belt. In addition, the proposal would have a harmful impact on the openness of the Green Belt and would be contrary to the purposes of including land within the Green Belt. No very special circumstances outweigh the harm to the Green Belt by reason of inappropriateness, the harm to the openness of the Green Belt, harm through encroachment into the countryside and harm to the landscape, visual amenity and recreational value of this area. The proposed development is therefore contrary to policy R4 of the Trafford Core Strategy, emerging policy JP-G10 of Places for Everyone and the National Planning Policy Framework.

RECOMMENDATION

The recommendation to refuse is unchanged.

Page 47 **111845/HHA/23: 10 Aldermere Crescent, Flixton**

SPEAKER(S) **AGAINST: Karen Stockwell
(Neighbour)**

**FOR: Andy Northover
(Agent)**

Page 63 **111907/FUL/23: Rear of 2 Shaftesbury Avenue, Timperley**

SPEAKER(S) **AGAINST: Craig Hulme
(Neighbour)
Councillor Butt**

**FOR: Dr Bintu Simon
(Applicant)**

Accessible w/c provision

An amended floor plan has been requested to provide an adequately sized accessible w/c. The Agent has advised they are not able to submit this in time for the Committee meeting. As such an additional condition is recommended, to stipulate that notwithstanding the details shown on the approved floor plan, revised details shall be submitted showing this information. This alteration would not affect the overall principle of development or the external design of the building.

Applicant supporting statement and letters

A written supporting statement has been received from the Applicant for the Committee, which is to be read out on their behalf by Officer's at the meeting.

Two supporting letters have also been received from the Applicant. One letter is from the Applicant's GP which outlines their occupational health condition. The second letter is from a neighbour of the Applicant's existing tutoring address which is understood to be in Manchester. This writes with no objection to existing tutoring activities at that address and writes in support of the planning application conversion.

OBSERVATION

The committee report notes that the toilet would be accessible, however it was considered that this could be improved and therefore following discussions with the agent and being mindful of Building Regulations further improvements were agreed, which are to be secured via condition.

The applicant notes that they have a health condition, which has led them into a career change into providing tuition. This has resulted in them looking for a new premises for the tuition, which is the subject of this current planning application.

Officers have considered the matters raised having regards to the personal circumstances of the applicant, however do not consider the additional information provided changes the planning balance.

RECOMMENDATION

The recommendation to approve is unchanged.

Condition added –

8. Prior to commencement of development and notwithstanding the details shown on the approved floor plan, details of an accessible w/c with a minimum dimension of 1.5m x 2.20m, with suitable access to this w/c within the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of functionality and accessibility, having regard to Policy L7 of the Trafford Core Strategy and the provisions of the National Planning Policy Framework.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

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