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TRAFFORD COUNCIL

AGENDA PAPERS FOR

PLANNING DEVELOPMENT CONTROL COMMITTEE

Date: Thursday, 12 September 2013

Time: 6.30 pm

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

	A G E N D A	**PART I**	**ITEM**
1.	**ATTENDANCES**		
	To note attendances, including Officers and any apologies for absence.		
2.	**MINUTES**		
	To receive and, if so determined, to approve as a correct record the Minutes of the meetings held on 25th July and 8th August, 2013.		To Follow
3.	**ADDITIONAL INFORMATION REPORT**		
	To consider a report of the Head of Planning, to be tabled at the meeting.		
4.	**APPLICATIONS FOR PERMISSION TO DEVELOP ETC.**		
	To consider the attached reports of the Head of Planning.		4
5.	**APPLICATION FOR PLANNING PERMISSION 81115/O/2013 - EXIGE DEVELOPMENTS LTD - LAND AT OAKFIELD ROAD/MOSS LANE, ALTRINCHAM WA15 8EP**		
	To consider a report of the Head of Planning.		To Follow
6.	**PROPOSED STOPPING UP OF HIGHWAY AT LAND TO FRONT OF 13-23 AND 14-24 GATLEY ROAD, SALE**		
	To consider the attached report of the Head of Highways, Transportation, Greenspace and Sustainability.		6

7. **URGENT BUSINESS (IF ANY)**

Any other item or items which by reason of special circumstances (to be specified) the Chairman of the meeting is of the opinion should be considered at this meeting as a matter of urgency.

THERESA GRANT
Chief Executive

Membership of the Committee

Councillors Mrs. V. Ward (Chairman), D. Bunting (Vice-Chairman), R. Chilton, T. Fishwick, P. Gratrix, E.H. Malik, D. O'Sullivan, B. Sharp, B. Shaw, J. Smith, L. Walsh, K. Weston and M. Whetton

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

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This agenda was issued on **Tuesday, 3 September 2013** by the Legal and Democratic Services Section, Trafford Council, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

PLANNING DEVELOPMENT CONTROL COMMITTEE – 12th SEPTEMBER 2013

REPORT OF THE HEAD OF PLANNING

APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.

PURPOSE
To consider applications for planning permission and related matters to be determined by the Committee.

RECOMMENDATIONS
As set out in the individual reports attached.

FINANCIAL IMPLICATIONS
None unless specified in an individual report.

STAFFING IMPLICATIONS
None unless specified in an individual report.

PROPERTY IMPLICATIONS
None unless specified in an individual report.

Further information from: Mr. Rob Haslam, Head of Planning

Proper Officer for the purposes of the L.G.A. 1972, s.100D (Background papers): Mr. Rob Haslam, Head of Planning

Background Papers:
In preparing the reports on this agenda the following documents have been used:
1. The Revised Trafford Unitary Development Plan (2006).
2. Supplementary Planning Guidance documents specifically referred to in the reports.
3. Government advice (Planning Policy Guidance Notes, Circulars, Regional Planning Guidance, etc.).
4. The application file (as per the number at the head of each report).
5. The forms, plans, committee reports and decisions as appropriate for the historic applications specifically referred to in the reports.
6. Any additional information specifically referred to in each report.

These Background Documents are available for inspection at Planning and Building Control, Waterside House, Sale Waterside, Sale, M33 7ZF.

TRAFFORD BOROUGH COUNCIL

PLANNING DEVELOPMENT CONTROL COMMITTEE - 12th September 2013

Report of the Head of Planning

INDEX OF APPLICATIONS FOR PERMISSION TO DEVELOPMENT etc. PLACED ON THE AGENDA FOR DECISION BY THE COMMITTEE

Applications for Planning Permission				
Application	**Site Address/Location of Development**	**Ward**	**Page**	**Recommendation**
77102	139 Stamford Street, Old Trafford, M16 9LT	Clifford	1	Minded to Grant
80669	Altrincham Football Club, Moss Lane, Altrincham, WA15 8AP	Altrincham	5	Minded to Grant
80910	Dunbar Farm, Little Ees Lane, Sale, M33 5GT	Ashton on Mersey	14	Grant
81011	Bramcote Lodge, Green Walk, Bowdon, WA14 2SN	Bowdon	21	Grant
81170	20 Northleigh Road, Old Trafford, M16 0EQ	Longford	29	Grant

Note: This index is correct at the time of printing, but additional applications may be placed before the Committee for decision.

WARD: Clifford **77102/FULL/2011** **DEPARTURE: NO**

CHANGE OF USE OF PROPERTY FROM OFFICES TO DWELLINGHOUSE (USE CLASS C3) AND ERECTION OF A SINGLE STOREY REAR EXTENSION (RE-SUBMISSION OF 75760/FULL/2010)

139 Stamford Street, Old Trafford, M16 9LT

APPLICANT: Mr A Haladh

AGENT: S Saund

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT

This application has been brought back to Planning Committee for determination following the submission of a viability statement in relation to the financial contributions associated with the development.

