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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 14 December 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, M. Cornes, N. Evans, T. Fishwick, P. Gratrix, E. Malik, D. O'Sullivan, B. Sharp, L. Walsh and J.A. Wright

Further Information

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Agenda Item 3

AGENDA ITEM 3

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 14th December 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>89582</u>	Bowdon Lawn Tennis Club Elcho Road, Bowdon, WA14 2TH	Bowdon	1	✓	✓
<u>90945</u>	Altrincham Boys Grammar School, Marlborough Road, Bowdon, WA14 2RW	Hale Central	19	✓	✓
<u>91223</u>	8 Arthog Drive, Hale Barns, WA15 0NB	Hale Barns	46	✓	
<u>91289</u>	Wellington School, Wellington Road, Timperley, WA15 7RH	Timperley	58	✓	✓
<u>91426</u>	Bowdon Lawn Tennis Club, Elcho Road, Bowdon, WA14 2TH	Bowdon	76	✓	✓
<u>91563</u>	Stretford Shopping Mall, Chester Road, Stretford	Stretford	91	✓	✓
<u>91936</u>	Halliwell House, 2 Rappax Road, Hale Barns, WA15 0NR	Hale Barns	108		✓
<u>91948</u>	Royal Works, Edge Lane, Stretford	Stretford	119	✓	✓
<u>92545</u>	6 Hazel Road, Altrincham, WA14 1HL	Altrincham	151	✓	
<u>92584</u>	8 Stretton Avenue, Sale, M33 5EG	St Mary's	163		

**SPEAKER(S) AGAINST: Ian Ponter
(Neighbour)**

**FOR: David Kirkman
(Agent)**

REPRESENTATIONS

A late letter of objection has been received from 30 Green Courts. The points raised have already been summarised and addressed within the officer report. A further representation has been received on behalf of some residents of Green Court from an agent (previous letters submitted by this agent have been on behalf of 31, 32 and 33 Green Courts. This representation also relates to planning application ref: 91426/VAR/17 (on this agenda). The points relevant to this application are picked up in this within Additional Information Report.

The Committee Report should be read and considered as a whole rather than taken as individual elements, which can be taken out of context when considered separately.

The new issues raised (in response to the published Committee Reports) are summarised below:

- Report pays lip service to relevant policies and fails to cover them adequately and is misleading to Members;
- Report is incorrect in stating that the special character of that part of the conservation area is that of the sports facilities. This is misleading and could lead to an unsound decision. The special character of this part of the Conservation Area derives from the open, green and sylvan character of Green Courts which is affected by the proposal in terms of noise and light;
- Glare is not addressed in the report;
- Disputes that there would be any public benefit from the scheme as it is a member's club;
- It is claimed that the harm is acceptable as it would be 'less than substantial' yet Policy 47 of the CAMP is against any harm;
- Any harm would only be acceptable if it were necessary in order to achieve public benefit;
- Possible mitigation of the light pollution into neighbouring gardens has not been considered. A condition is requested to require a textile privacy screen should permission be granted;
- Report incorrectly states that the hedge is no part of the special character of the area even though it is mentioned by name in the appraisal;
- Officers have incorrectly stated that they have no control over the loss of hedges. They could impose a planning condition requiring the retention of the hedges in association with any related planning permission where their potential loss is undesirable;

- A more appropriate wording for the condition relating to the use of retractable columns would be 'retracted positions' rather than 'retractable' position;
- The condition relating to light temperature should state the maximum light temperature the authority wishes to accept;
- The representation asserts that the officer report include a number of factually incorrect statement which are misleading and could lead to an unsound decision.

LOCAL PLANNING AUTHORITY RESPONSE TO ADDITIONAL REPRESENTATIONS

The additional matters raised are addressed below.

Impact on Conservation Area

The special character or significance of the Conservation Area is detailed within paragraph 20 of the committee report. This sets out that there is a mix of residential uses and open spaces within the Conservation Area which are important to its character. When specifically discussing the significance of the application site, the report references the use of the site as a sports facility as part of its special interest within the Conservation Area. The report is clear that the wider Conservation Area is characterised by a mix of uses including open spaces/sport facilities and residential. On this basis the report is clear and officers do not consider it to be misleading or factually incorrect when read as whole.

The works proposed under this application relate exclusively to courts 6 to 9. The impact of the proposal is satisfactorily addressed within the '*Impact on the Designated Heritage Asset*' section of the officer report. It is concluded in paragraph 52 that the proposal would result in no harm to the Conservation Area. The NPPF test regarding 'public benefit' is therefore not relevant in this case. In addition the impact of lighting on the Conservation Area is not considered within this application.

Light Spill and Glare

This is not a consideration for this application as set out within the officer report.

Conditions

The removal of the hedge is necessary to facilitate the works proposed under this application. It would therefore be unreasonable to condition the retention of this hedge as it would frustrate the purpose of this application.

There are no conditions relating to lighting on this application.

Officers consider the current report in addition to this additional information above provides a full accurate assessment of the application to allow members to consider the application appropriately and make a lawful decision.

OBSERVATIONS

Replace the final sentence of paragraph 3 with the following:

Nevertheless an amended lighting report has been submitted for information which shows the cumulative extent of light spillage from the already approved floodlighting for courts 4-9 (86115/FUL/15 & 84338/FUL/14), to provide a comparison between the approved scheme and the impact of the loss of the hedge.

Page 19 90945/FUL/17: Altrincham Boys Grammar School, Marlborough Road, Bowdon

SPEAKER(S)	AGAINST:	Kieran Howarth (For Neighbour)
	FOR:	Tim Gartside (Applicant)

REPRESENTATIONS

A total of 31 representations have been received further to the neighbour consultation on the amended hours of use. Of these representations, there are 2 letters from addresses that have not previously commented and 3 with no address given. The new issues raised in addition to those already set out and addressed in the officer report are summarised below:

- School have been in breach of planning conditions relating to the end time of the use of existing floodlights on several occasions;
- Reduction in hours of use will not satisfactorily address impact on neighbouring residents and admit that the proposal will result in harm;
- Letter of objection withdrawn from one resident on Heath Road subject to there being no change to the amended hours without subsequent full application;
- Limit on number of spectators should be imposed;
- Potential impact on financial viability of the proposal as a result of reduced hours may result in a subsequent application to increase hours again;
- Insufficient time allowed for comments on consultation regarding amendment to hours and determination of application should be postponed;
- New pitch should have no community use or this should be limited to training only;
- The memo from Nasreen Ali incorrectly states that there have been no complaints about the existing facilities;
- Local residents are in contact with Trafford Environmental Health Department and are actively seeking their assistance in respect of mitigating the noise created by the existing facilities. A decision should therefore be postponed until the outcome of these ongoing complaints;

LOCAL PLANNING AUTHORITY RESPONSE TO ADDITIONAL REPRESENTATIONS

A renotification was carried out with neighbours notifying of the reduction in the proposed hours of use. Letters were sent on 21st November 2017 and comments were requested by 1st December 2017 although letters received until the day the application is determined will be taken into consideration. 10 days is considered to be adequate when there is considered to be a reduced impact.

