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TRAFFORD COUNCIL

AGENDA PAPERS MARKED 'TO FOLLOW' PLANNING DEVELOPMENT CONTROL COMMITTEE

Date: Thursday, 11 April 2013

Time: 6.30 pm

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

A G E N D A	PART I	ITEM
2.	MINUTES	
	To receive and, if so determined, to approve as a correct record the Minutes of the meeting held on 14 th March, 2013.	To Follow
5.	APPLICATION FOR PLANNING PERMISSION 80008/FULL/2013 - TRAFFORD HOUSING TRUST - FORMER GARAGE SITE AT LOWTHER GARDENS, URMSTON M41 8RJ	
	PLEASE NOTE THIS AGENDA ITEM WILL NOT BE CONSIDERED AT THIS COMMITTEE MEETING.	Withdrawn from consideration
6.	APPLICATION FOR CHANGE OF USE 80012/COU/2013 - TRAFFORD COUNCIL - 12-14 SHAWS ROAD, ALTRINCHAM WA14 1QU	
	To consider the attached report of the Chief Planning Officer.	6
7.	APPLICATION FOR PLANNING PERMISSION 80033/FULL/2013 - TRAFFORD COUNCIL - LIME TREE PRIMARY SCHOOL, BUDWORTH ROAD, SALE M33 2UQ	
	To consider the attached report of the Chief Planning Officer.	7
8.	APPLICATION FOR PLANNING PERMISSION 80184/VAR/2013 - NAPA ESTATES - AURA HOUSE, 77 DANE ROAD, SALE M33 7BP	
	To consider the attached report of the Chief Planning Officer.	8

9. **PROPOSAL TO DELEGATE CERTAIN APPLICATIONS REQUIRING S.106 AGREEMENTS TO THE CHIEF PLANNING OFFICER**

To consider the attached report of the Chief Planning Officer.

9

10. **CLEARING THE BACKLOG OF PLANNING APPLICATIONS**

To consider a report of the Chief Planning Officer.

To Follow

THERESA GRANT

Chief Executive

Membership of the Committee

Councillors Mrs. V. Ward (Chairman), D. Bunting (Vice-Chairman), R. Chilton, T. Fishwick, P. Gratrix, E.H. Malik, D. O'Sullivan, Mrs. J. Reilly, B. Shaw, J. Smith, L. Walsh, K. Weston and M. Whetton

Further Information

For help, advice and information about this meeting please contact:

Michelle Cody, Democratic Services Officer

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Email: michelle.cody@trafford.gov.uk

This agenda was issued on **Thursday, 4th April 2013** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford, Manchester M32 0TH

Agenda Item 6

WARD: Altrincham

80012/COU/2013

DEPARTURE: No

CHANGE OF USE FROM USE CLASS A3 (COFFEE SHOP) TO MIXED USE OFFICE AND PUBLIC EXHIBITION AREA.

12-14 Shaws Road, Altrincham, Manchester, WA14 1QU

APPLICANT: Trafford Council

AGENT: Trafford Council

RECOMMENDATION: GRANT

SITE

The site is located on the north east side of Shaws Road in Altrincham Town Centre and occupies the ground floor area of a two storey building within a row of commercial/retail properties. The site is located adjacent to the Old Market Place Conservation Area. The premises have recently been used as an art exhibition venue; the previous approved use was in 2007 for an A3 café use. A ginnell area to the rear of the properties on Shaws Road cannot be accessed by vehicles.

PROPOSAL

This application proposes the change of use of the premises from A3 (Café/coffee shop) to a mixed use office and public exhibition centre to be used as part of the Altrincham Forward initiative. Altrincham Forward is a recently established task force (including Trafford Council, business leaders and community groups) which aims to promote the revitalisation of Altrincham Town Centre.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The Trafford Core Strategy, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The Revised Trafford Unitary Development Plan (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF; and
- The Regional Spatial Strategy for the North West of England, adopted September 2008. The Secretary of State for Communities and Local Government has signaled that it is the intention of the Government to revoke all Regional Spatial Strategies so that they would no longer form part of the development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 and therefore would no longer be a material consideration when determining planning applications. Although the Government's intention to revoke them may be a material consideration

in a very limited number of cases, following a legal challenge to this decision, the Court of Appeal has determined their continued existence and relevance to the development plan and planning application decision making process until such time as they are formally revoked by the Localism Act. However, this will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the environmental assessments of the revocation of each of the existing regional strategies.

- The Greater Manchester Joint Waste Plan, adopted 01 April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 – Design

W1 - Economy

W2 – Town Centres & Retail

PROPOSALS MAP NOTATION

Adjacent to Old Market Place Conservation Area

Altrincham Town Centre

Main Office Development Area

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

S6 – Development in Altrincham Town Centre

PRINCIPAL RSS POLICIES

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP3 – Promote Sustainable Economic Development

W1 – Strengthening the Regional Economy

MCR3 – Southern Part of the Manchester City Region.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005:Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

H/66317 – Change of use to Class A3 Coffee shop – Approved 26/03/2007

H/LPA/47044 – Change of use of the ground floor from retail (Class A1) to restaurant/hot food take-away/wine bar/café (Class A3) – Approved 19/05/1999

CONSULTATIONS

None

REPRESENTATIONS

One letter has been received from Altrincham and Bowdon Civic Society, points raised as follows:-

- Regret loss of the café/delicatessen to office but welcome the exhibition area at the front of the building, strong need for such a facility in the town centre.
- Exhibitions held have attracted people to the town centre benefiting regeneration and vitality.
- Object that the exhibition space will be closed all weekend; weekends are time when visitor numbers are highest.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application site is located with Altrincham Town Centre and also within a Main Office Development Area. Policy W1 of the Trafford Core Strategy (Economy) identifies that B1 office use is an appropriate use within town centres.

DESIGN AND APPEARANCE

2. The proposed scheme does not involve any external alterations to the building. The property has a single point of access from Shaws Road with two main display windows. External metal shutters are positioned within associated shutter box above main front elevation.