SITE

The application site relates to a two-storey Victorian terrace property, situated on the north-eastern side of Stamford Street. The building is vacant at present, although it carries a Financial and Professional Services Use Class – A2. The front elevation of the property comprises of a shop-front and main entrance, with external roller shutters fitted to all ground-floor and first-floor windows.

The application site benefits from a good-sized rear yard, 68sqm in size, which can be accessed via an alleyway that separates the rear yards of Stamford Street, and the facing properties on Shrewsbury Street.

In October 2010, planning permission was refused at 139 Stamford Street for a change of use to form a dwellinghouse, and the erection of a two-storey rear extension. The application was refused due to the inappropriate design of the proposal, and its unacceptable impact of the rear extension on the residential amenity of the adjoining properties 137 and 141 Stamford Street.

PROPOSAL

In January 2012 the Planning Committee resolved that it was minded to grant planning permission at this site, subject to a s106 legal agreement, for the existing building to be converted from a commercial unit (Class A2) to a self-contained dwellinghouse with three bedrooms (Class C3). The development also included the erection of a single storey extension to the rear of the two-storey outrigger to form additional kitchen/dining space.

The application fell to be considered under the Revised Trafford UDP (although weight was also given to the emerging Core Strategy), with financial contributions required in accordance with the provisions of the Council's SPGs: 'Informal/Children's Playing Space and Outdoor Sports Facilities Provision and Commuted Sums' (£3,170.94), and 'Developer Contributions towards Red Rose Forest' (£930). This produced a total contribution of £4,100.94.

Since the January 2012 committee meeting the applicant has applied for the s106 contributions associated with this development to be waived through the submission of a financial viability appraisal.

OBSERVATIONS

1. Since the January 2012 Committee meeting, the Trafford Core Strategy has superseded the Revised UDP as the principal development plan document for the Borough. Policy L8.10 of the Trafford Core Strategy states that the Council acknowledges that, in certain circumstances, a development may not be able to address all of the required planning obligations without the scheme becoming economically unviable. On these occasions the Council will engage with developers on a site-by-site basis to consider whether contributions should be reduced in order to make the development viable.

2. In addition the Council has also revised its approach to calculating financial contributions following the adoption of SPD1:Planning Obligations in 2012. As such it is now appropriate to consider any matters around viability, under SPD1, including the scale of contributions that would now be associated with a development of this nature and size. These are set out in the table below:

TDC category.	**Gross TDC required for proposed development.**	**Contribution to be offset for existing building/use or extant planning permission (where relevant).**	**Net TDC required for proposed development.**
	Use Class C3		
Affordable Housing	N/A	N/A	
Highways and Active Travel infrastructure (including highway, pedestrian and cycle schemes)	£155	£1,144	£0
Public transport schemes (including bus, tram and rail, schemes)	£384	£1,246	£0
Specific Green Infrastructure (including tree planting)	£930	£620	£310
Spatial Green Infrastructure, Sports and Recreation (including local open space, equipped play areas; indoor and outdoor sports facilities).	£3,270.62	£0	£3,270.62
Education facilities.	£7,531.95	£0	£7,531.95
Total Contribution required			**£11,112.57**

3. The viability appraisal produced on behalf of the developer indicates that the likely cost of the proposed works would, in themselves, exceed the resulting uplift in value that the property would benefit from. This deficit, which is calculated at around £4,000 without including additional costs such as interest, professional fees etc., is significantly increased when the full SPD1 developer contributions of £11,112.57 are factored into the viability of the scheme. It is worth noting also that applying the Revised UDP contributions of £4,100.94, produces the same result.

4. Assessment of the viability appraisal has shown that it is not solely the application of financial contributions that would make this development unviable. However it is recognised that in any event the proposed works will be unlikely to generate a sufficient uplift in value that would allow any contributions to be paid. Weight is also given to the

nature of the application, in that it relates to an applicant seeking to convert an existing building into residential accommodation for their own family. Therefore, on the basis of the above, it is recommended that the financial contributions associated with this scheme be waived subject to the application of an overage mechanism which reserves the right for contributions to be secured upon completion of the development, should it prove to be more viable than expected under the applicant's appraisal.

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT

(I) That the application will propose a satisfactory development for the site upon completion of a legal agreement which would require a nil contribution but subject to an overage clause to ensure that a contribution up to the value of £11,112.57 could be secured should the applicant's assumption about the development costs and subsequent valuation of the property upon completion of the works prove to be incorrect.

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

1. Standard time limit;
2. Compliance with all Plans
3. Matching Materials
4. Boundary wall 1.8m-2m to be erected along north-western boundary

JK

LOCATION PLAN FOR APPLICATION No: - 77102/FULL/2011

Scale 1:1250 for identification purposes only.

Head of Planning

PO Box 96, Waterside House, Sale Waterside, Tatton Road, Sale M33 7ZF

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WARD: Altrincham **80669/FULL/2013** **DEPARTURE:** No

ERECTION OF A COMMUNITY SPORTS HALL; REPAIR/UPGRADING OF THE EXISTING CAR PARK AND THE ASSOCIATED INTRODUCTION OF VIDEO ENTRY AND LIGHTING; ERECTION OF TOILET BLOCK AND REFURBISHED SNACK BAR FOLLOWING REMOVAL OF TEMPORARY TOILETS AND MOBILE SNACK BAR; OTHER ASSOCIATED IMPROVEMENTS AND REFURBISHMENTS.

