

Public Document Pack



**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE MEETING

Date: Thursday, 11 October 2018

Time: 6.30 pm

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

AGENDA

ITEM

5. ADDITIONAL INFORMATION REPORT

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

5

JIM TAYLOR

Interim Chief Executive

Membership of the Committee

Councillors L. Walsh (Chair), A.J. Williams (Vice-Chair), Dr. K. Barclay, D. Bunting, T. Carey, G. Coggins, N. Evans, D. Hopps, S. Longden, E. Malik, E. Patel, E.W. Stennett 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 5

AGENDA ITEM 5

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 11th October 2018

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 Chair.

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>93024</u>	Pepper House, North Road, Hale Barns	Hale Barns	1		✓
<u>94269</u>	178 Washway Road, Sale, M33 4AH	Ashton On Mersey	25	✓	✓
<u>94632</u>	Bay Malton Hotel, Seamons Road, Altrincham, WA14 5RA	Broadheath	42		
<u>94635</u>	7 Box Walk, Partington, M31 4LR	Bucklow St Martins	57		
<u>94648</u>	17 Roebuck Lane, Sale, M33 7SY	Priory	66		✓
<u>95018</u>	554 Barton Road, Stretford, M32 9TD	Gorse Hill	74		✓
<u>95133</u>	6 - 10 Victoria Road, Hale WA15 9AF	Hale Central	86	✓ Cllr Mrs Young	

PART 1

Page 1 93024/FUL/17: Pepper House, North Road, Hale Barns

SPEAKER(S)

AGAINST:

FOR:

**Mrs Caroline Payne
(Agent)**

APPLICANT'S SUBMISSION

A CGI visual of the proposed driveway elevation has been submitted.

OBSERVATIONS

It is recommended that the wording of Conditions 6, 10, 11 and 12 are amended as set out in the Recommendation below.

RECOMMENDATION

It is recommended that the wording of the following conditions is amended as below:

6. The car parking, servicing and other vehicular access arrangements shown on the approved plan 7419-al(05)040 Rev. P08, to serve the development hereby permitted, shall be made fully available prior to the first occupation of any of the residential units hereby approved and shall be retained thereafter for their intended purpose. No development (other than that carried out in accordance with this permission) shall take place on any of the areas so provided.

Reason: To ensure that satisfactory provision is retained within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 3 - Parking Standards and Design and the National Planning Policy Framework.

10. The residential unit shown as apartment 2 on the approved plans shall not be occupied unless and until timber fins have been provided on the north-west elevation to provide permanent screening as shown on the approved plan number 7419-al(05)002-01 in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. The timber fins shall be retained as such thereafter.

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

11. Upon first installation the second storey window on the north west elevation and the first floor window on the south-west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and

textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

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

12. The flat roof areas of the building hereby approved shall not be used as a balcony, terrace, roof garden or similar amenity area, and no railings, walls, parapets or other means of enclosure shall be provided on those roofs (other than as shown on the approved plans) unless planning permission has previously granted for such works.

Reason: To protect the privacy and amenity of the occupants of the adjacent dwellinghouse, having regard to Policy L7 of the Trafford Core Strategy, the Council's adopted Planning Guidance PG1: New Residential Development and the National Planning Policy Framework.

Page 25 94269/FUL/18: 178 Washway Road, Sale

SPEAKER(S)	AGAINST:	Ben Higginson (Neighbour)
	FOR:	Stephen Foulkes (Agent)

REPRESENTATIONS

Neighbours: An objection has been received from the owner of 176 Washway Road

- Their property is directly behind the property subject to the planning application and is currently let out to pre-existing tenants all of whom require unrestricted vehicular access to their units – two of which are motor trade.
- Biggest concern is that the legal right of access to 176 will be blocked by a constant stream of queuing cars
- Environmental pollution and nuisance for tenants
- The area is already flooded with cars for sale so local tenants cannot park
- Impact on property value and ability to let the building.

