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TRAFFORD
COUNCIL

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 14 September 2017

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), Mrs. J. Reilly (Vice-Chairman), Dr. K. Barclay, D. Bunting, N. Evans, T. Fishwick, P. Gratrix, E. Malik, D. O'Sullivan, B. Sharp, 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 – 14th September 2017

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.
90568	3 Harrop Road, Hale, WA15 9BU	Hale Central	1	✓	
91906	5A South Downs Road, Hale Barns, WA14 3HU	Hale Central	15		

Page 1 90568/HHA/17: 3 Harrop Road, Hale

SPEAKER(S) AGAINST: Mrs Sally Norton
(Neighbour)

FOR:

Page 15 91906/HHA/17: 5A South Downs Road, Hale Barns

REPRESENTATIONS

The representations cited as being from properties on South Downs Drive are in fact from properties with the same number on South Downs Road.

1 further representation has been received from the occupiers of 3A South Downs Road, making the following comments: -

The section of the report titled "Overbearing and Overshadowing" Paras 26-29 totally rejects (without drawing attention to) our letter of objection on precisely these grounds. There is absolutely no question that this proposed development will very considerably overbear and overshadow our property - especially affecting the light into our kitchen/dining area, a much used room.

Ours is the only property materially affected by this proposal, but why should our rights not be just as important as those of the applicants?

As we have pointed out, the original design on the adjacent sides of the two properties is very deliberately as it is and to breach that design is wrong and should not be allowed.

OBSERVATIONS

The original objection on the grounds of overbearing impact has been referred to in the Representations section of the report. Paragraphs 28 and 29 of the report set out that the application has been assessed against the relevant part of the SPD4 householder guidelines in terms of overbearing impact and that the proposal would comply with these guidelines. On this basis, it is concluded that there would not be an unacceptable overbearing impact.

The application has also been assessed in terms of design and impact on the Conservation Area and it is considered that the proposal is acceptable in these respects.

RICHARD ROE, DIRECTOR OF GROWTH AND REGULATORY SERVICES

FOR FURTHER INFORMATION PLEASE CONTACT:

Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149