Altrincham Football Club, Moss Lane, Altrincham, WA15 8AP

APPLICANT: Altrincham Football Club

AGENT: Ads-Plan Ltd

RECOMMENDATION: GRANT

SITE

The application site comprises the grounds for Altrincham Football Club which are situated on the north side of Moss Lane on the corner of Golf Road and opposite the junction with Stamford Park Road to the south.

PROPOSAL

There are three main components of the planning application:

1. The erection of a community sports hall;
2. The repair and upgrading of the existing car park together with the associated introduction of video entry and lighting;
3. Erection of toilets for away supporters.

Community Sports Hall

The proposed community sports hall is to be located in the south west corner of the site, replacing the raised flagged terrace area, store container, club shop and first aid room. The proposed building would provide a multifunctional space incorporating a large indoor hall which can be sub-divided to form 2 no. rooms, shop, community office and drop-in centre. It is intended that the hall be used for a wide variety of purposes including judo, karate, indoor carpet bowls, fencing, junior football, keep fit classes as well as a variety of local community groups including OAPs, disabled groups, mother and baby activities etc.

As well as use by the community, the new building would provide for improved facilities for the football club including a level access new club shop, creation of a new larger first aid room, new changing rooms for both male and female officials and improved home and away team changing rooms and toilet/shower accommodation.

The proposed building would span the length of the Moss Lane elevation from the existing entrance/exit gate to the left hand side of the main stand, to the corner with Golf Road. The building would be built into the boundary wall to a maximum height of 5.0 metres on the road side and increasing to 5.5 metres within the site. As the main stand is a much higher structure and due to the need to maintain adequate sight lines from existing seating if this

stand, the proposed building is angled/cantered in order to ensure that the number of seats which will have a partially obstructed view of the pitch will be limited.

Repair and Upgrading of Car Park
The existing car park used for match-day parking is situated to the north of the site, accessed from Golf Road. The existing car park is in an untidy condition with limited illumination. Improvements are proposed to increase the attractiveness of the car park and increase usage accordingly. It is proposed to repair and white line the car park and introduce illumination and video entry in order to enhance security particularly on non-match days.

Access to the community sports hall from the car park would be through the ground along an illuminated route.

Toilet Block
The existing facilities for the away fans located at the terrace to the south east corner of the site comprise 2 no. temporary toilet blocks and a mobile snack bar.

The proposed toilets/refurbished snack bar would be positioned against the site boundary, replacing part of the existing groundsman's compound and the disused shop. The building would provide much-needed improved facilities for the away supporters including disabled toilets.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy** adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012. On the 13th March 2013, the Council resolved that the Minerals Plan, together with consequential changes to the Trafford Policies Map, be adopted and it came into force on the 26th April 2013. The GM Joint Minerals Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES
L3 – Regeneration and Reducing Inequalities
L4 – Sustainable Transport and Accessibility
L5 – Climate Change
L7 – Design

L8 – Planning Obligations
R5 – Open Space, Sport and Recreation

PROPOSALS MAP NOTATION
None

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS
None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005: Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

H/67211 – Construction of new toilet block.
Approved with conditions 30 July 2007

H/64023 – Erection of control kiosk and 2.2m high fencing
Approved with conditions 13 April 2006

H/59739 – Erection of toilet block and food outlet following demolition of existing toilet block.
Approved with conditions 3 August 2004

H/44811 – Retention of a portable building for use as club shop/office for a temporary period of 3 years.
Approved with conditions 7 January 1998

H/33572 - Erection of a single storey social club to west of main stand.
Refused 17 July 1991

H/25715 – Retention of new exit gates adjacent to the main stand fronting Moss Lane
Approved with conditions 20 October 1987

H/25714 – Alterations to external appearance of part of main stand on Moss Lane involving the installation of a new window at ground floor level.
Approved with conditions 3 September 1987

H/24577 – Extension of existing hard surfaced sports area and erection of 10 no. floodlighting columns (10.0m high). Modifications to access from Golf Road.
Approved with conditions 10 February 1987

H/19317 – Erection of supporters club room.
Approved with conditions 8 March 1984

H/12293 – Demolition of pools room and alterations to changing rooms, offices, external toilets and entrances under and adjoining the existing main stand.
Approved with conditions 26 July 1984

APPLICANT'S SUBMISSION

The applicant has submitted additional supporting information in a Planning Statement, Design and Access Statement, Acoustic Report and Transport/Accessibility Statement. The information provided within these statements will be referred to where relevant in the Observations section of this report.

CONSULTATIONS

Pollution and Licensing – comments to be included in the Additional Information Report

LHA – Comments included in Observations section

Drainage – comments to be reported in the Additional Information Report

REPRESENTATIONS

Support

Graham Brady M.P. supports the application.
Councillors Patricia Young and Chris Candish support the application.