OBSERVATIONS

Third party comments

Environmental pollution impacts are considered within the main report.

The impact on property values, business interests and private rights of access are not planning considerations and no existing areas of movement to adjacent businesses would be permanently blocked by the scheme.

With regard to the existing cars for sale on an adjacent to the application site, the majority of these would need to be removed if the business changed from car sales to a jet wash.

Policy Considerations

SPD2 – A56 Corridor Guidelines March 2007 is a material consideration in respect of this application. It applies to all the sites and properties which adjoin it and that includes the application site. It seeks to enable improvements and reduce congestion along the road. Whilst it pre-dates the Trafford Core Strategy and the National Planning Policy Framework (NPPF) it is considered that it is in broad compliance with the policies in both and should be afforded weight.

The application site lies within Section 6 (Washway Road/Cross Street, Sale) which is characterised by mainly commercial properties with some residential use. The priorities for action include, amongst others, the acceptable maintenance of land, bringing derelict land into active use and encouraging a mix of uses to improve vitality and viability.

Whilst the application site is listed within the SPD as a Potential Opportunity Site, it has been vacant for some time and is currently derelict and used for car storage. The proposed use will bring it back into an active use, provide variety in terms of the existing land uses around it as well as providing some visual improvement to the site.

It is considered to comply with the broad objectives of the SPD.

Paragraph 31 of the report refers to a “mini” bus route. This should read “main” bus route.

Condition 1 is amended to read:

“This planning permission is granted for a limited period expiring on 12th April 2020 when the use hereby permitted shall be discontinued and all the structures and plant/machinery associated with its use removed from site within one month of the use ceasing.

Reason: To enable the Local Planning Authority to assess the effect of the proposed development on the amenities of the surrounding area, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.”

All pre-commencement conditions were agreed by correspondence received on 9th October 2018.

Page 42 94632/COU/18: Bay Malton Hotel, Seamons Road, Altrincham

Paragraphs 14 and 28 in the report provide details of the height of the proposed boundary fence. These are inconsistent. These details are shown on plan 1886/18/04A submitted with the application.

For clarity:

There is proposed a new front boundary wall, with railings above and stone pillars erected to a height of 1.5m,

The proposed gates and pillars would increase from this height to a maximum height of 2.5m. They would be set back from the back of pavement.

Having regard to the current fencing around the site it is considered that the conclusions set out at paragraphs 14 and 28 remain unchanged.

Paragraph 15 of the report discusses the removal of permitted development rights to prevent the erection of extensions and outbuildings within the residential curtilage of the building.

It is also considered appropriate to require a plan clearly defining the residential curtilage of the dwelling. Condition 7 details the proposed condition.

It is considered appropriate to control the extent of residential curtilage given the sites location within the Green Belt.

The site edged red submitted with the planning application forms the planning unit of the site. Based on the application form this is over 0.8 acres in size. This does not, however, constitute the immediate residential curtilage of the proposed dwelling.

The residential curtilage of a dwelling is generally defined as the land immediately surrounding a house or dwelling. It is considered that if the whole of the planning unit: i.e. the site edged red within the application submission, were to be treated as residential curtilage then that would be excessive.

The site is located within the Green Belt, one of the purposes of which is to safeguard the countryside from encroachment (National Planning Policy Framework (NPPF) para.134). The use of land within Green Belts as residential curtilage is generally resisted as it would result in encroachment into the countryside. This would be as a result of the activities and character associated with such uses as well as bestowing on the occupier the ability to construct outbuildings and other structures within it which would harm the openness of the Green Belt contrary to paragraphs 133 and 145 of the NPPF.

Whilst it is recommended to impose a condition removing permitted development rights, this would not remove the strong possibility that the garden would be

formally laid out and have residential paraphernalia such as garden furniture thereby providing a more urban appearance to the use. This would be difficult to control by condition.