Should permission be granted a condition is recommended to restrict the hours of use to those now proposed and set out in the officer's report. Any subsequent changes would need a new application which would be considered on its own merits.

It is considered that a condition limiting the number of spectators is neither enforceable or necessary taking into consideration the siting of the existing sports pitches on the site of the proposed AGP and the reduced hours of operation.

The potential breach of a planning condition is not a reason for refusing to grant planning permission however it is considered that requiring a timer could ensure that the lights are turned off at the correct time, although this is not considered necessary at present.

With regard to complaints to the Council (Pollution and Licensing) with respect to the use of the existing pitch. The consultation response from the Pollution Officer states that "*Indeed, the existing floodlit pitch on the site has operated without any record of complaint (apart from those that were received around the time that this application was submitted).*"

A complaint was received by Pollution and Licensing on 28th November 2017 and a response provided on 1st December 2017. This response confirmed that monitoring undertaken within the neighbouring property did not establish the existence of a statutory noise nuisance however it was advised that the recordings were helpful in preparing consultation feedback for the new pitch.

In respect of the specific complaint regarding the incidental use of kick-boards during hockey matches, it was advised that condition 6 of the decision notice for the existing pitch (H/70965) reads as follows:

6. Before the floodlights hereby approved are first brought into use, sound attenuation covering shall be fitted to the kick boards around the perimeter of the pitch in accordance with details submitted to the Local Planning Authority on 24 April 2009 and shall thereafter be retained.

Reason: In the interests of the amenities of nearby residents having regard to Proposal D1 of the Revised Trafford Unitary Development Plan. This matter has been forwarded to the Planning Enforcement Team to investigate the claim of non-compliance with planning conditions. To assist with this

investigation, it has been stated that noise monitoring equipment can be installed at the relevant neighbouring property once it is available.

The existing pitch is independent of the current application and ongoing investigations into breach of conditions should not postpone the determination of the current application.

OBSERVATIONS

Paragraph 37 to be replaced with the following:

The application is for additional sports facilities within the existing school grounds. As identified above, the significance of the Hale Station Conservation Area derives primarily from the architecture of the buildings and the example of early suburbanisation. The provision of the AGP and the associated structures including the lighting columns, fences and gates would be located wholly outside of the Conservation Area and whilst they may be visible from within it, they would not detract from its significance. As such there would be no harm to the character and setting of the adjacent Conservation Area.

RECOMMENDATION

Condition 2 to be amended to the following:

The development hereby permitted shall not be carried out except in complete accordance with details shown on the submitted plans, numbers **02, 03 Rev 02, 04 Rev 02, 05 Rev 02, 06 Rev 01, 07 Rev 02, 08 Rev 01, 09 and 10.**

Condition 4 to be amended to include the additional text shown in bold:

The development hereby approved shall only be used between the hours of 09:00 to 19:00 hours Monday to Friday and 10:00 hours to 17:00 hours Saturday with no usage on Sundays and **Bank/Public** Holidays and the floodlights hereby approved shall not be illuminated outside of these times.

Page 46 91223/HHA/17: 8 Arthog Drive, Hale Barns

SPEAKER(S)	AGAINST:	Richard Simons (For Neighbour)
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FOR:

REPRESENTATIONS

2 Further representations have been received from the occupier of the adjoining property, No. 10, raising the following concerns:

- Remains overdevelopment
- Not in keeping due to the size

- Loss of light and overshadowing has not been addressed
- There will be a loss of privacy as a result of Juliet balconies
- Number of bedrooms – the proposals allow the scope for more than 4 bedrooms
- Parking – the proposed development does not meet the Council's standards
- Fencing proposals are vague and will not provide adequate screening.
- There has been no detailed review of trees
- No evidence has been presented as to why the proposals would be in keeping with the existing property

COMMENTS

It is recognised that the proposal represents a significant increase in floor space, however as addressed in the report the development meets the guidelines set out in the Council's adopted Supplementary Planning Document 4, which are intended to protect the amenity of neighbours and the character of the property and the surrounding area.

The amended proposal does not include a Juliet balcony.

The parking standards set out in SPD3 are maximum standards and not minimum standards. The standards state that for a dwelling in this area with four or more bedrooms, a maximum of 3 parking spaces should be provided. The proposal indicates two spaces will be provided at the front of the property and it is considered that there is capacity on street without causing an undue loss of amenity or safety to other road users.

The Council's SPD3 parking standards do not require an increase in parking provision in respect of any additional bedrooms over and above the four that are shown on the proposed plans.

The applicant has confirmed that there are no plans to change the existing fencing.

There are three trees within the rear garden that are visible from Tolland Lane; one medium-sized Goat Willow, standing close to the access from Tolland Lane, and two medium-sized fruit trees. The condition of the three trees may only be described as poor to fair.

The applicant has amended the submitted plans to show the retention of the Goat Willow tree.

There is a small tree standing within the front garden, which is of the genus *Sorbus* and is a poor to fair specimen.

It is considered that the loss of the *Sorbus* tree in the front garden and the two fruit trees in the rear garden will not have any significant detrimental effect on the

character of the local area. The Goat Willow tree will be retained and it is therefore recommended that Condition 2 is revised to refer to the amended plan showing its retention and that a condition requiring the submission of a Tree Protection Plan is attached to any grant of planning permission.

RECOMMENDATION

Amend condition 2 to read as follows:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 9345/011 Revision C, 9345/021 Rev C, 9345/031 Rev E and the proposed loft plan.

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

Add condition 8 to read as follows:

No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works, can damage the trees.