58 no. letters of support have been received in relation to the proposal. Comments made are summarised below:

- Key to the long-term future of the club and its fans;
- Continues and improves the clubs active and award winning role within the community by encouraging all members of the community to participate in sports, recreation and social events;
- More multi-purpose facilities to maximise the availability of leisure amenities;
- Wider health and wellbeing benefits to the community;
- Supports the Olympics 2012 sports legacy;
- Current site is not aesthetically pleasing and an eye sore within the local landscape;
- Improvements to the car park will alleviate current parking issues;
- Within walking and cycling distance of one of the most concentrated areas of housing in South Trafford;
- Opportunity for new capital investment within the area and so directly and indirectly increasing local business activity and employment;
- Attracts visitors to the area;

Objections
34 no. letters of objection have been received in relation to the proposal. Comments made are summarised below:

- Increase in noise pollution, litter and antisocial behaviour, especially from potential increases in evening social events;
- Increase in light pollution from new lighting provisions;
- Increase in non-resident parking in the adjacent residential streets and associated disruption to pedestrian and resident access;
- New housing developments within the area have already increased parking and traffic problems;
- Subsequent concerns over emergency access to the site and surrounding area;
- Disruption to the residential character of the area and associated concerns over decreased

house prices;
- Improved leisure facilities could be developed elsewhere such as Altrincham town centre or at current leisure sites such as Altrincham leisure centre;
- Notification of the proposal was not far reaching enough to local residents;
- Not enough time to respond to the proposal before the consultation deadline date 14th June 2013;
- Concern regarding the long opening hours 9am to 11pm seven days a week allowing for the above concerns to occur more frequently;
- Need to improve safe pedestrian access to the site such as pedestrian crossings;
- Walking/Cycling to be encouraged by providing cycle storage/parking facilities on site;
- 'Resident only' parking on surrounding roads, in particular Golfs Road should be considered;
- Need to ensure the site remains a sporting and community venue rather than a drinking and music venue to minimise impacts to local residents;
- Late opening times should be restricted to the weekends.

OBSERVATIONS

PRINCIPLE OF PROPOSAL

1. Policy R5 – 'Open Space, Sport and Recreation' of the Trafford Core Strategy advises that:
   "In order to remedy deficiencies in the provision of facilities in identified parts of the Borough and ensure that appropriate facilities are available to meet the needs of its residents across the whole of Trafford, the Council will secure the provision and maintenance of a range of sizes of good quality, accessible, play, sport, leisure, informal recreation and open space facilities."

   This is supported in section 8 of the NPPF, "Promoting healthy communities," (paragraphs 70 and 73.

2. Having regard to the above policies it is considered that the provision of a community sports hall in this location is acceptable in principle. The main areas for consideration are therefore the impact on residential and visual amenity and car parking.

DESIGN AND VISUAL AMENITY

3. The proposed community building and toilet block/snack bar are considered to be in keeping with the existing site in terms of overall design, scale and materials. Red brick to match the existing on the main stand perimeter wall would be used on the elevation of the community sports hall building fronting Moss Lane. The community building is to be built up off the back of the pavement however this is stepped down from the main stand which currently forms a prominent feature within the street scene. The roof of the building would be constructed in light grey roof cladding over the higher section with the lower section becoming a continuation of the existing toilet/food outlet roof.

4. Two entrance points to the community building are proposed from the street elevation with a door for bar/food deliveries on the Moss Lane frontage and an entrance to the club office/shop. 3 no. windows are proposed at ground floor level to be fitted with built-in roller shutters. An additional 3 no. high level windows are also proposed on the main street elevation.

5. It is acknowledged that the shutters are necessary to provide security to the site and they are an existing feature within the streetscene at the shops on the opposite side of

Moss Lane. Amendments have been received detailing built-in security shutters with the shutter box and guide rail built into the wall. The recess would help the shutters "disappear" into the elevation and the perforated nature would reduce visual impact. It is considered that a paint finish in red to match the existing gates to the site and other features within the site would be preferable from a visual amenity viewpoint to link in with the existing building and also blend in better with the red brick wall. A condition is therefore recommended to address these points.

6. Four external roof mounted condenser units are shown on the proposed side elevation facing Golf Road. Concern was raised regarding the siting of these units with the agents however they have advised that there are no suitable alternative positions. An Acoustic Report has been submitted in respect of the proposed external roof mounted condenser units on the community hall building. Looking at two locations (corner of Golf Road adjacent to the corner house on Moss Lane and the corner of Stamford Park Road/Acacia Avenue next to the shops), the report concludes that the Rating Level at neither location are likely to result in complaints from the condenser units. A condition is recommended that seeks to ensure that they will be suitably attenuated and screened.

7. The proposed street elevation to the east of the site will remain unaltered with the new toilet block/food outlet to be at the same height as the existing external wall. The removal of the existing temporary toilets and mobile snack bar are considered to improve the visual appearance of the ground internally.

RESIDENTIAL AMENITY

8. Many of the letters of objection received report problems associated with the existing football club use including parking/access to private properties, litter and other anti-social behaviour. There is concern that the proposed development would exacerbate these problems.

9. It has already been confirmed that the community sports hall will only be in use during hours that the football club is not. The improved and secure car park and access from the north of the site through the ground would encourage community sports hall users to utilise this facility, thus avoiding the need for on-street parking. The proposal would not impact upon match-day parking.