RESIDENTIAL AMENITY

3. The proposed use of the premises as office/exhibition area use is considered to be an appropriate use within a town centre. The immediate area is characterised by commercial and retail uses with storage at upper levels. The application as originally submitted proposed opening hours of 0800hrs – 1800hrs Monday to Friday. The applicant has subsequently indicated that the premises would be proposed to be open seven days a week. It is considered that the suggested opening of seven days a week would not result in any disamenity issues. Weekend opening would complement the aims of Altrincham Forward and provide a convenient service to members of the public using the town centre not only during the weekend but also at the weekend.

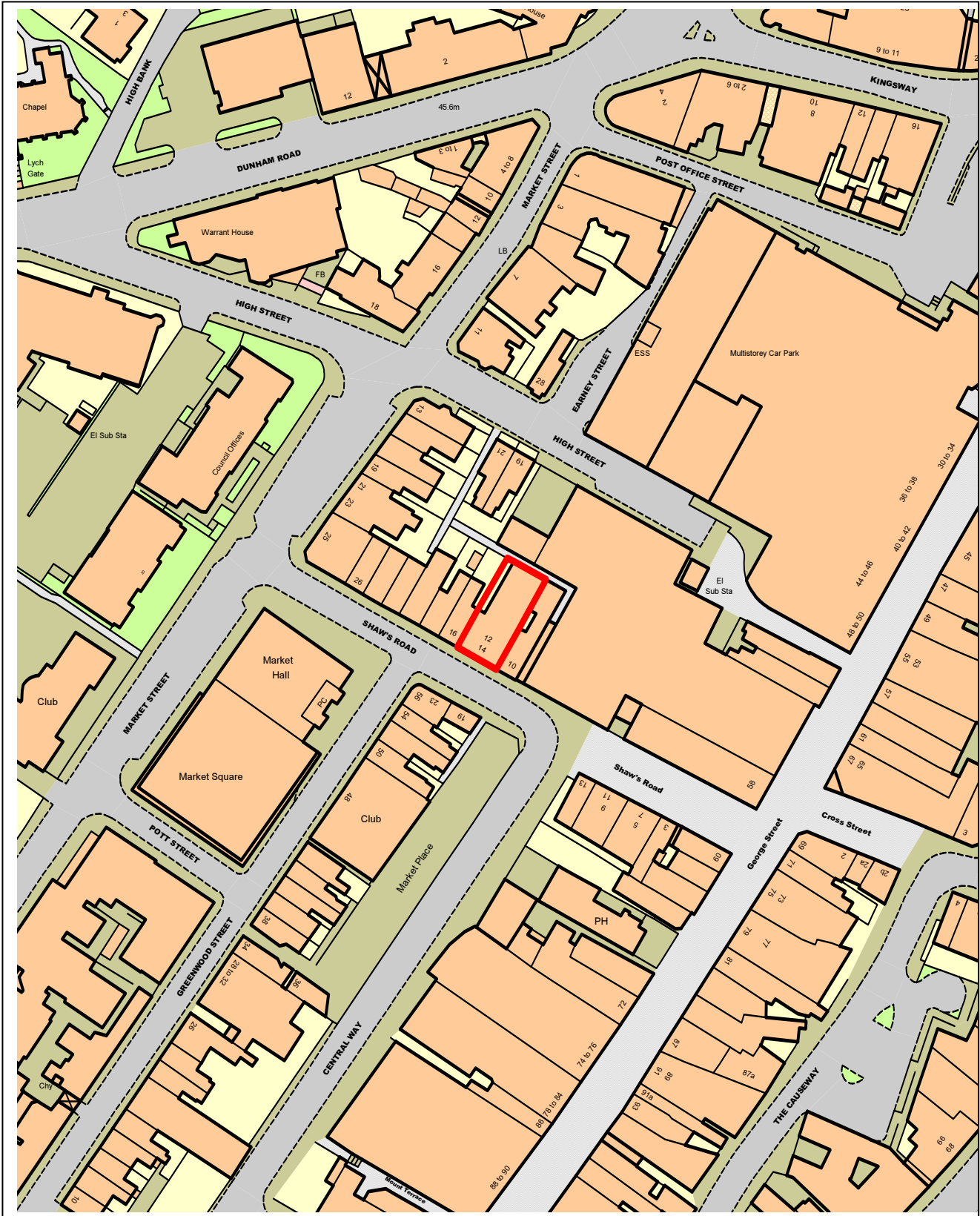
DEVELOPER CONTRIBUTIONS

4. The proposed scheme does not generate any developer contributions under SPD1:Planning Obligations.

RECOMMENDATION: GRANT subject to the following conditions:

1. Standard
2. Approved Plans

CM



LOCATION PLAN FOR APPLICATION No: - 80012/COU/2013

Scale 1:1250 for identification purposes only.

Chief Planning Officer

PO Box 96, Waterside House, Sale Waterside, Tatton Road, Sale M33 7ZF

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Agenda Item 7

WARD: Sale Moor

80033/FULL/2013

DEPARTURE: NO

PARTIAL DEMOLITION OF EXISTING SCHOOL AND ERECTION OF SINGLE STOREY BUILDING TO ADJOIN REMAINING SCHOOL BUILDING WITH WORKS ANCILLARY THERETO, INCLUDING FORMATION OF ADDITIONAL CAR PARKING, LANDSCAPING AND MULTI-USE GAMES AREA (MUGA)

Lime Tree Primary School, Budworth Road, Sale, M33 2UQ

APPLICANT: Trafford Council

AGENT: Atkins Limited

RECOMMENDATION: GRANT

SITE

Lime Tree Primary School is located to the west of Budworth Road in Sale. Vehicular access to the site is via Gately Road to Budworth Road, although there is a public footpath that runs along the school boundary and which provides access from neighbouring residential roads. Car parking is currently located to the east of the site with an area of protected open space to the north of the car park. The school buildings are centrally located with further areas of protected open space to the north and south of the existing building.

There are residential properties adjoining the site to the north, west and south. To the west are the rear gardens of properties on Bamber Avenue, to the south are the rear gardens of properties on Gatley Road and to the north of the site are the rear gardens of properties on both Cranston Drive and Lathom Grove.

PROPOSAL

Planning permission is sought for the partial demolition of the school and the erection of a single storey building to adjoin the remaining school building with works ancillary thereto, including the formation of additional car parking, landscaping and the provision of a new multi-use games area (MUGA).

