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**TRAFFORD**  
**COUNCIL**

## **AGENDA PAPERS FOR PLANNING DEVELOPMENT CONTROL COMMITTEE**

**Date: Thursday, 11 June 2015**

**Time: 6.30 pm**

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

### **A G E N D A**

### **ITEM**

**8. ADDITIONAL INFORMATION REPORT**

To consider a report of the Head of Planning Services, to be tabled at the meeting.

**8**

**THERESA GRANT**  
Chief Executive

#### Membership of the Committee

Councillors Mrs. V. Ward (Chairman), D. Bunting (Vice-Chairman), Dr. K. Barclay, N. Evans, T. Fishwick, P. Gratrix, D. Hopps, E. Malik, D. O'Sullivan, Mrs J. Reilly, J. Smith, L. Walsh and M. Whetton

#### Further Information

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

Michelle Cody, Democratic Services Officer  
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This agenda was issued on **Tuesday, 2 June 2015** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

## **Planning Development Control Committee - Thursday, 11 June 2015**

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# Agenda Item 8

## AGENDA ITEM 8

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 11<sup>th</sup> June 2015

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 Chairman.

**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 |
| <a href="#"><u>82896</u></a>                | Land at Rothesay Crescent, Sale, M33 4NL                                   | Broadheath | 1    | ✓        | ✓   |
| <a href="#"><u>83363</u></a>                | 31-33 Gloucester Road, Urmston   | Urmston    | 13   |          |     |
| <a href="#"><u>84508</u></a>                | Park House, 73 Northenden Road, Sale, M33 2DG                              | Sale Moor  | 20   | ✓        | ✓   |
| <a href="#"><u>84541</u></a>                | 61 Bankhall Lane, Hale Barns, WA15 0LN                                     | Hale Barns | 36   | ✓        | ✓   |
| <a href="#"><u>84653</u></a>                | Newstead Church, Newstead Terrace, Timperley, WA15 6JS                     | Broadheath | 51   | ✓        | ✓   |
| <a href="#"><u>84703</u></a>                | M K M House, Warwick Road, Stretford, M16 0XX                              | Longford   | 60   |          | ✓   |
| <a href="#"><u>84970</u></a>                | Land at and adjacent to White City Retail Park, Chester Road, Old Trafford | Longford   | 81   |          | ✓   |
| <a href="#"><u>85430</u></a>                | 216 Brooklands Road, Sale, M33 3PH   | Village    | 91   |          | ✓   |

**Page 1 82896/FULL/2014: Land at Rothesay Crescent, Sale**

**SPEAKER(S)**      **AGAINST:**      **Alec Marshall  
(Neighbour)**

**FOR:**      **Chris Beard  
(Agent)**

**SITE**

The applicants have now confirmed that the owners of the Land in question are Morgoed Estates rather than Hampstead Land Ltd.

**Representations**

**Councillor Chilton** – has objected to the above application on the following grounds:

- The proposed properties would take up a large section of the existing area of open space
- Loss of further open space within this area would be undesirable for residents
- The proposed properties are out of keeping with neighbouring properties currently sited on Rothesay Crescent and the wider surrounding area

Additional representation received:-

- Loss of green space
- Noise and nuisance during the build
- Destruction of the character of the area

**Page 20 84508/FUL/14: Park House, 73 Northenden Road, Sale**

**SPEAKER(S)**      **AGAINST:**      **Jerry Seabridge  
(Subject to certain conditions)      (Neighbour)**

**FOR:**      **Kath Ludlam  
(For Applicant)**

**SPEAKER(S) AGAINST: Alison Freeman (Emery Planning)  
(For Neighbour)**

**FOR: Paul Walton (Agent) or  
Mr Offland (Applicant)**

Late representations have been received from the agents representing the occupants of 61 Bankhall Lane. The comments, which include advice from Counsel, suggests that the Officer report does not accurately report the objections received and is flawed in terms of the assessment of the impact of the development on 61 Bankhall Lane. Consequently it is suggested that any decision made on the report is at risk of legal challenge.