10. The proposed hours of opening for the community sports hall are 9am to 11pm Monday to Sunday with the club offices and shop open 9am to 5pm Monday to Friday. These are considered to be reasonable given the proposed use and the relationship with the nearby residential area. The proposed new building is approximately 21 metres from the closest residential property on Golf Road and it is considered that there would be no undue noise and disturbance experienced by neighbouring residents as a result of the proposed development.

11. The existing club car park is accessed from Golf Road and positioned to the north of the ground. The car park accommodates 42 no. cars. The proposed repairs and upgrading of the car park are likely to encourage the use of this facility, particularly on non-match days, with both visual improvements and greater security, although in order to bring the spaces in line with the Council's dimension standards, the overall number of spaces will decrease to 31. The car park will nevertheless provide sufficient spaces for the proposed new building.

12. The proposed lighting within the site between the car park and the community sports hall will be fitted with a time clock and a photocell control. This will be controlled from

a lighting control panel in the proposed building which would be activated whenever there is a function planned after daylight hours.

13. The toilet block and snack bar building would be no higher than the existing boundary wall and therefore would not impact on residential amenity of any adjacent residents.

HIGHWAY SAFETY AND PARKING PROVISION/ACCESSIBILITY

14. To meet the Council's car parking standards, the provision of 24 car parking spaces are required overall for the application proposal.

15. It is considered that the associated car park upgrade and the improvements to the access through the site as part of the proposal would encourage existing visitors to the club on both match days and non-match days to utilise this facility as well as the proposed users of the community sports hall.

16. It has been confirmed by the agents that on match days the new building is only likely to be used by those already attending the football club (pre and post-match entertainment etc.) and therefore when it is used by external groups on non-match days, the car parking spaces will be available.

17. At the time of writing, discussions are still taking place with the applicants relating to the car park. However, it is anticipated that a revised layout which meets with the Council's dimension standards will be provided, incorporating 30 car spaces and additional cycle and motor cycle provision. It should be noted that the existing car parking arrangement is unworkable and therefore the stated capacity of the existing car park at 42 spaces is misleading. When car users have parked they will be able to access/exit the community sports hall by using the new gate into the ground which will reduce pedestrian traffic along Golf Road and provide a covered access.

18. The football club is well served by public transport. There are bus stops opposite the ground on both sides of Moss Lane and the site is within a 10 minute walk from Altrincham Transport Interchange.

19. Goodwins bus operator has provided free/subsidised bus travel for users of the football ground in the past. The agent has advised that it may be possible to extend this to future users of the community building however this is not considered to be necessary and no such condition is recommended as it is considered that this would be unreasonable.

20. A separate pedestrian access for the community sports hall will be created close to Moss Lane for those walking to the ground and those using public transport. The club offices and shop also have an access off Moss Lane or these facilities can also be accessed from the new rear access from the car park.

21. Whilst it is acknowledged that parking issues arise in the area on match days, given the new building is only likely to be used on match days by those already attending the football club, the level of car parking, cycle and motor cycle parking is considered to be appropriate. Similarly it is considered that the upgrading of the car park will allow for adequate provision on non-match days.

DEVELOPER CONTRIBUTIONS

21. Para 2.4.1 of SPD 1 indicates that "development by charitable institutions for charitable purposes" is exempt from any contributions so as long as it is clear that the development will be implemented by the charitable trust for charitable purposes (as defined in section 2 of the Charities Act 2006).

22. The applicants have confirmed that the proposed Community Sports Hall and the ancillary floorspace associated with it will be used by a charitable institution for charitable purposes. Altrincham Football Club will be allowed access by the charity to use parts of the building for football related activities on match days and at other times in return for the charity having reciprocal use at other times of existing AFC club facilities. Usage by the charity will typically be 93% of opening hours and AFC usage 7% of opening hours. The charity is expecting to fund the proposed development by means of grant aid from the premier League Community Fund, Sports Council and Heritage fund grant aid and by private local community donations and gift aid.

    No contributions are therefore required for the proposed development.

CONCLUSION

23. It is considered that the proposal would provide much-needed improvements to the ground and football club and also provide a facility that would benefit the wider community. The proposed changes and improvements to the existing car park are considered to improve the arrangements for existing visitors to the ground on match-days as well as provide sufficient parking for the proposed new building/use.

    The proposal is considered to be appropriate to the existing site buildings and street scene.

RECOMMENDATION: GRANT subject to the following conditions: -

1. Standard
2. Details – compliance with all plans
3. Materials to be submitted
4. Roller shutters to be recessed perforated and finished in a colour to be agreed by the LPA
5. Hours of use of Community Sports Hall 09.00 hours to 23.00 hours
6. Parking to be provided before commencement of use and thereafter made available for users of the community sports hall
7. Scheme for separate pedestrian access to facility
8. Access doors not to open over highway
9. Detailed scheme for cycle and motor cycle parking
10. Community sports hall only to be used by patrons attending the match on match days
11. Lighting scheme
12. Management scheme to include all details / management of events including noise mitigation measures
13. Facility to be used as a community sports hall in connection with AFC Community Sports company only (and ancillary purposes thereto) and for no other purpose.
14. Scheme for condenser units.

LOCATION PLAN FOR APPLICATION No: - 80669/FULL/2013

Scale 1:1250 for identification purposes only.