The car parking and access facilities would remain in their current location to the east of the site and alterations to this area would increase the level of parking provision within the site. The replacement building would be located to the south of the site and would be single storey in height, comprising of four separate blocks under one roof covering. Each of the blocks would be interlinked by covered external walkways and there would be 16 classrooms in total. The school intends to become a 'Forest School' and a significant scheme of landscaping is proposed. To the north of the proposed building would be a grass pitch and MUGA and to the north of these within the northernmost part of the site would be a wildlife pond, livestock pen and areas for tree and crop planting. To the west of the site would be a woodland area and habitat learning zone.

The current pupil capacity at Lime Tree Primary School is 240 and the future admission of 60 pupils in each year group will bring the capacity to 420 by 2017.

DEVELOPMENT PLAN

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- The Revised Trafford Unitary Development Plan (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). See Appendix 5 of the Core Strategy;
- The Regional Spatial Strategy for the North West of England, adopted September 2008. The Secretary of State for Communities and Local Government has signaled that it is the intention of the Government to revoke all Regional Spatial Strategies so that they would no longer form part of the development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 and therefore would no longer be a material consideration when determining planning applications. Although the Government's intention to revoke them may be a material consideration in a very limited number of cases, following a legal challenge to this decision, the Court of Appeal has determined their continued existence and relevance to the development plan and planning application decision making process until such time as they are formally revoked by the Localism Act. However, this will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the environmental assessments of the revocation of each of the existing regional strategies and;
- The Greater Manchester Joint Waste Plan, adopted 1st April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L5 – Climate Change

L7 – Design

R3 – Green Infrastructure

PROPOSALS MAP NOTATION

Protected Open Space

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

OSR5 – Protected Open Space

PRINCIPAL RSS POLICIES

DP1 – Spatial Principles

DP2 – Promote Sustainability

DP4 – Make the Best Use of Existing Resources and Infrastructure

DP7 – Promote Environmental Quality

MCR3 – Southern Part of the Manchester City Region

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005: Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

77338/FULL/2011 – Formation of additional area of playground with associated boundary fencing to south west of main school building (Approved November 2011).

76327/FULL/2011 - Erection of modular building to north of main school building to form two new classrooms (Approved April 2011).

75699/FULL/2010 - Amendment to H/LPA/71102 for provision of 2 prefabricated orbital junior buggy shelters (Approved October 2010).

H/LPA/71102 - Provision of 2 prefabricated orbital junior buggy shelters (Approved May 2009).

H/LPA/65635 - Erection of single-storey extension to front of school to provide a Sure Start children's centre with partially covered outdoor play area, new entrance, foyer, offices/meeting rooms, associated parking and landscaping (Approved December 2006).

H42523 – Re-roofing of main school building (Approved July 1996).

H32516 – Erection of mobile classroom unit (Approved November 1990).

H24386 – Erection of extension to form covered play area, store and toilets in connection with nursery classroom (Approved January 1987).

APPLICANT'S SUBMISSION

The application is accompanied by a range of supporting information, which is referred to where necessary in the Observations section of the report. The key reports are summarised below:

Acoustic Assessment

This states that the acoustic performance of the building will conform to Building Bulletin 93 (BB93) and building regulations part E.

Design and Access Statement

The school is designated as a 'National Support School', which means that its educational practices have to be continually forward thinking. The school is also hoping to be designated as a 'Forest School', which follows an innovative approach to outdoor play and learning. There are 265 students currently enrolled and future capacity would be 420. Two public consultation events were held on 20th September 2012 and 8th October 2012.

Flood Risk Assessment: Site lies within flood zone 1 and is therefore at low risk of fluvial flooding. Surface water run-off will be attenuated to 50% of the brownfield run off rates plus climate change allowance. Overland flow routes will also be provided.

CONSULTATIONS

Electricity North West: Development shown to be adjacent to ENW operation land or assets. Applicant to ensure no encroachment and care to be taken during works. Applicant advised to contact ENW for further information.

Environment Agency: Recommend condition requiring sustainable drainage details in line with submitted FRA and also informative advising applicant to agree discharge rate with United Utilities.

Environmental Protection: No objection subject to conditions:

- **External lighting** – needs to comply with the ILE Guidance Notes for the Reduction of Obtrusive Light. Lighting contours showing light spillage (in lux) for external lighting to be required by condition - any floodlighting serving the external areas should be angled downwards to minimise light spillage and to eliminate glare, the filament/bulb of the floodlight should not be directly visible to residents within adjacent properties. The floodlights should be maintained in a satisfactory manner and all shields, baffles and associated equipment should be maintained throughout the life of the installation.
- **Noise** - It is understood that the MUGA will only be used between the hours of 0800 and 1800 hours on weekdays, and will not be available for community use. For this reason it is considered unnecessary to attach noise conditions to protect the amenity of nearby neighbours. The building services plant must be designed to operate so as not to cause noise disturbance to local residents.

Greater Manchester Ecology Unit: No objection subject to conditions requiring bat survey immediately prior to demolition, bird survey if vegetation clearance is to take place between 31st March -31st August and condition for ecological enhancement plan.

Local Highway Authority: To meet the Councils car parking standards the provision of 32 car parking spaces should be made for the school based on 16 operational classrooms with additional provision for the nursery. The proposals include 32 car parking spaces, 2 disabled car parking spaces and 10 covered cycle parking spaces. The provision of 4 motorcycle parking spaces are also required. In terms of cycling, 7 spaces are required for staff but in addition to this 140 cycle parking spaces should be provided for students, although as this is a primary school the LHA would accept some of these spaces to be provided as a scooter parking spaces. Whilst there are no objections in principle to the car parking provision, the LHA requests that the motorcycle parking and cycle requirements of the site are provided in order to be acceptable on highways grounds. The travel plan submitted has not been fully updated and therefore the LHA would request a condition is attached to any approval for an updated travel plan.

The Road Safety Manager met the Headteacher of Lime Tree to discuss road safety concerns and The Road Safety Managers report has been appended within the application but there is no clarification from the applicant as to whether the suggested improvements (if within the applicants gift) will be carried out or funded by the applicant. The Road Safety team have informed the LHA that further discussions were undertaken and that the School should clarify the improvements that they will be putting in place as part of these proposals

If the above can be addressed satisfactorily then there would be no objections on highways grounds to the proposals.