Page 58 91289/FUL/17: Wellington School, Wellington Road, Timperley

SPEAKER(S)	AGAINST:	Richard Stasyszyn (Neighbour)
	FOR:	Stuart Beeley (Applicant)

REPRESENTATIONS

Subsequent to the committee agenda being publicised, a letter to Councillor Viv Ward on behalf of local residents was received on the 8th December 2017. The letter details the previously submitted applications for floodlighting and the consequent outcomes of appeal decisions which considered floodlighting in those particular circumstances to be sufficiently harmful to local residents through illumination and visual intrusion.

The letter goes on to acknowledge the efforts made by the school to mitigate any resulting impacts upon neighbouring amenity, however still concludes that the lighting columns and floodlights would have a significantly detrimental effect upon visual amenity. Compromises have been suggested through the use of collapsible lighting columns or those columns closest to residents homes be lowered in the Spring and raised again the Autumn, however the letter indicates that the school felt this too expensive.

OBSERVATIONS

IMPACT ON RESIDENTIAL AMENITY

Having regard to the LUX levels to the nearest habitable ground floor window, this is confirmed to be 3.75 which meets and remains fully compliant with the maximum illumination level of 10 LUX (Environmental Zone E.3) within ILP (Institution of Lighting Professionals) Guidance Notes for the Reduction of Obtrusive Light (GN01 2011).

Page 76 91426/VAR/17: Bowdon Lawn Tennis Club, Elcho Road, Bowdon

SPEAKER(S)	AGAINST:	Ian Ponter (Neighbour)
	FOR:	David Kirkman (Agent)

REPRESENTATIONS

A late letter of objection has been received from 30 Green Courts. The points raised have already been summarised and addressed within the officer report. A further representation has been received on behalf of some residents of Green Court from an agent (previous letters submitted by this agent have been on behalf of 31, 32 and 33 Green Courts. This representation also relates to planning application ref: 89582/FUL/16 (on this agenda). The points relevant to this application are addressed within this Additional Information Report.

The Committee Report should be read and considered as a whole rather than taken as individual elements, which can be taken out of context when considered separately.

The new issues raised (in response to the published Committee Reports) are summarised below:

- Report pays lip service to relevant policies and fails to cover them adequately and is misleading to Members;
- Report is incorrect in stating that the special character of that part of the conservation area is that of the sports facilities. This is misleading and could lead to an unsound decision. The special character of this part of the

- Conservation Area derives from the open, green and sylvan character of Green Courts which is affected by the proposal in terms of noise and light;
- Glare is not addressed in the report;
 - Disputes that there would be any public benefit from the scheme as it is a members' club;
 - It is claimed that the harm is acceptable as it would be 'less than substantial' yet Policy 47 of the CAMP is against any harm;
 - Any harm would only be acceptable if it were necessary in order to achieve public benefit;
 - Possible mitigation of the light pollution into neighbouring gardens has not been considered. A condition is requested to require a textile privacy screen should permission be granted;
 - Report incorrectly states that the hedge is not part of the special character of the area even though it is mentioned by name in the appraisal;
 - Officers have incorrectly stated that they have no control over the loss of hedges. They could impose a planning condition requiring the retention of the hedges in association with any related planning permission where their potential loss is undesirable;
 - A more appropriate wording for the condition relating to the use of retractable columns would be 'retracted positions' rather than 'retractable' position;
 - The condition relating to light temperature should state the maximum light temperature the authority wishes to accept;
 - The representation asserts that the officer report includes a number of factually incorrect statements which are misleading and could lead to an unsound decision.

LOCAL PLANNING AUTHORITY RESPONSE TO ADDITIONAL REPRESENTATIONS

The additional matters raised are addressed below.

Lighting Report

The submitted lighting report provides calculations which model the amount of light spill onto to neighbouring land and properties. The calculations take into account light shields and baffles on the floodlight columns and others barriers located within the Bowdon Lawn Tennis Club site. The proposed lighting scheme complies with the Institute of Lighting Professionals (ILP) guidance for the reduction of obtrusive light. The scheme proposed controls the lighting level such that the illuminance levels do not exceed 5 Lux at the façade of any nearby residential property, this is in accordance with the limit for light obtrusion contained within the ILP guidance. Lighting as proposed will also not cause excessive glare to neighbouring residential properties from this site as the floodlights are angled downwards with the lamps concealed and not visible to neighbouring properties. Upward light pollution (sky-glow) is limited by the design having a zero upward light component.

The report presents a 'worst case scenario' as it provides a cumulative impact assessment where floodlighting is being used on all the proposed available courts (4,5,6,7,8,9), the lighting report also does not take into account any natural screening which is located on land outside of the Bowdon Lawn Tennis Club or the Western Cedar hedge. Previous lighting reports had not provided this combination of scenarios.

Impact on Conservation Area

The special character or significance of the Conservation Area is detailed within paragraph 18 of the committee report. This sets out that there is a mix of residential uses and open spaces within the Conservation Area which are important to its character. When specifically discussing the significance of the application site, the report references the use of the site as a sports facility as part of its special interest within the Conservation Area. The report is clear that the wider Conservation Area is characterised by a mix of uses, open spaces/sport facilities and residential. On this basis the report is clear and officers do not consider it to be misleading or factually incorrect when read as a whole.

The impact of the proposal on the wider Conservation Area including the surrounding area outside of the courts is satisfactorily addressed within the 'Impact on the Designated Heritage Asset' section of the officer report (paragraph 28).

Paragraph 28 of the officer report identifies that the proposal would result in 'less than substantial harm' to the designated heritage asset. In line with paragraph 134 on NPPF, this harm is weighed against the public benefits of the proposal. The public benefits are set out within paragraph 28 and include *"the continued provision and enhancement of the leisure facility within this part of the Conservation Area which is characterised by its open space and community use."*

In accordance with NPPG, "public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF (paragraph 7)." It is considered that the proposal is in line with the social role described in paragraph 7 of NPPF in that it supports the community's "health, social and cultural well-being."

NPPG continues to say that public benefits "should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset;
- securing the optimum viable use of a heritage asset in support of its long term conservation.

It is clear that the continued provision of a leisure facility for the community (albeit a private member's club) is a public benefit in supporting health and the contribution of the club to the significance of the Conservation Area.