Head of Planning

PO Box 96, Waterside House, Sale Waterside, Tatton Road, Sale M33 7ZF

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WARD: Ashton on Mersey **80910/FULL/2013** **DEPARTURE: No**

ERECTION OF AN AGRICULTURAL STORAGE BUILDING FOR SILAGE.

Dumbar Farm, Little Ees Lane, Sale, M33 5GT

APPLICANT: Mr Les Jones

AGENT: ML Planning Ltd

RECOMMENDATION: GRANT

SITE

The application relates to an agricultural holding of 7.5 hectares, which is used to farm cattle. The overall agricultural unit is 34.5 hectares in size. The farm is situated on the western side of Little Ees Lane, adjacent to Firtree Kennels, which is situated to the south and west of the site. Little Ees Lane is accessed from the northern side of Glebelands Road and is a 'dead-end' leading to Ashton on Mersey Cricket and Tennis Club.

The site comprises of a farm house, which is situated adjacent to Little Ees Lane. The site also contains existing agricultural buildings which are predominantly timber and metal sheeting buildings. These buildings are used to house cattle and farming machinery. In addition, another building is used to house animal feed in connection with a separate business run by the applicant, which involves recycling waste foodstuff into animal feed, most of which is taken off site as a product.

PROPOSAL

The application proposes the erection of an agricultural building within the farm site. The proposed building would measure 13.7m wide, 27.4m in length and would have a maximum ridge height of 7.2m. The walls of the building would be constructed partly from profile tin sheets in Gooswing Grey and partly from concrete pre-cast silo panels; the roof would be fibre cement sheets in natural grey with GRP rooflights. The proposed building would adjoin an existing barn which is used to store animal feed, in connection with the applicant's other business. The proposed building would provide dry storage for silage bales associated with the farm and would not be used in connection with the animal feed business.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the

(LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012. On the 13th March 2013, the Council resolved that the Minerals Plan, together with consequential changes to the Trafford Policies Map, be adopted and it came into force on the 26th April 2013. The GM Joint Minerals Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES
L7 – Design
R4 – Green Belt, Countryside and Other Protected Open Land

PROPOSALS MAP NOTATION
Green Belt, Protection of Landscape Character, Wildlife Corridor

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005:Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

80902/AGD/2013 - Prior notification consultation for the erection of an agricultural storage building to house tractors and machinery – Prior Approval Required and Granted 18/07/13.

H/71769 - Erection of an agricultural building to store animal food – Approved with conditions 30-10-2009

H/AGD/71486 - Prior Notification Consultation for the erection of an agricultural building – Withdrawn.

H31502 - Loft conversion and the erection of a staircase – Approved with conditions June 1990.

H12834 - Erection of extension to form dining room with bedroom over – Approved with conditions September 1980.

H04938 - Extension to existing dwelling house to form a pair of semi- detached house's – Approved with conditions December 1977.

H01327 - Proposed construction of extensions to form conservatory and garage – Approved with conditions March 1975.

H00564 - Proposed shed for processing waste feed – Approved with conditions October 1974.

APPLICANT'S SUBMISSION

The applicant has submitted a Design and Access Statement. This information provided within this statement is referred to where relevant within this report.

CONSULTATIONS

LHA – No Objections.

Pollution & Licensing – No objections.

REPRESENTATIONS

6 letters of objection have been received from neighbouring residents which raise the following concerns: -

- Little Ees Lane is not suitable for HGVs travelling to Dumbar Farm. There is often conflict between cars accessing the cricket club and haulage vehicles accessing the farm.
- The lorries are a nuisance to residents.
- Request that if planning permission is granted that any construction traffic and activities are limited to reasonable times.
- The smell can be horrendous and rat infestation is a big problem.
- This is a further expansion of the premises within a relatively short period of time. Question whether the growth at this location is in keeping with the quality of access and general nature of the surrounding area.

Councillor Rigby and Councillor Lamb have commented on the large amount of HGVs that travel along Little Ees Lane to the farm each day. Following assurance from the agent that the proposal would not result in an increase in traffic movements to and from the site, they do not raise an objection to the application.

OBSERVATIONS

PRINCIPLE OF PROPOSAL

1. The application site lies within an area that is designated in the Proposals Map as Green Belt. The NPPF identifies that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF does however identify buildings for agriculture to be an appropriate form of development in the Green Belt. The proposal is therefore considered to not have a detrimental impact on the aims of the Green Belt and as such is considered acceptable in principle.

RESIDENTIAL AMENITY

2. The closest residential properties to the site are a dwellinghouse within the site of Firtree Kennels and Cattery (No.21 Little Ees Lane) to the south-west of the site and Meadowside which is situated on the eastern side of Little Ees Lane. Many existing farm buildings including cattle sheds and the farm house would lie between the proposed building and Meadowside.

3. A minimum distance of 27m would lie between the proposed building and the dwellinghouse at Firtree Kennels. A dense line of mature trees lie along the common boundary with the kennels which would obscure many views of the proposed building from this dwellinghouse. The proposed building would also be used for the storage of silage bales, which are currently stored outside; it is thus considered that the proposal would not result in a significant increase in activity and potential noise within the site and therefore would not result in undue noise and disturbance to the residents of No.21.