Pollution and Licensing: Contaminated land report.

Sport England: No objection. Two conditions recommended requiring full details of the MUGA and the grass pitch to be submitted and approved.

REPRESENTATIONS

Two letters of objection have been received from the occupants of neighbouring properties. These state that the proposal is too large and will generate noise from the number of children it will accommodate - the school is already noisy and this proposal would exacerbate this. Additional traffic would also lead to nuisance parking and there is an accident blackspot at the junction of Budworth Road and Thellwall Road. The density of traffic is too large for the narrow residential roads, the area is already well served by schools that are being expanded.

Re-consultation letters have been sent to neighbouring properties as a result of alterations to the MUGA and grass pitch. Any further responses received will be included in the Additional Information Report.

OBSERVATIONS

PRINCIPLE

1. The supporting statement submitted by the applicant states that under the Education Act 1996, the Council has a duty to ensure sufficient school places for children living within the Borough. Birth rates in Trafford have been rising steadily since 2003-4 and in order to continue meeting its duty, a school expansion programme started in 2010.
2. The National Planning Policy Framework states that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities. Local planning authorities should give great weight to the need to create, expand or alter schools and there should be a presumption in favour of the development of state-funded schools (paragraph 72).
3. Parts of the site are designated as Protected Open Space in the Revised UDP Proposals Map including the northern part of the application site, the area to the south of the existing school building and the area to the west of the existing school car park off Budworth Road. The proposal would involve significant development within these areas. With regards to open space and playing fields, the NPPF states that such areas should not be built on unless the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location (paragraph 74).
4. Sport England are a statutory consultee as the school site contains a playing field over 0.2ha and following pre-application consultation with Sport England, the proposal was progressed to include a new grass playing pitch and also a multi-use games area (MUGA). Since receipt of the application, the location of these within the school site has been amended to address issues raised by Sport England and as a result, the grass pitch has been located further away from the canopies of the mature trees near the western boundary of the site. The proposal therefore includes enhanced facilities for sports in accordance with the NPPF.
5. The proposal would result in a reduction in the amount of open space within the school site, however it is considered that in light of the presumption in favour of the development of state-funded schools and in view of the enhanced provision of sports facilities proposed, it is considered that the benefits of the proposal would outweigh the harm that would arise as a result of the loss of protected open space within the site in accordance with Policy R5 of the Core Strategy. The principle of the development is therefore considered to be acceptable and in accordance with the NPPF.

ACCESS, HIGHWAYS AND PARKING

6. A new public footpath connection is proposed to improve accessibility for pedestrians and this would accord with the NPPF, which states that Local authorities should seek opportunities to add links to existing rights of way networks (paragraph 75).
7. The site currently has 13no. car parking spaces, 2no disabled parking spaces and 5no. cycle parking spaces and alterations are proposed to increase the level of off-street parking within the site. There are 32no. car parking spaces and 10no. cycle parking spaces proposed, which will be provided in the existing car parking area and by extending the hardstanding further to the south of this area. Although the Local Highway Authority is satisfied with the proposed level of car parking provision, it is requested that motorcycle parking is also provided and that an increased number of cycle parking spaces is proposed. An updated travel plan is also required and should be secured by an appropriate condition. Subject to these conditions, it is therefore considered that the proposal is in accordance with Policy L4 of the Trafford Core Strategy.

RESIDENTIAL AMENITY

8. The part of the existing school building to be demolished is centrally located within the site, with playing fields to the south and hard and soft play areas to the north. The proposal would shift the school buildings further south within the site towards the rear gardens of properties on Gatley Road, however the footprint of the building would remain 15m-18m from the site boundary. Given the separation distances and taking into account the proposed building would be only single storey in height, it is considered that the building itself would have no undue impact on the amenity of neighbouring residential occupants.
9. The nursery and reception blocks would be located to the south of the site with the junior blocks located to the north of these in closer proximity to the sports facilities. Formal play areas would be located to the south of the building 8m from the boundary with the private gardens of properties on Gatley Road. The applicant states that the nursery and reception blocks have been located to the south so parents can access the nursery pavilion without disrupting the day to day operation of the whole school and the play areas associated with these blocks will be used for morning and afternoon sessions when the school is open and strictly managed. At present, the area to the south of the existing school building forms part of the playing field and is already therefore capable of being used for play. On this basis, it is therefore considered that the proposal would not result in a material increase in noise levels for properties on Gatley Road in accordance with Policy L7 of the Core Strategy.
10. No.36 Cranston Drive adjoins the northern boundary of the site adjacent to the site of the proposed grass pitch, which would be 3.5m from the boundary with this property. There is an existing grassed area and wooden hut adjacent to the boundary with this property with a netball court approximately 8m from from the boundary with this property. Given the grass pitch would be for school use only, it is therefore that there would be no undue impact on the amenity of the occupants of this property in accordance with Policy L7 of the Core Strategy.

TREES, LANDSCAPING AND PROTECTED SPECIES

11. The majority of the trees within the school site are located adjacent to the site boundaries and contribute to the character and appearance of the area. No trees are proposed to be removed to facilitate the proposal. A condition is attached to the

permission requiring tree protection measures to be agreed and installed prior to commencement.

12. The proposal would result in the loss of grassed area to the south of the existing school building, however a comprehensive landscaping scheme is proposed to compensate for this loss and provide an enhanced outdoor learning environment for pupils, including enhanced outdoor sports facilities. The proposal is therefore in accordance with Policy R5 of the Core Strategy.
13. The ecological assessment concludes the existing school building offers low potential to support roosting bats, however given the site provides potential foraging habitat and taking into account the mature trees and landscaping within the site, conditions are recommended to require a bat survey to be undertaken immediately prior to demolition and for a bird survey to be undertaken if vegetation clearance is to take place between 31st March-31st August to adequately protect bats and birds during the course of the development in accordance with Policy R3 of the Core Strategy. A condition requiring the submission of an ecological enhancement plan is recommended by GMEU and is therefore attached to the permission.