Reference to Policy 47 of the Devisdale Conservation Area Management Plan within the representation states that this policy '...is against any harm'. This policy does not include any reference to the word harm, an assessment against this policy is detailed within the officer report. An assessment of harm has been undertaken in regards to Policy R1 of the Core Strategy and the NPPF which specifically require the harm to the significance of the conservation area to be considered.

The loss of the hedge and its contribution to the Conservation Area is satisfactorily addressed within paragraph 26 of the officer report.

Glare

Glare is addressed in paragraph 28 with regard to the impact on the Conservation Area. With regard to residential amenity, the impact of the lighting has been considered under paragraph 35. Whilst there is no specific use of the word 'glare' the design of the Hi Lux Luminaire as proposed and described within the lighting report is considered to be such that light spill and glare is reduced from that of angled floodlight projectors. The Council's Pollution and Licensing officers have considered the impact of the lighting on the amenity of neighbouring residents and have raised no objection.

Conditions

This application is required to address the loss of the hedge to facilitate works applied for under application 89582/FUL/16. A condition to retain the hedge in the event that application 89582 is granted but not implemented could be attached. However the LPA do not consider this necessary or reasonable as the fallback position is that the hedge can be removed without permission and it is not considered that the hedge merits retention in conservation area terms in any event.

It is considered that there would be no significant increase in impact on neighbouring residents than the scheme approved under application 86115/FUL/15 and additional mitigation is therefore not required to make the application acceptable in planning terms and is not necessary.

It is not considered that a maximum light temperature should be specified under condition 3. This can be appropriately addressed through a discharge of condition application.

The suggested amendment to the wording of condition 7 is agreed and it is therefore recommended that the wording is altered as set out below.

OBSERVATIONS

Replace the final sentence of paragraph 4 with:

The following report will assess the acceptability of the minor material changes as proposed under section 73 of the Town and Country Planning Act (1990) (as amended) through the variation of conditions 2 and 6 of planning permission 86115/FUL/15.

Add the following at the end of paragraph 26:

...in line with Policy 47. In respect of CAMP policy 47 it is recognised that light spillage would occur outside the site to a degree, however this is not considered to have a significant impact on the character of the conservation area. The height of columns remains unchanged from the previous approval and the height when retracted is to be determined through the discharge of a condition which will ensure compliance with Policy 47 of the CAMP.

RECOMMENDATION

Officers considered the current report in addition to the additional information above provides a full accurate assessment of the application to allow members to consider the application appropriately and make a sound decision.

Replace **condition 1** with:

The development must be begun not later than the 14.03.2019.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Replace **condition 3** with:

Notwithstanding the details submitted to date, no development shall be carried out unless and until details (including details of its colour temperature (Kelvin) of the proposed bulbs for the LED lamps have been submitted to and approved in writing by the Local Planning Authority. The application should then be implemented and retained in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and to ensure a warm bulb is used, having regard to Policies L7 and R1 of the Trafford Core Strategy.

Replace **condition 7** with:

Notwithstanding the details shown on the approved plans and the requirements of condition 2 of planning permission 86115/FUL/15, the approved lighting columns on courts 4 and 5 shall be of a retractable design and shall be kept in their retracted position at all times outside of the authorised hours of use. The

specific retractable design of the columns shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The columns shall be thereafter implemented and retained in accordance with the agreed details.

Reason: In the interests of visual and residential amenity, having regard to Policies L7 and R1 of the Trafford Core Strategy.

Page 91 91563/FUL/17: Stretford Shopping Mall, Chester Road, Stretford

SPEAKER(S)	AGAINST:	Mrs Kim O'Brien (Neighbour)
	FOR:	Ian Minto (Applicant)

REPRESENTATIONS

A further letter of objection has been received from the landlady of O'Briens pub which follows previous representations from O'Briens already reported on the officers report to planning committee.

The objection refers to the point made by the applicant that part of the reason justifying the demolition of the Mall is that they are required to still pay business rates on the empty units. The objector has provided photographs of 'ratings boxes' within the empty Mall units which are placed in empty units three months after they become vacant to avoid paying business rates. The letter of objection also states that Poundland requested to lease five of the units proposed to be demolished but the Mall's agents would not complete these leases. It is suggested that the Mall and their agents are not being transparent about their plans for the site in the long term.

RECOMMENDATION

Condition.3 - Notwithstanding any description of materials in the application, within 10 weeks of demolition works first taking place, samples, including sample brick panels, and a full specification of materials to be used externally on the remodelled building, including detailed drawings and cross sections of all areas of recessed and /or decorative brickwork, shall be submitted to the Local Planning Authority for approval. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

Condition.4 – (a) Within 16 weeks of demolition works first taking place on site, a landscaping scheme which includes full details of the proposed grass seed / turf, knee rail fence and hardsurfacing works proposed on the revised site layout plan reference P4723_1200 Rev.D shall be submitted to the Local Planning Authority

for approval. The details of the scheme shall include top soil provision, a seed mix or turf specification and details of the formation of paths and the knee rail fence, together with a timetable for the implementation of the works and a scheme for its ongoing maintenance. The landscaping works shall be carried out and thereafter maintained in accordance with the approved scheme and timetable for the implementation of those works.

(b) Should a scheme for the comprehensive redevelopment of the landscaped area (which should be subject to a separate planning permission) have not commenced on the cleared area of the site within 18 months of the implementation of the landscaping scheme referred to in part (a) of this condition, a Revised Landscaping Scheme, which provides for the provision of tree planting within the landscaped area shall be submitted to and approved in writing by the Local Planning Authority. The Revised Landscaping Scheme shall include details of any earthworks, hard surfaced areas and materials, planting plans, specifications and schedules for tree planting (including planting size, species and numbers), together with a timetable for the implementation of the works and a scheme for its ongoing maintenance. Should the requirement for the Revised Landscaping Scheme be triggered, the works shall be carried out and thereafter maintained in accordance with the approved scheme and the timetable for the implementation of those works.

(c) In respect of either the landscaping scheme or Revised Landscaping Scheme, should any grassed area become worn at any time, it shall be re-seeded within the next seeding season in accordance with the approved maintenance scheme. Any trees planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees of similar size and species to those originally required to be planted by the Revised Landscaping Scheme.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Trafford Core Strategy Policies L7 and W2.11 and the National Planning Policy Framework.