4. The proposed building would not be visible from other neighbouring houses on Little Ees Lane and Glebelands Road. It is therefore considered that the proposal would not have an overbearing impact or be visually intrusive to neighbouring residents. The applicant has also confirmed that the proposal would not result in an increase in vehicles visiting the site, which would be driving past the neighbouring houses on Little Ees Lane and Glebelands Road. It is therefore considered that the proposal would not result in undue noise and disturbance to these neighbouring residents.

DESIGN AND VISUAL IMPACT

5. The proposal is for a building measuring 3.7m wide and 27.4m in length, with a height of 5.4m to the eaves and 7.2m to the ridge. The building would be constructed partly from profile tin sheets in Gooswing Grey and partly from concrete pre-cast silo panels; the roof would be fibre cement sheets in natural grey with GRP rooflights. The design of the proposal is therefore considered typical of an agricultural building and is similar to many existing within the site. It is thus considered that the design of the proposed is in keeping with the character of the site.

6. The proposed building is to be sited adjacent to the existing group of buildings, immediately next to the existing animal feed storage shed and close to cattle sheds. Although it would be visible from the north and west across open land within the site, it would only be seen against the backdrop of the existing buildings. The building would not be visible from Little Ees Lane and would be partially screened from neighbouring sites by dense mature trees and hedges that lie along the boundaries of the farm. It is therefore considered that the proposed siting is acceptable in terms of visual impact.

IMPACT ON ECOLOGY AND NATURE CONSERVATION

7. The site is designated as a Wildlife Corridor and an Area of Protected Landscape Character in the Proposals Map. Policy R2 states that the Council will ensure the protection and enhancement of the natural environment of the Borough. The site where the proposed building would be located is currently used to store equipment and silage bales and is not a high quality landscaped area. The proposal would also not result in a loss of existing hedgerows on the site. It is considered that the proposal would not have a significant impact on the landscape quality of the site or surrounding area and would not destroy or impair the wildlife corridor.

ACCESS, HIGHWAYS AND CAR PARKING

8. The proposal would not impact on the existing access and egress to the site and would not result in an increase in traffic to and from the site. It is therefore considered that the proposal is acceptable on highways grounds.

DEVELOPER CONTRIBUTIONS

9. The Trafford Developer Contributions (TDC) required by SPD1 Planning Obligations are set out in the table below:

TDC category.	**Gross TDC required for proposed development.**	**Contribution to be offset for existing building/use.**	**Net TDC required for proposed development.**
Affordable Housing	N/A	N/A	N/A
Highways and Active Travel infrastructure (including highway, pedestrian and cycle schemes)	£396.00	£396.00	£396.00
Public transport schemes (including bus, tram and rail, schemes)	£680.00	£680.00	£680.00
Specific Green Infrastructure (including tree planting)	£1,550.00	£1,550.00	£1.550.00
Spatial Green Infrastructure, Sports and Recreation (including local open space, equipped play areas; indoor and outdoor sports facilities).	N/A	N/A	N/A
Education facilities.	N/A	N/A	N/A
Total contribution required.			**£2,626.00**

10. It is recognised that the proposed development would provide dry storage for silage bales which are already stored within the site and as such would not result in an increase in vehicular movements to and from the site and would not result in an increase in visitors or staff to the site. As such it is considered that it is not appropriate to require the payment of contributions for Highway and Active Travel Infrastructure or for Public Transport Schemes as the proposal would not impact on the highway or public transport.

11. The financial sum of £1,550.00 for Specific Green Infrastructure equates to the planting of 5 trees. The applicant has agreed to plant these trees within the site and has submitted a landscaping scheme, showing the planting of these trees adjacent to the northern boundary. The siting of these trees is considered acceptable and as such the provision of these trees can be secured through a condition requiring the planting of these trees within 12 months of the completion of the development.