DESIGN AND STREET SCENE

14. The proposal adopts an innovative design approach and the philosophy behind the design is provided by the applicant in the design and access statement. The building would be single storey in height and would comprise of four separate blocks under one roof covering, creating covered walkways between the blocks and the remaining school building. As the proposal would be sited to the west of the school building to be retained on site, only part of the proposal would be visible in views from Budworth Road and the retention of trees bordering the site curtilage would aid the assimilation of the development into the site. The alterations to the parking area to the front of the building would enhance the appearance of the site within the street scene. Subject to the submission of samples of the materials to be used in its construction, the proposal is considered to be acceptable in terms of design and would enhance the appearance of the site within the street scene in accordance with Policy L7 of the Core Strategy.

DEVELOPER CONTRIBUTIONS

15. The proposal is for the provision of facilities for education and as such provides public infrastructure. Such development is exempt from developer contributions as set out in SPD1: Planning Obligations (2012).

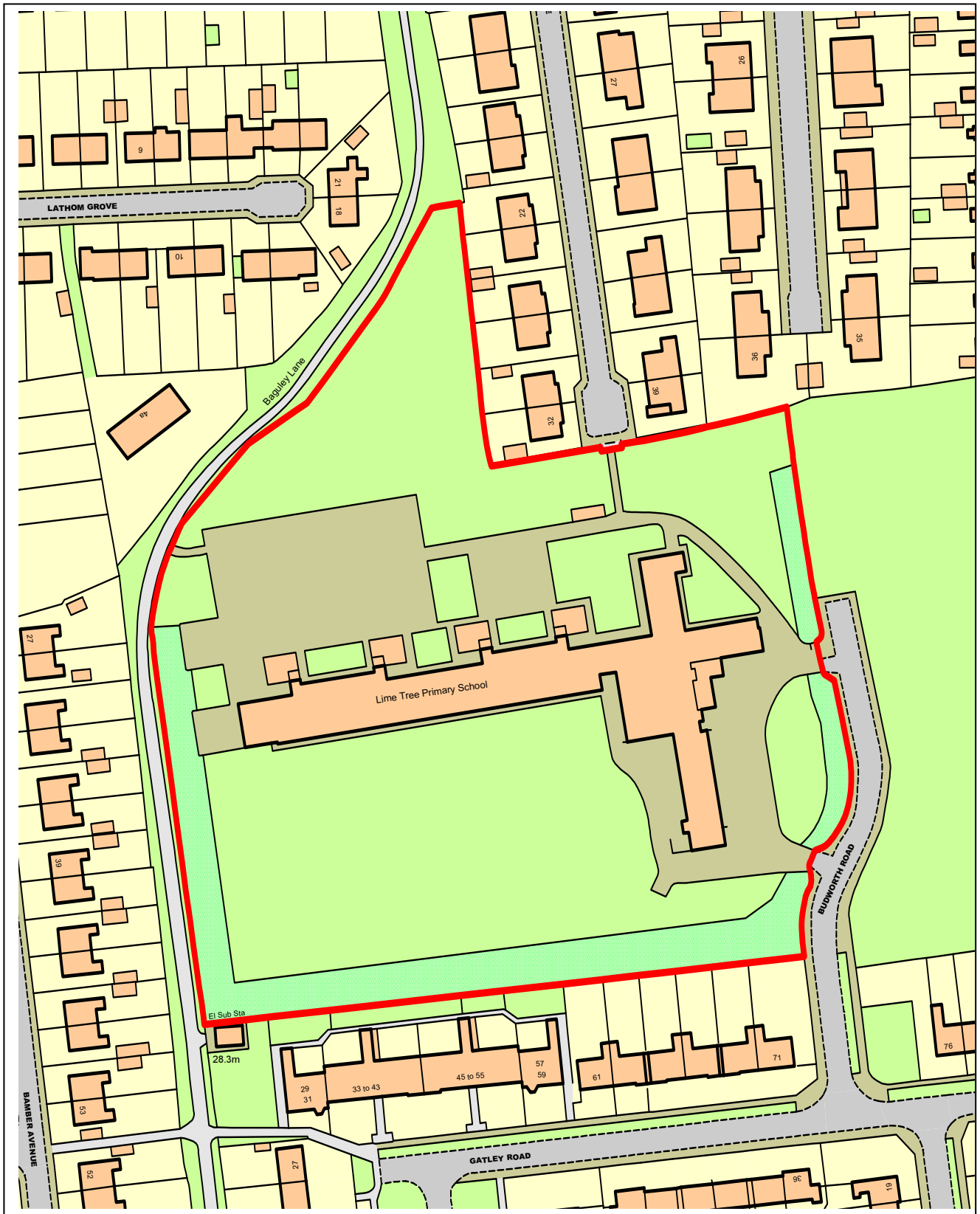
CONCLUSION

16. The loss of protected open space within the school site is considered to be outweighed by the benefits of the proposal in view of the enhanced provision of sports facilities proposed and in light of the presumption in favour of the development of state-funded schools in the NPPF. Furthermore, the proposal is considered to be acceptable in terms of design, would enhance the school environment, would have no undue impact on the amenity of neighbouring occupants and additional parking is proposed within the site. The proposal is therefore considered to be acceptable and in accordance with the NPPF and Policies L4, L5, L7 and R3 of the Trafford Core Strategy.

RECOMMENDATION: GRANT

1. Standard time limit
2. List of approved plans
3. Material samples
4. Contaminated land – still no response from Pollution
5. Drainage scheme in line with submitted FRA
6. Landscaping and landscape maintenance including fencing
7. Details of building plant to be submitted and approved
8. External lighting
9. Provision and retention of parking and motorcycle parking
10. Travel plan
11. Details of cycle storage shed and stands to be submitted
12. Tree protection
13. Bat survey
14. Bird survey to be submitted prior to vegetation clearance between March-August
15. Hours of use of MUGA between 08:00-18:00 Monday-Friday only
16. Ecological enhancement plan
17. Ground levels
18. Full details of grass pitch to be submitted and approved
19. Full details of MUGA to be submitted and approved

DR



LOCATION PLAN FOR APPLICATION No: - 80033/FULL/2013

Scale 1:1250 for identification purposes only.