Condition.6 - Within 10 weeks of demolition works first taking place on site a scheme to demonstrate how Secured by Design principles will be incorporated into the new building facades and the areas of public realm shall be submitted to the Local Planning Authority for approval. The Secured by Design details shall be carried out and thereafter maintained in accordance with the approved scheme.

Reason: To ensure that the development has regard to crime prevention and community safety in accordance with Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition.8 – Within 16 weeks of demolition works first taking place on site a scheme for the provision of community art work panels shown on drawing no.P4723_1350 Rev.E shall be submitted to the Local Planning Authority for

approval. The scheme shall include the means by which the community will be engaged in the production / design of the panels, and a timetable for implementation. Development shall take place in accordance with the approved scheme and with the engagement of the community.

Reason: In the interest of visual amenity and in accordance with Policies W2.6 and L7 of the Trafford Core Strategy.

Page 108 91936/FUL/17: Halliwell House, 2 Rappax Road, Hale Barns

SPEAKER(S)	AGAINST:	
	FOR:	Martin Hulme (Applicant)

Page 119 91948/FUL/17: Royal Works, Edge Lane, Stretford

SPEAKER(S)	AGAINST:	John Westbrook (Neighbour)
	(revised recommendation to approve)	
	FOR:	Rob Haslam (Agent)
	(revised recommendation to approve)	

Replace paragraphs 87-107 and the recommendation in the main report with the following paragraphs and revised recommendation:

VIABILITY AND AFFORDABLE HOUSING

87. Paragraph 47 of the NPPF states that, to boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. Paragraph 173 states that to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

88. Policy L1 of the Trafford Core Strategy states that the Council will seek to deliver high quality housing affordable by all sectors of the community by

releasing sufficient land to accommodate a minimum of 12,210 new dwellings up to 2026.

89. Policy L2 of the Trafford Core Strategy states that all new residential development proposals will be assessed for the contribution that will be made to meeting the housing needs of the Borough. In order to meet the identified affordable housing need within the Borough, the Council will seek to achieve, through this policy, a target split of 60:40 market: affordable housing. The Borough is significantly underperforming against the 40% affordable homes target when compared to anticipated delivery at this stage in the plan period.
90. Policy L2 continues by stating that in respect of all qualifying development proposals, appropriate provision should be made to meet the identified need for affordable housing. To take into account issues relating to viability the Borough is split into three broad market locations 'hot', 'moderate' and 'cold' and Stretford is identified as falling within a 'moderate' market location. The Council's Revised SPD1 – Planning Obligations states that the normal 20% affordable housing target in 'moderate market locations' will be reduced to 10% in 'poor' market conditions. The Borough is currently experiencing 'poor' market conditions.
91. Policy L2 also sets out that the expected delivery method of affordable housing would be on site; at least 50% of the affordable housing provision will be required to be accommodation suitable for families; the affordable housing element should reflect the overall mix of unit types on the site and a split of 50:50 in the affordable housing units to be provided between intermediate and social / affordable rented housing units. Further detail on mechanisms to secure affordable housing delivery and provision are included in the Revised SPD1 – Planning Obligations.

The applicant has submitted a development viability appraisal with the planning application which initially concluded that no affordable housing contribution could be provided. However a subsequent commuted sum of £60,000 was offered by the applicant. The required commuted sum for off-site affordable housing provision for this development is £350,000. The applicant's viability appraisal has been independently reviewed by financial viability consultants appointed by the Council. The view reached by the Council's consultants was that this scheme could provide the full development plan requirement of five affordable units on site or the equivalent commuted sum. Following further discussions with the applicants, they have now offered five affordable units which will be provided on site as part of this development. It is proposed that the units will be managed by Trafford Housing Trust and are likely to comprise 3No. two bedroom apartments and 2No. 1-bedroom apartments. At this moment it is unclear if the units will be shared ownership or affordable rent, however the affordable units will be secured through a S106 legal agreement which will secure an appropriate tenure.

OTHER ISSUES

92. The Bridgewater Canal Company Ltd (BCCL) have requested that three conditions are attached to any grant of planning permission (and which they have asked to be consulted upon) which include submission of foundation details; continued access to canal wall/embankment at all times for the BCCL and details of landscaping proposals. Should planning permission be granted, it is considered appropriate to attach conditions relating to foundation design and to ensure that access is retained to the canal embankment. Details of a landscaping scheme would also be required. Rights of access for the BCCL and the appropriateness of the proposed plants within the landscaping scheme are matters which the applicant should discuss separately with the BCCL.
93. The applicant has submitted an Archaeological Desk Based Assessment (DBA) in accordance with best practice set out in the National Planning Policy Framework paragraph 128. The DBA has been considered by the Greater Manchester Archaeological Advisory Service (GMASS). Comments received from GMASS state that the site had some early field boundaries but these were overbuilt by warehousing and other industrial buildings from the late 19th century. The DBA suggests that an archaeological watching brief would be appropriate mitigation, but given the late date of the former buildings, which have all been demolished, GMASS consider that there is no requirement for further archaeological mitigation.

PLANNING BALANCE AND CONCLUSIONS

94. The key benefit of the proposal is the delivery of 47 homes, including five affordable units, in a sustainable location. Whilst the development would result in the loss of a site historically used for employment, the development is nevertheless considered to comply with Core Strategy Policy W1.12.
95. The development would not unduly impact upon the residential amenity of existing or future occupants in the vicinity. The scale, massing, siting and design of the proposed development pays due regard to its surroundings and will improve the streetscene on a prominent site on the edge of Streford Town Centre. The development is considered to be largely compliant with relevant policies set out in the Trafford Core Strategy, the SPG: New Residential Development and generally in accordance with policies in the NPPF. All relevant planning issues have been considered and representations and consultation responses taken into account in concluding that the proposals comprise an appropriate form of development for the site. Any residual harm can be mitigated through the use of suitable planning conditions. In accordance with Paragraph 14 of the NPPF, planning permission should be granted unless the adverse consequences of the development significantly and demonstrably

outweigh the benefits. When weighing the development in the planning balance, the benefits of the scheme, which now include five affordable homes, significantly outweigh any residual harm. As such there are material considerations which weigh strongly in favour of the granting of this planning application, despite it not being entirely in accordance with the development plan. The application is therefore recommended for approval.