The Counsel opinion was received yesterday afternoon and there has unfortunately not been time to fully address the issues raised.

Regretfully, it is therefore recommended that members defer consideration of the application from this meeting. It is anticipated that the report will be presented back to committee in July.

**SPEAKER(S) AGAINST: Mrs Gilbert  
(Neighbour)**

**FOR: Janet Crozier  
(Applicant)**

### **REPRESENTATIONS**

**Neighbours** – An additional letter of objection has been received from a resident of Newstead Terrace who has recently moved to the area, citing the following concerns:-

- Little consultation from church with residents.
- Residents may be disturbed by late night activity (a lot of families with children live on Newstead Terrace)
- No professional workers present to supervise activities within the shelter; concern that volunteers will be left on their own to supervise people requiring the accommodation.
- No provision to protect residents from any risk situation that may arise from users of the shelter

**SPEAKER(S) AGAINST:**

**FOR: Richard Gee  
(Agent)**

### **APPLICANT'S SUBMISSION**

The applicant has submitted a CGI in support of the application which will be displayed at the meeting.

### **CONSULTATIONS**

**Pollution and Licensing** – No further comments to those set out in the report.

### **REPRESENTATIONS**

**Neighbours** – 3 letters of objection received from the occupiers of properties opposite the site (2 from the same property), summarised as follows: -

- The height of the building would block out natural light into 14 Warwick Road.
- Match day traffic is bearable because it comes and goes on the same day. Traffic would be constant day and night with noise and flashing lights.
- The whole of the front of 14 Warwick Road would be overlooked.

### **OBSERVATIONS**

An assessment of the proposed development on the amenity enjoyed by the occupiers of these properties is included within the report. With regards to traffic it is considered this would not result in a level of disturbance or light nuisance that would be detrimental to amenity. Warwick Road is relatively busy throughout the day and it is considered the amount of traffic associated with the development would not add to existing levels to an extent that would create unacceptable living conditions for the occupiers of properties opposite.

Given the height of the building it is recommend a condition is attached to require an assessment of the potential impact on television reception for existing properties in the area and to require mitigation measures if necessary to maintain existing level and quality of signal reception.

**RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT, the conditions set out in the report and the following additional condition:**

TV reception report to be submitted and approved, identifying potential impact on television reception in the area and to identify any mitigation measures if necessary to maintain existing level and quality and signal reception.

**Page 81 84970/VAR/15: Land at and adjacent to White City Retail Park,  
Chester Road, Old Trafford**

**SPEAKER(S)**

**AGAINST:**

**FOR:**

**Mark Aylward  
(Agent)**

**CONSULTATIONS**

Local Highway Authority – The proposals do not amend the car parking provision or layout within the site and there is no proposed increase in floorspace. The proposed use for Unit 1 will potentially generate more car trips than the previously approved non-food retail use, with consequential increase in parking demand. However the floorspace for Unit 1 is relatively small compared to the overall retail floorspace across the site and the traffic and parking increases resulting from the proposal will be relatively small. It is considered that the car parking within the site and the junction capacity of the access will not be significantly adversely affected by the proposals, particularly in view of the lower trading levels within the site in recent years. The LHA therefore raises no objections to the proposals.

**Page 91 85430/HHA/15: 216 Brooklands Road, Sale**

**SPEAKER(S)**

**AGAINST:**

**FOR:**

**David Oakes  
(Applicant)**

Following the submission of amended plans, the applicant has asked Councillor Laura Evans to withdraw her request to call in the application to planning committee. Providing this has been done prior to the meeting, it is recommended that the decision is delegated for determination by the Head of Planning Services.

**HELEN JONES**

**DEPUTY CHIEF EXECUTIVE**

**FOR FURTHER INFORMATION PLEASE CONTACT:**

**Rob Haslam, Head of Planning Services**

**Planning Department, 1st Floor, Trafford Town Hall, Talbot Road, Stretford,  
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**Telephone 0161 912 3149**

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