Chief Planning Officer

PO Box 96, Waterside House, Sale Waterside, Tatton Road, Sale M33 7ZF

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Agenda Item 8

WARD: Priory

80184/VAR/2013

DEPARTURE: No

VARIATION OF CONDITION 2 (APPROVED PLANS) OF PLANNING PERMISSION 77307/FULL/2011 (ERECTION OF 10NO. THREE BEDROOM HOUSES WITH ASSOCIATED OFF-STREET CAR PARKING AND LANDSCAPING AFTER DEMOLITION OF EXISTING DWELLINGS) TO ALLOW EXTERNAL AMENDMENTS TO ELEVATIONS AND OPENINGS; BUILDING FOOTPRINTS AND POSITIONING WITHIN SITE.

Aura House, 77 Dane Road, Sale, M33 7BP

APPLICANT: NAPA Estates

AGENT: SP Architects Ltd

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT

SITE

The application site is located on the north side of Dane Road at the junction with Danefield Road and extends to approximately 0.2ha in size with an irregular configuration. The site previously included a number of detached buildings used as storage and office use. Planning permission was granted on the 3rd July 2012 for the redevelopment of the site to provide 10no.dwellings (77307/FULL/2011).

To the north side of the site is Crossford Bridge Sports Centre and recreation grounds, a row of semi-mature Sycamore trees are located outside the site boundary on this northern boundary beyond which is the access road to the recreational grounds. To the east side of the site is Danefield Road, on the opposite side of which is Chester House and Metro House which are detached three storey office buildings.

On the south side of the site is Dane Road with residential terraced properties located fronting onto Dane Road. To the west side of the site is GT Mechanics, 75 Dane Road and Braddocks Garage, 73 Dane Road both garage buildings are single storey structures. To the north west side of the site is a terrace of residential dwellings (Wellington Close) erected in the early 1990's, the gable end of 10 Wellington Close faces towards the application site, this property has a first floor stairwell landing window on this particular elevation.

The site is unallocated within the UDP.

PROPOSAL

Following the granting of planning approval for the erection of 10x dwellings, works have progressed on site with external landscaping and internal finishing still to be completed. As erected on site the two blocks of terraced dwellings have been subject to a number of external alterations which are not in compliance with the approved plans.

The applicant has therefore submitted the current application to vary condition 2 (Approved plans) of planning permission 77307/FULL/2011 to regularise the alterations undertaken to the dwellings.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The Trafford Core Strategy, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The Revised Trafford Unitary Development Plan (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF; and
- The Regional Spatial Strategy for the North West of England, adopted September 2008. The Secretary of State for Communities and Local Government has signaled that it is the intention of the Government to revoke all Regional Spatial Strategies so that they would no longer form part of the development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 and therefore would no longer be a material consideration when determining planning applications. Although the Government's intention to revoke them may be a material consideration in a very limited number of cases, following a legal challenge to this decision, the Court of Appeal has determined their continued existence and relevance to the development plan and planning application decision making process until such time as they are formally revoked by the Localism Act. However, this will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the environmental assessments of the revocation of each of the existing regional strategies.
- The Greater Manchester Joint Waste Plan, adopted 01 April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 – Land for New Homes
L2 – Meeting Housing Needs
L4 – Sustainable Transport and Accessibility
L5 – Climate Change
L7 – Design
L8 – Planning Obligations
R2 – Natural Environment
R3 – Green Infrastructure
R5 – Open Space, Sport and Recreation

PROPOSALS MAP NOTATION

None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

H4 – Release of Other Land for Development
OSR8 – Improvement and Provision of Outdoor Sports Facilities

PRINCIPAL RSS POLICIES

DP1 – Spatial Principles

DP2 – Promote Sustainable Communities

DP4 – Make the Best Use of Existing Resources and Infrastructure

DP5 – Manage travel Demand; Reduce the Need to Travel, and Increase Accessibility

DP7 – Promote Environmental quality

RDF1 – Spatial Priorities Quality

L1 – Health, Sport, Recreation, Cultural and Education Services Provision

L4 – Regional Housing Provision

RT2 – Managing Travel Demand

MCR1 – Manchester City Region Priorities

MCR3 – Southern part of the Manchester City Region

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005: Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

77307/FULL/2011 – Erection of 10 no three bedroom houses with associated off-street car-parking and landscaping after demolition of existing buildings. – Approved 03/07/2012.

H/40388 - Demolition of existing two storey offices & storage buildings and erection of 3 storey offices with ancillary car parking, including new access to Danefield Road – Approved with conditions 19/07/1995

H/30687 – Demolition of existing two storey offices & storage buildings and erection of 3 storey offices with ancillary car parking, including new access to Danefield Road – Approved with conditions 14/02/1990

CONSULTATIONS

None

REPRESENTATIONS

Neighbours:- An e-mail has been received from a local resident querying why they have been notified of the planning application as works have been on-going for a period of time.

OBSERVATIONS

DESIGN AND APPEARANCE

1. The approved scheme included a layout of two blocks of terraced dwellings; block B located to the north side of the site incorporating six units and block A located

centrally within the site incorporating four units. Both blocks still propose living accommodation over three levels. The revised plans do not propose any fundamental change from the approved layout.

Block A

2. Block A will retain 2m to the eastern boundary with Danefield Road, the approved scheme retained 2.8m. The footprint of block A as proposed will measure approximately 17.5m x 10.2m; the approved scheme measured approximately 17m x 9.9m. The ground to ridge height of the approved scheme measured approximately 9.4m in height; the proposed scheme measures 9.6m.
3. External changes to the appearance of Block A include omission of sections of render to the recessed front wall elevations along with render panels between ground and first floor windows on the projecting gables. A hall window at ground floor and secondary bedroom 3 window at first floor have also been omitted from the front elevations. A window on the south facing gable of Block A has also been omitted. The front facing dormer window to each of the four dwellings within Block A will project 1.8m at the furthest point; the approved scheme allowed for a projection of 1.3m, the design (square formation) of the dormers has not altered.
4. To the rear elevation of Block A, each dwelling now has two roof lights as opposed to one on the approved scheme. The roof lights will serve bedroom one utility room at second floor. At first floor level the larger and smaller windows both serving bedroom two have been switched around.