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT

A. The application will propose a satisfactory development for the site upon completion of an appropriate legal agreement and such legal agreement be entered into to secure:-

(i) The provision of five affordable homes, in accordance with Policy L2 of the Trafford Core Strategy.

B. In the circumstances where the section 106 agreement has not been completed within 3 months of the date of this resolution, the final determination of the application shall be delegated to the Head of Planning and Development.

C. That upon satisfactory completion of the above legal agreement, planning permission be granted subject to the following conditions:-

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:-

- Elevate Drawing No: 010 Rev.01 – Site Location Plan
- Elevate Drawing No: A&B30x Rev.02 – Proposed Elevations
- Elevate Drawing No: C20x Rev.01 – Plans & Elevations
- Elevate Drawing No: D&E20x Rev.01- Plans & Elevations
- Elevate Drawing No: CDE40x Rev.02 – Detailed Elevations
- Elevate Drawing No: 100 – Proposed Site Plan
- Elevate Drawing No: 101 – Proposed Site Entrance
- Elevate Drawing No: A&B201 – Block A&B First & Second Floor Plans
- Elevate Drawing No: A&B203 – Block A&B Third & Fourth Floor Plans
- Elevate Drawing No: 410 – Proposed Site Sections
- Elevate Drawing No: 411 – Proposed Massing
- Elevate Drawing No: 500 – Reveal/Cladding Details

- BWB Drawing No: RCW-BWB-GEN-01-DR-TR-100 S2 Rev.P2 – General Arrangements Plan & Swept Path Analysis: Proposed Access Junction
- BWB Drawing No: RCW-BWB-HGN-01-DR-TR-110 – Vehicle Tracking
- CW Studio Ltd Drawing No: 1723-01A – Landscape Proposals Plan
- CW Studio Ltd Drawing No: 1723-02A – Landscape Plan Apartments
- CW Studio Ltd Drawing No: 1723-03A – Landscape Plan Townhouses
- CW Studio Ltd Drawing No: 1723-04A – Landscape Plan Linear Park

Reason: To clarify the permission, having regard to Policies L1, L2, L3, L4, L5, L7, L8, R2, R3, R4 and R5 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. The cladding proposed to the upper floors of all buildings shall be in Vitrabond aluminium cladding or another aluminium cladding product of a similar quality. Sample panels shall be built on site demonstrating the detailed articulation to be incorporated into the build as shown on drawing numbers CDE40x Rev 02 (Detailed Elevations) and 500 (Reveal/Cladding Detail). Such details shall also include the type, colour and texture of the materials and the method for affixing them to the building. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy L7 of the Trafford Core Strategy and the requirements of the National Planning Policy Framework.

4. a) Notwithstanding the details shown on the approved plans, none of the residential units hereby permitted shall be occupied until full details of both hard and soft landscaping works (which shall include the planting of a minimum of 61 trees or alternative form of Green Infrastructure detailed in SPD 1), have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within

the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Trafford Core Strategy Policy L7 and the National Planning Policy Framework.

5. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: In order to ensure existing trees on or adjacent to the application site are protected before development commences in the interests of the amenities of the area and in accordance with Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework. This condition is required to be pre-commencement to ensure approved details are implemented on site prior to works commencing.

6. No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - July inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The mitigation strategy shall be implemented as approved.

Reason: In order to prevent any habitat disturbance to nesting birds which may take place during site preparation as well as development having regard to Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework.

7. 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, v 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 buildings 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 Trafford Council's Core Strategy policies L5 and L7 and the National Planning Policy Framework. This is required prior to the commencement of development to ensure that any risks are mitigated prior to any works commencing on site.

8. No development shall take place unless and until a full detailed drainage design, including details of the surface water, foul water, and all relevant documents to limit the proposed peak discharge rate of storm water from the development to meet the requirements of the Council's Level 2 Hybrid Strategic Flood Risk Assessment (SFRA) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until such works, as approved, are implemented in full and they shall be retained and maintained to a standard capable of limiting the peak discharge rate as set out in the SFRA and FRA thereafter.

Reason: To prevent the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with Policies L4, L7 and L5 of the Trafford Core Strategy and the National Planning Policy Framework. The condition requires the submission of information prior to the commencement of development because the approved details will need to be incorporated into the development at design stage.

9. No development shall take place unless and until full details of a Sustainable Drainage Scheme, which shall include a maintenance and management plan for the lifetime of the development, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented during the course of the development, and thereafter managed and maintained in accordance with the approved details.

Reason: Such details need to be incorporated into the design of the development to prevent the risk of flooding by ensuring that surface water can be satisfactorily stored or disposed from the site having regard to Policies L4, L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

10. The site shall be drained via separate systems for the disposal of foul and surface water.

Reason: To secure a satisfactory system of drainage and to prevent pollution of the water environment in accordance with Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i. the parking of vehicles of site operatives and visitors ii. loading and unloading of plant and materials iii. storage of plant and materials used in constructing the development iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v. wheel washing facilities, including measures for keeping the highway clean vi. measures to control the emission of dust and dirt during construction (in accordance with the dust mitigation measures outlined within the approved report BWB Air Quality Assessment 'Royal Canal Works Stretford Ref:MCH2099); vii. a scheme for recycling/disposing of waste resulting from demolition and construction works and viii. days and hours of construction activity on site.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

12. The development hereby approved shall not be occupied unless and until a detailed Travel Plan, based on the Framework Travel Plan, which should include measurable targets for reducing car travel, has been submitted to and approved in writing by the Local Planning Authority. On or before the first occupation of the development hereby permitted the Travel Plan shall be implemented and thereafter shall continue to be implemented throughout a period of 10 (ten) years commencing on the date of first occupation.

Reason: To reduce car travel to and from the site in the interests of sustainability and highway safety, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

13. The apartments hereby approved shall not be occupied unless and until a scheme for secure cycle storage for the apartment buildings has first been submitted to and approved in writing by the Local Planning Authority. Cycle

parking infrastructure and its layout should meet the requirements of SPD3 Parking Standards and Design for Trafford. The approved scheme shall be implemented before the development is brought into use and maintained at all times thereafter for its intended use.

Reason: In the interest of highway safety, amenity and the free flow of traffic and in accordance with Trafford Core Strategy Policies L4 and L7 and the National Planning Policy Framework.

