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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 12 October 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 – 12th October 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.
<u>91529</u>	2 Shaftesbury Avenue, Timperley, WA15 7LY	Village	1		
<u>91951</u>	Former Bowling Green, Albert Place, Altrincham, WA14 4PG	Altrincham	14		✓
<u>92024</u>	67 Langham Road, Bowdon, WA14 3NT	Bowdon	41		
<u>92058</u>	58 Lynn Avenue, Sale, M33 7BW	Priory	50	✓	
<u>92182</u>	The Rivers Estate: 1-12 Thames Court, 1-22 Trent Court, 1-9 Tamar Court, 1-9 Dean Court, 1-24 Weaver Court, 1-6 Bollin Court, 1-10 Avon Court, 1-17 Welland Court, Old Trafford, M15 4BZ	Clifford	58		

OBSERVATIONS

In the first paragraph in the Site section of the report the last sentence should refer to an alleyway leading to 2-10 Seymour Grove.

Condition 4 is amended to ensure that the ventilation / extraction system is installed prior to the commencement of the use.

RECOMMENDATION

4. A ventilation / extraction system serving the cooking and / or food preparation areas (for the type of food to be prepared at the premises) shall be designed and shall be installed such that there will be no odour or noise nuisance to sensitive premises and shall be approved by the Local Planning Authority prior to the development taking place. The approved ventilation / extraction system shall be installed prior to the commencement of the use hereby approved and the equipment shall be effectively operated and maintained in accordance with the manufacturer's instructions for as long as the proposed use continues.

Reason:

In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

SPEAKER(S)

AGAINST:

FOR:

**Paul Sturgess
(Agent)**

REPRESENTATIONS

To replace the first paragraph as follows:-

Objections have been received from 10 different addresses including Altrincham and Bowdon Civic Society and Altrincham Neighbourhood Business Plan Design Panel. Of the representations received, two state that they support the development in principle. A petition has also been received with 8 signatures. The petition is from addresses on Albert Place and Arnolds Yard however only house numbers are provided. It is therefore unclear whether there is any duplication with the individual representations received. The main objections raised are summarised below.

Other Matters

Asset of Community Value

The agent has provided information to confirm that the site is not listed as an Asset of Community Value and that the listing instead relates to the Unicorn Hotel. Paragraph numbers 81-84 in the main report should therefore be deleted.

RECOMMENDATION

Amend text as follows to make specific reference to location for financial contribution to be spent:-

- (i) To complete a suitable legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure:
 - A financial contribution of £32,760 towards enhancing the quality of existing local facilities at John Leigh Park, Altrincham, to compensate for the loss of protected open space at the application site.

Conditions

Condition 3

To amend text to replace with:-

“No above ground works shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings (including rainwater goods and joinery details of windows and doors) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.”

Condition 10

To amend text to include reference to archaeological watching brief and plural WSIs as follows:-

“No development shall take place until the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme(s) of Investigation (WSI(s)) has been secured and which has been prepared by the appointed archaeological contractor and submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSIs. The WSIs shall cover the following:

- (a) A phased programme and methodology of investigation and recording to include:-
 - a Historic England Level 1 survey of the pavilion
 - an archaeological desk based assessment
 - informed by the above, an evaluation using trial trenching
 - dependent on the above, more detailed, targeted archaeological excavation and recording
 - informed by the above an archaeological watching brief
- (b) A programme for post investigation assessment to include:
 - detailed analysis of finds and site records
 - production of a final report on the significance of the heritage interest represented.

- (c) Deposition of the final report with the Greater Manchester Historic Environment Record and Trafford Local Studies Library
- (d) Dissemination of the results commensurate with their significance.
- (e) Provision for archive deposition of the report and records of the site investigation.
- (f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.”

Condition 18

To amend text to replace “The garage” with “The garages.”

Condition 20

To amend text to replace with:-

“No development works above ground level shall take place unless and until a scheme of sound insulation has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full prior to occupation and retained thereafter.”

Page 50 92058/HHA/17: 58 Lynn Avenue, Sale

SPEAKER(S)	AGAINST:	Peter Booth (Neighbour)
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FOR:

Page 58 92182/FUL/17: The Rivers Estate: 1-12 Thames Court, 1-22 Trent Court, 1-9 Tamar Court, 1-9 Dean Court, 1-24 Weaver Court, 1-6 Bollin Court, 1-10 Avon Court, 1-17 Welland Court, Old Trafford

OBSERVATIONS

DESIGN AND APPEARANCE

Paragraph 8 of the main report refers to the requirement for a condition for various materials. Following further discussion with the applicant, THT, the condition is no longer considered necessary.

No change is required to the recommendation or list of conditions.

**SARAH PEARSON, CORPORATE DIRECTOR OF ECONOMIC GROWTH,
ENVIRONMENT AND INFRASTRUCTURE**

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