Block B

5. Block B will retain a distance of 2m approximately to the eastern boundary with Danefield Road, the approved scheme retained 2.8m. The distance retained from the western elevation of Block B to the side elevation of 10 Wellington Close as approved was approximately 2.4m; the proposed scheme would retain a distance of 3.5m.
6. The ground to ridge height of the approved scheme is approximately 11m, the proposed scheme is 11.2m. The footprint of the approved scheme is approximately 30.6m x 9.5m, the proposed scheme footprint is 31.5m x 9.7m. The main external changes to Block B include the omission of the individual gable feature to each property, replaced by one larger gable extending across the front of two properties. Second floor front facing windows have been reduced in height.
7. On the rear elevation an additional window has been added to the second floor with the existing second floor window also reduced in size. The first floor secondary living room window has been reduced in size with a glass balustrade positioned across the double door opening. A section of rendered detail at ground floor has been omitted in lieu of brick work.
8. On balance the number of changes undertaken are minor and are not considered to raise any undue impact with regards the streetscene.

RESIDENTIAL AMENITY

9. The additional roof lights on the rear elevation of Block A will be positioned 1.5m above eaves level with a distance of between 12.5m – 11m retained to the rear western boundary with the garage (GT Mechanics). Internal floor to eye level heights of 1.7m are considered as an acceptable parameter to prevent any undue

overlooking. Council guidance on new residential development contained with Supplementary Planning Guidance recommends that 10.5m be retained from first floor clear glazed windows to a shared boundary, with an additional 3m added for every additional level of accommodation proposed. In this particular instance 13.5m would be required from the roof lights to the rear boundary, however as a commercial premises is located to the western boundary, it is considered that no undue harm would be result from the additional rooflights and the marginal shortfall in the internal height of the roof lights. This was also the conclusion reached on assessing the roof lights on the original grant of planning permission.

10. The remaining alterations undertaken are not considered to raise any adverse impact on residential amenity. The relationship with 10 Wellington Close is actually improved with block B being moved approximately 1m further away from the gable elevation of No. 10 Wellington Close.

ACCESS AND PARKING

11. The proposed parking provision of 20 spaces (2 per unit) has not altered from the original approval. Access to block A will be from the existing site access from Danefield Road nearest Dane Road, the parking spaces for Block A are located to the south side of the building (8 spaces). Parking for Block B will still include one garage space within each unit and a six space parking bay to the front of Block B. The existing (second) access to the site along the northern extremity of the boundary with Danefield Rd will be used for access to block B. The car-parking layout is in line with the scheme approved as part of the discharge of landscaping condition attached to the original grant of planning permission.
12. The applicant has included new vehicular gates on the submitted plan but has provided no elevational details regarding any proposed gates. The applicant has been advised that a new planning application would be required for the erection of any vehicular gates and associated gate piers to both site accesses. Works on these gate piers has commenced on site.

DEVELOPER CONTRIBUTIONS

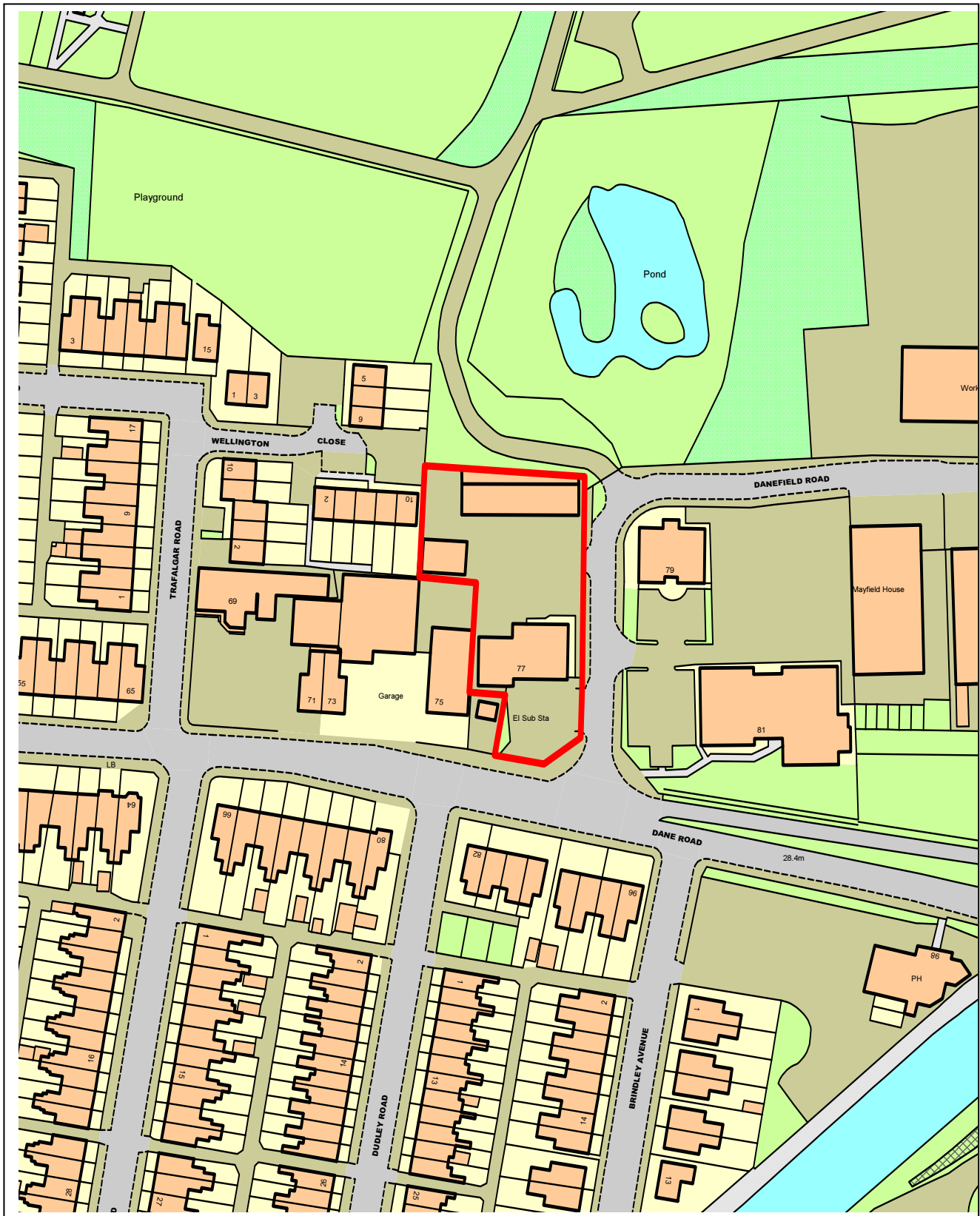
1. The original permission (77307/FULL/2011) secured contributions through a s106 Legal Agreement to reflect the requirements of the Revised Trafford UDP and the previous regime of developer contributions. Those contributions are still outstanding and are required to be paid "prior to first occupation". Although the Core Strategy and SPD1:Planning Obligations have been adopted in the intervening period, given the nature of the proposal, and the fact that development commenced on site some time ago, it is not considered that there should be any amendment to the agreed s106 figures in relation to the original approved development floorspace. However, a "Deed of Variation" would be required to ensure that the agreed s106 contributions can be tied to any new permission. The new dwellings are not yet occupied.
2. The contributions required under the previous approval included £9,981.63 towards Childrens Playspace/Outdoor Sports Provision; £990.00 towards Highway Network Provision and £3,340.00 towards Public Transport Provision. A sum of £9300.00 was required under the provisions of the Red Rose Forest, minus £310.00 for every tree planted on site. The approved landscape plan indicated 27 trees, the approved development (Ref:77307/FULL/2011) required 30 trees under the Red Rose Forest (or alternatively a financial contribution), therefore the developer still has a shortfall of £930 to be paid or alternatively provide an additional 3 trees on site. The developer has been made aware of the shortfall of trees on site but has not confirmed at this