14. The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement (Ref:2016/0996/CIS/01).

Reason: In the interests of residential amenity and public safety having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

15. No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall only be lit in accordance with the approved scheme.

Reason: In the interests of crime prevention, biodiversity and amenity and having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

16. The car parking, servicing and vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be provided and made fully available for use prior to any part of the development being first occupied and shall be retained thereafter for their intended purpose.

Reason: In the interests of amenity and in compliance with Trafford Core Strategy Policies L4 and L7 and the National Planning Policy Framework.

17. No development shall take place until a noise mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall demonstrate how the acoustic remedial works proposed will ensure that for every habitable unit, the criteria described within the approved Acoustic Report (BWB Noise & Vibration assessment July 2017 Ref:MCH2099) will be achieved. Development shall be carried out in accordance with the approved details. Prior to the first occupation of any of the residential units hereby approved a completion report, demonstrating that all works have been carried out in accordance with the approved noise mitigation plan, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the occupiers, having regard to Trafford Core Strategy Policy:L5.13 and advice within the NPPF. The condition requires the submission of information prior to the commencement

of development because the approved details will need to be incorporated into the development at design stage.

- 18.No development shall take place unless and until details of a scheme to ensure the protection of the adjacent Bridgewater Canal during any ground remediation and construction work (including details of a comprehensive foundation strategy) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In order to protect the Bridgewater Canal during the construction phase having regard to Trafford Core Policies L5.13, R1 and R2 and advice within the NPPF.

- 19.No development shall take place until details of a scheme demonstrating how access to the Bridgewater Canal embankment/walls will be maintained throughout and after the completion of works, has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In order to ensure access for maintenance and other purposes to the Bridgewater Canal during and after the construction phase having regard to Trafford Core Policies L5.13, R1 and R2 and advice within the NPPF.

Page 151 92545/HHA/17: 6 Hazel Road, Altrincham

**SPEAKER(S) AGAINST: Dan Jerrome
(For Neighbours)**

FOR:

REPRESENTATIONS

A further representation has been received from 21 Barrington Road. The issues raised are summarised below:

- Poor Council communication – the properties on Barrington Road directly facing the application site have not been informed. Thereby not giving people facing this car park sufficient time to comment on the unwanted development.
- This area should have become an extension to the Sandiway Conservation Area. This application should be delayed to allow a full consultation on its future Conservation Area status.
- Loss of street parking
- Parking already available to the property
- Precedent – A planning application at 15 Barrington Road was rejected for not being suitable for the location, and pre-application talks with nos. 19 & 23 Barrington Road were advised that to have an open front to their

properties would not be permitted as it would be out of keeping with the area.

- Loss of green space

LOCAL PLANNING AUTHORITY RESPONSE TO ADDITIONAL REPRESENTATIONS

The additional matters raised are addressed below.

Precedent:

The representative refers to a planning application at 15 Barrington Road for parking at the front of the property. The planning history at this address includes an application for 'Demolition of existing buildings and erection of a single block of 12 apartments with accommodation on four levels, together with associated access, car parking and landscape works.' The proposed development was refused contrary to officer's recommendation. It is of note that the reason for refusal was in relation to the current over-supply of development land for housing within the Borough and as such would be contrary to Policy UR7 of Regional Planning Guidance for the North West (RPG13), and not in relation to parking. Furthermore the application was allowed at appeal.

All pre-application enquires are confidential and therefore cannot be discussed in this report.

Notwithstanding the above, all applications are assessed on their own merits. The committee report discusses the proposed works to the front of the property.

Conservation Area

All of the Council's designated conservation areas have recently been reviewed. With regard to this application, Sandiway Conservation Area Appraisal and Management Plan were adopted by Trafford Council in July 2016. Additions were made to the existing Conservation Area, however these did not include Hazel Road or Barrington Road.

Neighbour notification

The Council notified all adjoining properties in addition to a displayed site notice given the land opposite the application site is a triangular piece of green space – in line with statutory requirements and the Council's Statement of Involvement.

It is also of note that the proposed works does not include a car park.

Other Matters

The following three concerns: loss of green space, loss of street parking, and parking already available at the property; are points that have been raised in

other letters of representation and as such have been addressed within the Committee Report.

