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**TRAFFORD
COUNCIL**

AGENDA PAPERS FOR PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE

Date: Thursday, 28 May 2020

Time: 4.00 pm

Place: Remotely

AGENDA	ITEM
6. ADDITIONAL INFORMATION REPORT	
To consider the attached report of the Head of Planning and Development.	6

SARA TODD
Chief Executive

Membership of the Committee

Councillors L. Walsh (Chair), A.J. Williams (Vice-Chair), Dr. K. Barclay, T. Carey, M. Cordingley, B. Hartley, D. Jerrome, M. Minnis, D. Morgan, K. Procter, B. Rigby, E.W. Stennett and B.G. Winstanley.

Further Information

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

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Agenda Item 6

AGENDA ITEM 6

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 28th May 2020

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	For
96290	Land to the East of Great Heys, 74 Bankhall Lane, Hale Barns, WA15 0WL	Hale Barns	1	Cllr. Butt ✓	✓
98898	Urmston Cricket and Lawn Tennis Club, Moorside Road, Urmston, M41 5UU	Urmston	21		✓
99227	31 Queens Road, Sale, M33 6GA	Ashton on Mersey	33	Cllr. Rigby ✓	✓
99730	28 Thorold Grove, Sale, M33 2FN	Sale Moor	46	✓	Cllr. Freeman ✓
100053	40 Ambleside Road, Flixton, M41 6PH	Flixton	57		
100256	8 Dulwich Close, Sale, M33 4ZP	St Marys	66		

Page 1 96290/OUT/18: Land to the East of Great Heyes, 74 Bankhall Lane, Hale Barns, WA15 0WL

SPEAKER(S)	AGAINST:	Mr Stephen Hodder (on Behalf of Neighbours)
	FOR:	Mr Nick Lee (Agent)

Page 21 98898/FUL/19: Urmston Cricket and Lawn Tennis Club, Moorside Road, Urmston,

SPEAKER(S)	AGAINST:	
	FOR:	Mr Andy Butterfield

Amendment to Officer report:

REPRESENTATIONS

Support

Replace first sentence with the following:

Letters of support have been received from 45 different addresses as well as letters from Councillor Carter and Councillor Hynes, the Lawn Tennis Association, St Anthony's Catholic College, Urmston Primary, Urmston Grammar School and Flixton Girls School and Trafford Council Sports and Leisure Section.

Councillor Hynes supports the proposals in principle as long as they don't negatively impact the residents in the neighbouring properties.

Objections

Replace first sentence with the following to provide further clarification on the nature of the petition submitted:

Letters of objection have been received from 5 different addresses together with a petition with 28 signatures from a total of 22 flats within Albany Court. Albany Court itself comprises 42 flats.

SPEAKER(S) **AGAINST:** **Mr Roger Thornton
(Neighbour)**

FOR: **Mr Mark Percival
(Agent)**

APPLICANT'S SUBMISSION

The applicant's agent states they still believe white render is the most appropriate material for the fascia on the rear canopy rather than a darker material as suggested by officers within the report. The agent states they are able to competently construct the rendered canopy fascia and soffits using appropriate details to ensure adequate drainage and longevity of the materials, in addition, the agent states that the general upkeep and maintenance by the homeowner will ensure the render is kept in good condition and that, in their opinion, in terms of aesthetics, the render would have less impact than a darker material.

The agent has stated that they are happy for a condition to be attached requiring a bin store to be provided at the front of the property, which would be included within the landscaping works.

OBSERVATIONS

Condition 3, as set out in the main report, requires materials to be submitted to the local planning authority for approval, and therefore it is noted details of the materials (including for the canopy) can be considered further through the subsequent discharge of conditions application.

Condition No 5, as set out in the main report, secures the provision of a bin store prior to occupancy of the property in accordance with details to be submitted.

RECOMMENDATION

Officers maintain their view that a darker material is more appropriate to minimise the visual impact of the canopy.

The recommendation remains unchanged.

SPEAKER(S) **AGAINST:** **Ms Wanda Mothershaw
(Neighbour)**

FOR: **Mr Ryan Daly
(Applicant)**

Retrospective change of use of dwelling to part residential dwelling / part childminding business and retention of a detached log cabin for use in relation to the child minding business.

REPRESENTATIONS

The resident of 29 Thorold Grove (property adjoining the application property) submitted a letter of support for the application on the 26 May 2020, stating that:

“The childminding business is not making any issues in regards to noise, traffic or anything to me and surrounding houses. It’s nice to see my next door neighbour having a business which is helping the local community and parents who can leave their children in the care of a very experienced child minder... I wish the business stay open for many years to come.”

27th May 2020 - Councillor Freeman submitted a copy of his address to the Planning and Development Committee Meeting on 28/05/20. The address details the grounds of support for the application and states that the cabin has a sink and running water and suggests the officer has not visited the site.

Two further objections have also been received, in support of the objection from no. 26 Thorold Grove. One objector resides and in West Didsbury, Manchester and we have not received an address for the other objection received.

The objections state how they have witnessed an increase in congestion on the road and that there is inadequate parking for the use proposed. In addition that noise arising from the use is a disturbance, which is generated by the comings and goings during drop off and pick up, from both cars and people chatting. There is also increased noise in the back garden from children playing and from the cabin when in use.

Observations

The comments in support of the proposal are noted in respect of the impacts on amenity to neighbours and also the role the business plays within the local community. Whilst weight is given to these comments, it is considered that the scale of the childminding business is still in conflict with the residential setting of the cul-de-sac in which it is based and the comings and goings and noise arising from the use are not appropriate for the area on a long term basis.

In regards to the comments received from Cllr Freeman it can be confirmed that the case officer has visited the site and indeed took a photograph within the cabin (although the sink is not shown in this photograph, due to the presence of children in the cabin at the time, only one side of the interior was photographed). It appears the statement there is no running water in the report is indeed an error. The context in which running water was mentioned in the report however, was referring to the fact that it would not be possible for 100% of the child-minding activities to take place in the cabin as the house would still be required on occasion for food preparation, toilets, washing etc. The presence of a sink within the cabin would not alter this fact, however the error is acknowledged.

The additional objections are noted, but are given limited weight as they are not local residents that are directly impacted by the development. It is however noted that the matters raised are considered in the main committee report.

RECOMMENDATION

The recommendation remains unchanged.

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

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