stage if the additional three trees are to be planted on site (planting/landscaping works have only just commenced on site). A response from the developer regarding the additional tree planting or payment will be reported on the additional information report to committee.

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT

- (A) The completion of an appropriate legal agreement and that such legal agreement be entered into to secure:-
- (i) A contribution to outdoor facilities of a maximum of £9,981.63 in accordance with the Council's SPG 'Informal /Children's Playing Space and Outdoor Sports Facilities Provision and Commuted Sums'.
 - (ii) A contribution to tree planting of a maximum of £9,300 in accordance with the Council's SPG 'Developer Contributions towards the Red Rose Forest'.
 - (iii) A total contribution of £4330.00 in accordance with SPD1 'Highways Network Provision and Public Transport Schemes'. This contribution will include £990.00 towards Highway Network Provision and £3,340 towards Public Transport Provision.
- (B) That upon satisfactory completion of the above legal agreement, planning permission be GRANTED subject to the following conditions: -
- 1. Standard
 - 2. Approved Plans
 - 3. Submission of materials
 - 4. Landscaping Plan (Soft and hard Landscaping Details)
 - 5. Retention of garage spaces
 - 6. Retention of parking
 - 7. Parking – Submission of porous materials for parking area.
 - 8. Removal of Permitted Development rights.
 - 9. Details of Bin Stores

CM



LOCATION PLAN FOR APPLICATION No: - 80184/VAR/2013

Scale 1:1250 for identification purposes only.

Chief Planning Officer

PO Box 96, Waterside House, Sale Waterside, Tatton Road, Sale M33 7ZF

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TRAFFORD COUNCIL

Report to: Planning Development Control Committee
Date: 11th April 2013
Report for: Information
Report of: Chief Planning Officer

Report Title

Proposal to delegate certain applications requiring S.106 agreements to the Chief Planning Officer

Summary

This report reviews the 'pilot' that resulted in certain planning applications which were previously determined by this Committee being determined by the Chief Planning Officer.

Recommendation(s)

That Members note the proposed permanent change to the scheme of delegation

Contact person for access to background papers and further information:

Name: Kieran Howarth
Extension: 4230

Background Papers:
None

1.0 Purpose of the Report

This report advises Members of measures introduced to clear the backlog of undetermined planning applications

2.0 Background

2.1 In February 2012, the Council adopted the Supplementary Planning Document (SPD1) on Developer Contributions. This resulted in a large increase in the number of planning applications subject to legal agreements and subsequently

needing determination by the Planning Development Control Committee, as those applications which require a S106 agreement are in the 'excluded' category, in that they are excluded from the decisions which are delegated to the Chief Planning Officer through the Constitution's scheme of delegation.

- 2.2 The increase in the number of applications requiring consideration by Committee had an adverse impact on performance in achieving the national targets on speed in determining planning applications. It also meant that the number of applications on Committee Agendas increased. Applications which previously would not have warranted consideration at Committee routinely added to the growing Committee agendas.
- 2.3 To better control this process and in the interests of improved service delivery a 'pilot' revision to the scheme of delegation was approved at the December 2012 meeting of this Committee. This added (as delegated matters) those applications requiring a S.106 Agreement, which otherwise would not have needed to go to Committee (i.e. in accordance with policy, few objections, not a major application etc). Any application where a reduction in S.106 contributions is proposed (due to a viability argument) was exempted from this and the application has still needed to go to Committee.
- 2.4 A permanent change to the scheme of delegation is a change to the constitution which would require the approval of Council and be subjected to prior review by Standards and Scrutiny. It is for that reason that there is generally a round up of delegations annually and all the constitutional amendments which are required are considered at the annual council meeting in May.

3.0 Proposal

- 3.1 It is considered that the pilot revision to the scheme of delegation has been shown to assist in improving service delivery without compromising the Committee's role. It has contributed (as part of a package of service improvement measures) to a significant improvement in performance by increasing the speed in determining applications, enabling more applications to be determined within target. It is now proposed by the Chief Planning Officer that the change should be made permanent by amending the scheme of delegation in May. Members are asked to note this proposed revision and their comments are requested.

Background Information

Relationship to Policy Framework/ Corporate Priorities	A Cleaner, Greener Borough
Financial	None directly from this report
Legal Implications	None directly from this report.
Equality/Diversity Implications	None directly from this report.
Sustainability Implications	None directly from this report.
Staffing/E-Government/Asset Management Implications	None directly from this report.
Risk Management Implications	None directly from this report.
Health and Safety Implications	None directly from this report.

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