RECOMMENDATION

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

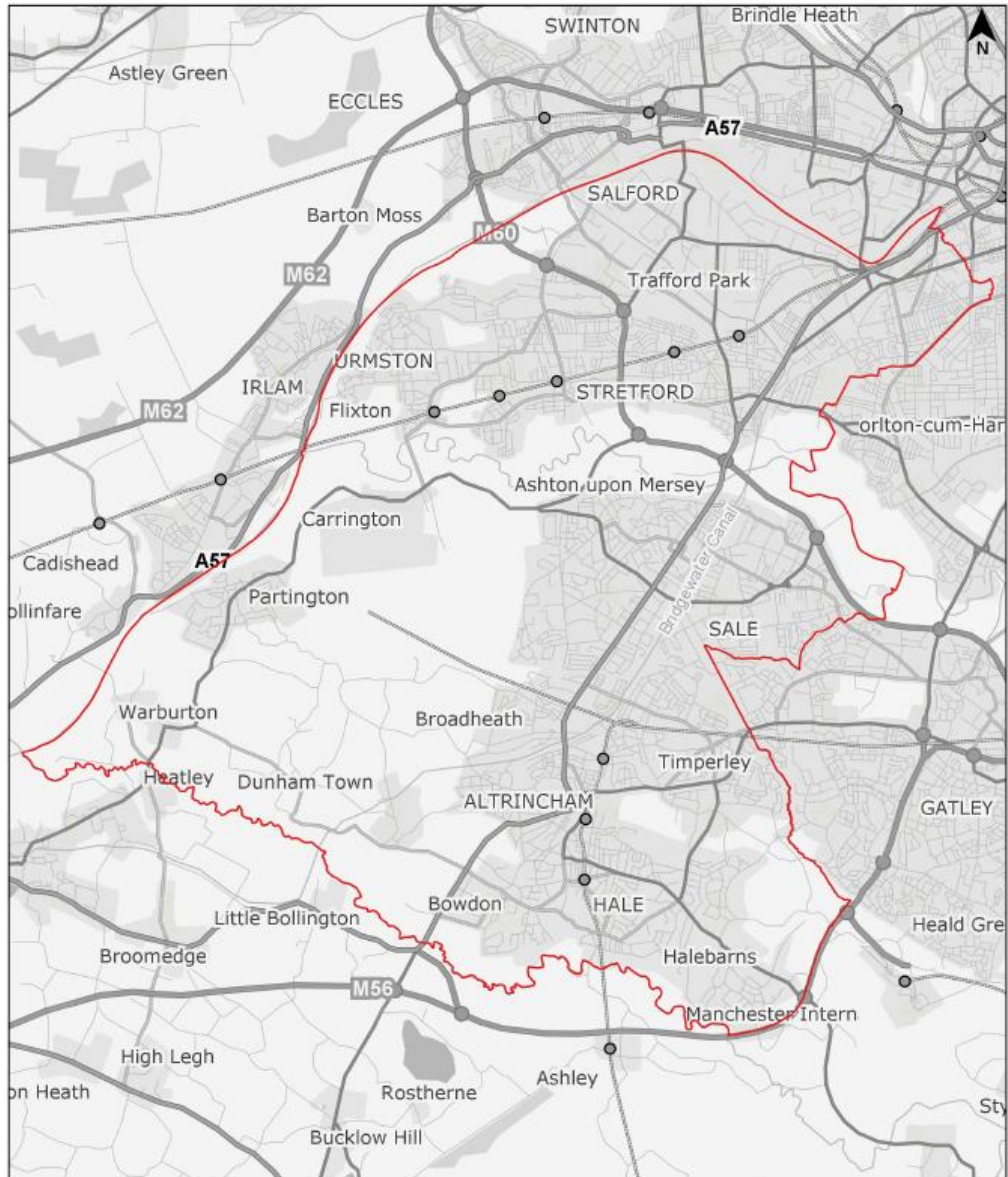
AGENDA ITEM 5

Houses in Multiple Occupation (HMOs): Article 4 direction to remove permitted development rights for the change of use of dwellings to small HMOs and noting of associated draft SPD.

APPENDIX 2 – Article 4 Direction Plan – Borough Boundary

The Article 4 Direction Plan has been amended to include a red line delineating the Borough boundary.

Trafford



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APPENDIX 3 – Houses in Multiple Occupation Supplementary Planning Document – Consultation Draft

Appendix 2 of the draft SPD has been updated to include examples 3 and 4 showing how to apply the policy.

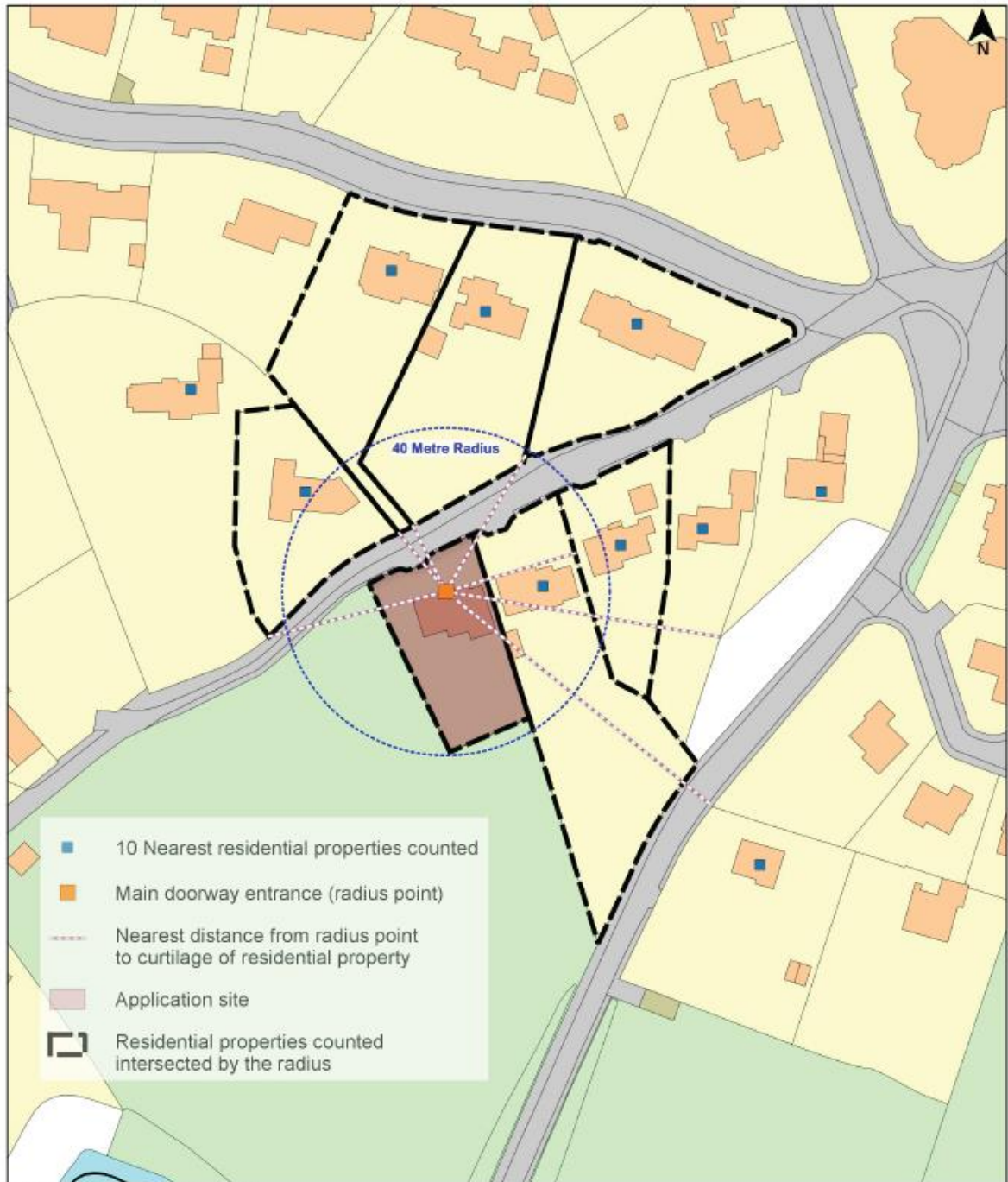
Example 3 – Applying the 40m radius



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Example 4 – Identifying 10 nearest residential properties



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

FOR FURTHER INFORMATION PLEASE CONTACT:

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