

Public Document Pack



TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING DEVELOPMENT CONTROL COMMITTEE

Date: Thursday, 10 December 2015

Time: 6.30 pm

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

AGENDA

ITEM

3. ADDITIONAL INFORMATION REPORT

To consider the attached report of the Interim Head of Planning and Development, to be tabled at the meeting.

3

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 & Scrutiny Officer

Tel: 0161 912 2775

Email: michelle.cody@trafford.gov.uk

This page is intentionally left blank

Agenda Item 3

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 10th December 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 RECOMMENDATION	For REC.
<u>86323</u>	Cartwright Group, Atlantic Street, Altrincham, WA14 5BF	Broadheath	1		
<u>86493</u>	Sewage Works, Rivers Lane, Davyhulme, M41 7JB	Davyhulme East/West	8		
<u>86514</u>	Land to the South of Manchester Ship Canal & West of Barton Bridge, Trafford Way, Trafford Park	Davyhulme East/West	25		
<u>86599</u>	Bowdon C of E Primary School, Grange Road, Bowdon, WA14 3EX	Bowdon	50		
<u>86699</u>	35 Dorrington Road, Sale, M33 5DX	St Mary's	58		✓
<u>86768</u>	6 Leslie Grove, Timperley, WA15 6LY	Timperley	65		

APPLICANT'S SUBMISSION

The applicant has submitted further comments with regards to the comments/objections raised:

- The proposed works are to facilitate the creation of a new efficient paint/production line which will bring together processes currently distributed around the site under one roof;
- Noise breakout/pollution is to be contained utilising acoustic insulating techniques as detailed in the acoustic engineer's report;
- Acoustic containment does not rely on the boundary fence;
- Noise abatement notices served have been addressed separately to this application;
- The new paint / shot blasting area is to improve efficiency on site and is not to facilitate an expanding of the workforce;
- We do not consider the minor external alterations (visible from the adjacent residential area) to be dominant or to have an adverse visual impact;
- It is intended for the roller shutter doors to be linked to the operations within the building and will not facilitate to use of the machinery within the building whilst the doors are in an open position;
- The existing noise emanating from the site (loud speakers etc.) has been brought to the attention of my client as this is a separate issue to the current application;

OBSERVATIONS

These comments are in line with the recommendation made to Members of the Committee.

RECOMMENDATION

Amend Condition 2 as follows:-

2. No development shall commence unless a British Standard 4142 noise assessment for the new garnet blasting process (required to assess noise impact at the nearest residential properties) has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include any necessary mitigation measures, including calculation of noise reduction, and a mechanism for reporting these measures to the Council for review. The outcome of the assessment should be compared against guidance in the BS 4142 document and also with reference to the noise policy statement for England (NPSE). Development shall proceed in accordance with the submitted scheme, as approved by the Local Planning Authority.

Page 25 86514/VAR/15: Land to the South of Manchester Ship Canal & West of Barton Bridge, Trafford Way, Trafford Park

This application has been deferred from consideration at this meeting.

Page 50 86599/VAR/15: Bowdon C of E Primary School, Grange Road, Bowdon

REPRESENTATIONS

One additional letter of objection received from a local resident stating the following concerns:-

- Grange Road is too narrow for the traffic (school traffic) – South Downs Road has no pavement in parts, pedestrians have to walk on the road.
- The floodlights (to car park) are too tall and shine directly into 2nd floor of apartment block (College House, 77 South Downs Rd).
- Attention should be paid to angles of floodlighting lamps and overall strength of lighting

RECOMMENDATION

Condition 17 is amended and Condition 22 added in order to clarify the requirement for the provision of cycle and scooter parking and to ensure that this is provided (when necessary) and subsequently retained.

Following receipt of Sport England's acceptance of the Community Use Agreement (CUA) and Community Use Scheme (CUS) received on the 1st December 2015 (Details had been submitted to Sport England as part of the discharge of condition procedure for conditions 29 (CUA) and condition 30 (CUS) of the original planning approval 82725/FULL/2014) suggested condition 19 and condition 20 of this current application to be phrased appropriately in order to ensure development is carried out in accordance with the approved details.

Condition 17 – Within 2 months of the date of this permission, details of an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The updated Travel Plan shall include details of additional cycle and scooter secure parking to be provided when demand requires. In the circumstances set out within the Travel Plan whereby this requirement is triggered, the required cycle and scooter parking shall be provided in accordance with an agreed timescale that shall have been set out within the updated Travel Plan and shall be retained thereafter.

Condition 19 – Development to be carried out in accordance with the approved Community Use Agreement details of which approved as part of discharge of condition 29 of planning approval 82725/FULL/2014

Condition 20 – Development to be carried out in accordance with the approved Community Use Scheme details of which approved as part of discharge of condition 30 of planning approval 82725/FULL/2014

Condition 21 – Development to be carried out in accordance with the scheme of external plant, details of which approved as part of discharge of condition 20 of planning approval 82725/FULL/2014

Condition 22 – The cycle and motorcycle parking shall be implemented and retained in accordance with the details as shown on Drawing Ref:- PL1353.M.102 Rev.I.

Page 58 86699/HHA/15: 35 Dorrington Road, Sale

SPEAKER(S)

AGAINST:

FOR:

**Darren Horridge
(Applicant)**

RECOMMENDATION: GRANT

Application description, please replace with:

Demolition of existing garage and rear additions. Erection of two storey side/rear extension and single storey side extension to eastern side.

OBSERVATIONS

Replace Para. 14 with:

14. The applicants have stated that no trees would need to be removed on site, in order to accommodate the proposed extensions. The site is also not within a Conservation Area or covered by a TPO.

Page 65 86768/HHA/15: 6 Leslie Grove, Timperley

OBSERVATIONS

Correction:

The second paragraph within the proposal should read 3245mm and not 3245 metres regarding the maximum height of the outbuilding.

No further observations are made with respect to the proposed development.

RECOMMENDATION

The recommendation remains unchanged.

**HELEN JONES, DEPUTY CHIEF EXECUTIVE AND
CORPORATE DIRECTOR, ECONOMIC GROWTH, ENVIRONMENT AND
INFRASTRUCTURE**

FOR FURTHER INFORMATION PLEASE CONTACT:

David Pearson, Interim Head of Planning and Development

**Planning Department, 1st Floor, Trafford Town Hall, Talbot Road, Stretford,
M32 0TH**

Telephone 0161 912 3149

This page is intentionally left blank