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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 11 August 2016

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 Head of Planning and Development, 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, B. Sharp, J. Smith, L. Walsh and J.A. Wright

Further Information

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

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Agenda Item 3

AGENDA ITEM 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 11th August 2016

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.
69278	Former Boat Yard, Edge Lane, Stretford	Longford	1		
85237	Evangelical Church, Darley Street, Sale	Priory	23		
85566	Yew Tree Farm, 240 Davyhulme Road, Flixton	Davyhulme West	37		
88382	3 Derbyshire Road South, Sale	Brooklands	55		✓
88511	Homestead, 121 Park Road, Timperley	Timperley	68		
88589	Land East Of Viaduct Road, Altrincham	Broadheath	76		

RECOMMENDATION

Condition 9 amended as follows:

9. No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination

ii) an assessment of the potential risks to:

- Human health,
- Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- Adjoining land,
- Groundwaters and surface waters,
- Ecological systems,
- Archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework. This is required prior to the commencement of development to ensure that any risks are mitigated before any works commence at the site.

SPEAKER(S)

AGAINST:

FOR:

**Michael Gilbert
(For Applicant)**

APPLICANT'S SUBMISSION

In response to comments made by local residents, the applicant for this application has advised that dropping-off children at the existing nursery generally takes around 60 seconds and picking-up around 90 seconds.

The agent has also advised that it is proposed to extend the same boundary treatment to 3 Derbyshire Road South as is currently in place at no 5 Derbyshire Road South. This is due to the requirement from Ofsted that the nursery have railings to the front in order to ensure that should any child manage to get out to the front of the building they cannot climb over the wall into the road. Elevations of this boundary treatment will be necessary and the condition already included in the Officer's report requiring the submission of boundary treatments will cover this point.

The agent has also advised the following with regard to the canopy at the rear of No 5 Derbyshire Road South:

"The client has proceeded to obtain a quotation for the conversion of the canopy to a cantilevered solution rather than complete removal. This is due to concerns of solar gain to the existing building should the canopy be removed".

The condition requiring the removal of the existing canopy will remain in place in order to ensure the parking spaces beneath this can be used as intended. An additional condition will be added requiring the submission of full details of any replacement canopy that is installed, as well as requiring this to allow full access to the parking spaces below.

The agent has also submitted a letter from the Parliamentary Under Secretary of State for Women, Equalities and Early Years which explains the wider Government strategy to expand the free childcare offer, and the need to ensure there is adequate capacity to deliver this.

REPRESENTATIONS

One additional letter of support has been received. The comments made in this are summarised as follows:

- Consent for this application would facilitate additional parental choice
- Sale and the surrounding areas of Altrincham, Bowden and Hale are in equally short supply of suitable D1 space
- The applicant and his wife are very experienced providers of high quality childcare
- Additional disturbance is likely to be notional

These comments do not affect the Officer's recommendation.

CONDITIONS

The following additional condition is to be inserted:

13. No replacement canopy shall be installed at the rear of No 5 Derbyshire Road South until details of this canopy have been submitted to and approved in writing by the local planning authority. Any replacement canopy shall be designed to allow for the unobstructed use of all car parking spaces within the site boundary during drop-off and pick-up times.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Trafford Core Strategy Policy L4, SPD3: Parking Standards and Design and the National Planning Policy Framework.

Page 68 88511/FUL/16: Homestead, 121 Park Road, Timperley

RESIDENTIAL AMENITY

Lighting

The proposed external lighting as detailed in submitted drawing ME01 Rev A by virtue of its position on the north and south elevations of the proposed building would be sited close to the site boundaries with no.125 Park Road and properties on Acresfield Road. The light spillage from this is likely to be harmful to the amenity of adjacent residents to the north and east of the site. The adjacent property to the west of the site is the Doctors Surgery at 119 Park Road and therefore any light spillage to this side would not impact on residential amenity.

It is considered that a condition would be necessary requiring an amended lighting scheme to be submitted to and approved by the local planning authority to ensure that there would be no adverse impact on residential amenity from light spillage.

RECOMMENDATION

Replace **Condition 2** with:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A(90)01, A(90)02, A(90)03 and 287 15 01 Rev S-2.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy.

The following **additional** condition to be added:

7. Notwithstanding the information submitted to date, prior to the building hereby approved being brought into first use, a scheme detailing the proposed external

lighting (including details of light spillage) shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details.

Reason: In the interests of residential amenity, having regard to Policy L7 of the Trafford Core Strategy.

Page 76 88589/FUL/16: Land East Of Viaduct Road, Altrincham

REPRESENTATIONS

Two additional objections have been received. Issues raised are summarised below:-

- The bridge will not keep the cyclists off the A56 as they will not make the diversion down Viaduct Road.
- The plans for the Altrincham Town Centre Cycle Link should be submitted in their entirety and not on a piecemeal basis. It is beyond comprehension that the cycle route from the bridge to Altrincham Town Centre is outside the scope of the current application. On this basis the only means by which cyclists will be able to reach Altrincham Town Centre will be by a route of greater length than is followed at present.
- The bridge will impact on privacy to the rear bedrooms of adjacent properties
- Youths will access the towpath on the south bank causing problems for residents.
- The plans make reference to the path on the south bank of the canal as a towpath. It is a public footpath not a towpath – the towpath is on the north bank of the canal.
- The plans do not indicate the gradient of the incline of the ramps to the bridge. They would need to be 1:20 or less to comply with DDA requirements

OBSERVATIONS

It is considered that the issues of the impact on privacy and potential for anti-social behaviour are dealt with under the 'Impact on Residential Amenity' section of the report.

With regard to the comments relating to the application being part of a piecemeal scheme for the Altrincham Town Centre Cycle Link and the comments regarding cyclists use of the A56, the acceptability of the planning application must be considered in the form submitted. It is noted the application has been submitted following consultation with the Trafford Cycle Forum and the Design and Access Statement states that their comments have confirmed the viability of the overall scheme from a user perspective.

Dictionaries generally define a 'towpath' as '*a path that goes along the side of a river or canal, used by people or by horses for towing boats*'. It is not therefore considered that the notation on the plans is misleading.

The Design and Access Statement confirms that the ramp gradients will be 1:20.

RECOMMENDATION

Replace **condition 10** with:

No development or works of site preparation shall take place until a scheme detailing means of protection of features of wildlife value at the site has been submitted to and approved in writing by the Local Planning Authority. The scheme should set out measures to protect the following features of wildlife value:

- All retained trees with specific reference to be made to the weeping willow (*Salix x sepulcralis*) at grid reference SJ9770892
- The canal waters edge including the canal wall
- The southern boundary of the wetland at Balfour Road (SBI)

The agreed protection measures shall thereafter be implemented in full prior to any works taking place and retained throughout the period of construction.

Reason: It is necessary for this information to be submitted and agreed prior to commencement in order to protect the specified features of wildlife value which may be affected by site preparation and construction works in accordance with Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

Replace **condition 11** with:

Within 3 months of construction works first taking place, a scheme detailing a package of biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority with reference to the recommendations set out in para 4.2 of the Ecology and Biodiversity Statement dated May 2016. The approved measures shall thereafter be implemented in accordance with the approved scheme within 1 month of the completion of the construction work and maintained thereafter.

Reason: To maintain and improve the biodiversity of the area having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

**HELEN JONES, DEPUTY CHIEF EXECUTIVE AND CORPORATE DIRECTOR,
ECONOMIC GROWTH, ENVIRONMENT AND INFRASTRUCTURE
FOR FURTHER INFORMATION PLEASE CONTACT: Rebecca Coley, Head of
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