Regard has been had to the current lawful use and character of the bowling green, including the fencing around it, in coming to this view. It remains the view of officers that the condition is necessary for the reason set out above.

The applicant has agreed the pre-commencement condition by correspondence dated 10th October 2018.

Page 66 94648/HHA/18: 17 Roebuck Lane, Sale

SPEAKER(S)	AGAINST:	
	FOR:	Mrs Rachelle Thwaites (Applicant)

Page 74 95018/COU/18: 554 Barton Road, Stretford

SPEAKER(S)	AGAINST:	
	FOR:	Dr Balraj Sekhon (Applicant)

OBSERVATIONS

There are some minor alterations to the wording of conditions 3, 4, 5, and 7 as set out as follows.

RECOMMENDATION

Condition 3 to be amended as follows:

a) Notwithstanding the details shown on the approved plans, the use hereby permitted shall not commence until full details of both hard and soft landscaping works 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: Such details are required prior to commencement of the use to ensure that the site is satisfactorily landscaped having regard to its location, the nature of the proposed development and having regard to Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

Condition 4 to be amended as follows:

The premises shall not be open for business outside the hours of: 08:00-19:00 Monday to Friday and 09:00-13:00 Saturday, and shall not be open for business on Sundays and Bank Holidays.

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

Condition 5 to be amended as follows:

The development hereby permitted shall not be brought into use until a scheme for secure cycle storage has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is brought into use and shall be retained at all times thereafter.

Reason: Such details are required prior to commencement of the use to ensure that satisfactory cycle parking provision is made in the interests of promoting sustainable development, having regard to Policies L4 and L7 of the Trafford Core Strategy, the Council's adopted Supplementary Planning Document 3: Parking Standards and Design, and the National Planning Policy Framework.

Condition 7 to be amended as follows:

Before the premises are first brought into use as a dental surgery, the car parking bays shown on the submitted plan reference 12C shall be marked out on site with white lines, made fully available prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: Such details are required prior to commencement of the use to ensure that satisfactory provision is retained within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policies L4 and L7 of the Trafford Core Strategy and the Council's adopted Supplementary Planning Document 3 - Parking Standards and Design and the National Planning Policy Framework.

Page 86 95133/FUL/18: 6 - 10 Victoria Road, Hale

SPEAKER(S)	AGAINST:	Mrs Melanie Parsonage (Neighbour)
	FOR:	

OBSERVATIONS

The applicant has submitted a sample of a timber door frame and a fabric awning. It is considered that the proposed fabric awning, in terms of its colour, texture and appearance, is appropriate with regard to the character and appearance of the building and would not detract from the established features or character of the positive contributor. However, the product specification was not submitted and therefore this detail is still required.

Although a sample of the door frame was submitted, it was not accompanied with joinery details, which would illustrate the final appearance. Therefore insufficient information has been submitted as to determine the acceptability within the Hale Station Conservation Area. As such, condition 3 has been amended to reflect the above.

Whilst discussions have taken place regarding the wording of pre-commencement conditions, the latest wording of condition 3 has not yet been formally agreed. Therefore the recommendation has been changed to resolve to defer and delegate the decision to the Head of Planning and Development for the purposes of the agreement of the pre-commencement condition.

RECOMMENDATION

Resolve to defer and delegate the decision to the Head of Planning and Development for the purposes of the agreement of the pre-commencement condition.

It is recommended that the condition 3 is amended to as follows:

Notwithstanding the details submitted, no development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted, including joinery details of windows and doors (at a scale of no less than 1:20), and details of the colour and material of the awnings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure satisfactory external appearance in the interests of visual amenity, having regard to Policies L7 and R1 of the Trafford Core Strategy and the National Planning Policy Framework. Such details need to be agreed before works commence in order to ensure no harm to the Hale Station Conservation Area.

RICHARD ROE, CORPORATE DIRECTOR, PLACE

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