CONCLUSION

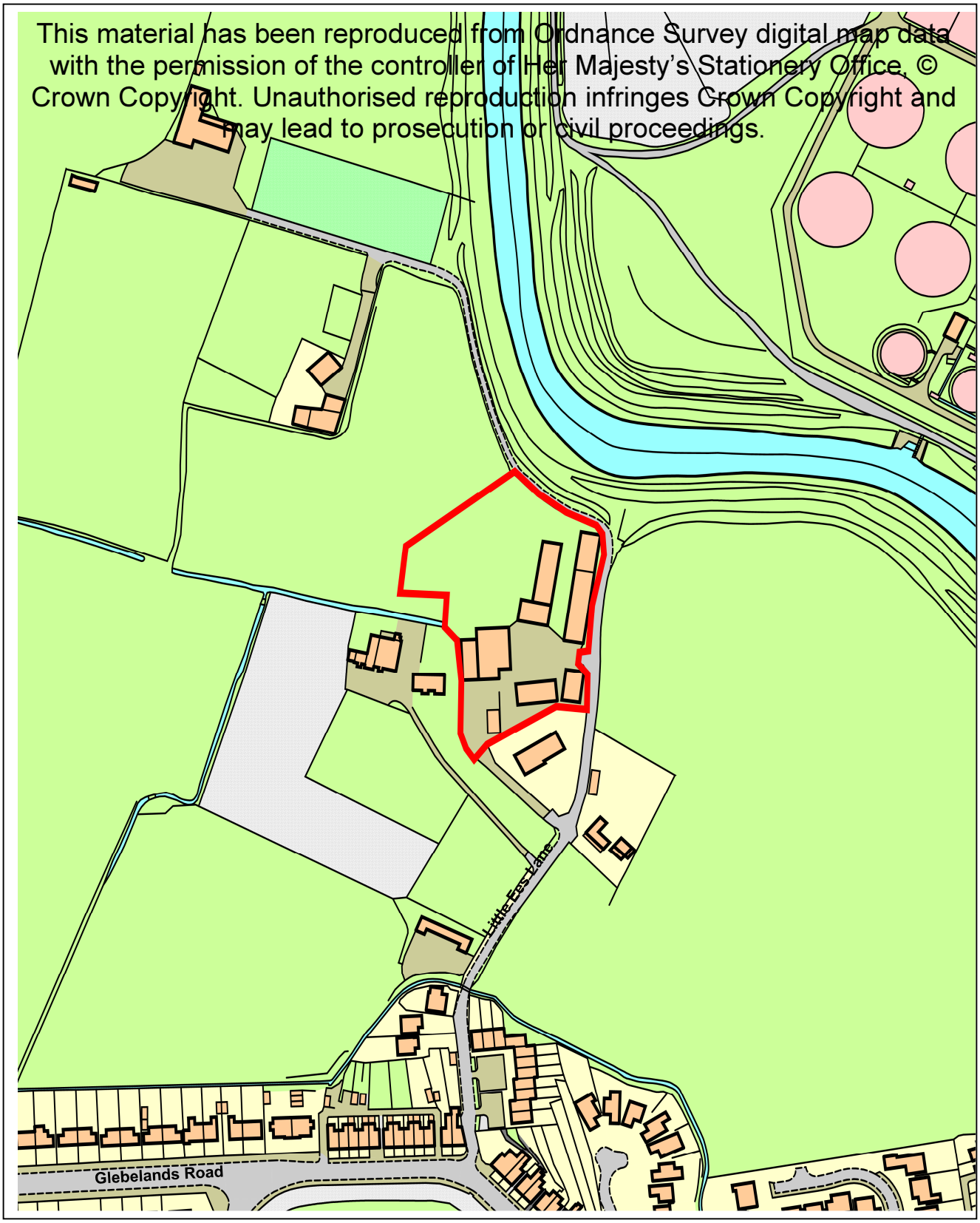
12. The proposed agricultural storage building forms an acceptable form of development within the Green Belt. The proposed development is also considered to be acceptable in terms of design, visual amenity and highway safety and would not

unduly impact on the amenity of neighbouring residents. As such it is considered that the proposal complies with the relevant Polices of the Trafford Core Strategy and NPPF and therefore it is recommended that planning permission be granted

RECOMMENDATION: GRANT subject to the following conditions

1. Standard
2. List of Approved Plans
3. Materials in accordance with submitted plans
4. The planting of 5 trees in accordance with the approved landscaping scheme within 12 months of the completion of the development
5. The approved building to be restricted to agricultural use and not to be used in connection with the applicant's separate business for the production and sale of animal feed.

VW



LOCATION PLAN FOR APPLICATION No: - 80910/FULL/2013

Scale 1:1250 for identification purposes only.

Head of Planning

PO Box 96, Waterside House, Sale Waterside, Tatton Road, Sale M33 7ZF

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WARD: Bowdon **81011/HHA/2013** **DEPARTURE: No**

RETENTION OF A PART SINGLE, PART TWO STOREY FRONT, SIDE AND REAR EXTENSION INCLUDING NEW HIPPED ROOF OVER FLAT ROOF ELEMENT TO FORM ADDITIONAL LIVING ACCOMMODATION FOLLOWING DEMOLITION OF REAR CONSERVATORY. ERECTION OF VEHICULAR ACCESS GATES AND PIERS WITH MAXIMUM HEIGHT OF 1.8 METRES. (AMENDMENT TO PREVIOUSLY APPROVED APPLICATION 76936/HHA/2011).

Bramcote Lodge, Green Walk, Bowdon, WA14 2SN

APPLICANT: Mr G Ball

AGENT: Gary Deane Associates

RECOMMENDATION: GRANT

SITE

The application site comprises a link-detached, two storey dwellinghouse that was constructed in the 1970's and located on the southern side of Green Walk. The dwellinghouse is located within Sub Area C of the Devisdale Conservation Area.

The property is heavily screened by mature boundary treatment along the north east, north west and south western boundaries. The front boundary is subject to a Tree Preservation Order. A row of conifers forms the boundary in common with the occupiers of the connecting property, 1 Holmwood. To the rear of the application site, there is a cul de sac of large, detached properties within a cul de sac and accessed via Green Walk. Due to changes to topography levels, Holmwood sweeps down towards the head of the cul de sac and as a result of this, the rear elevation of the property is able to be viewed at certain angles from within the highway.

PROPOSAL

Permission was granted for a part single, part two storey front, side and rear extension. However, the extensions that have been built have not been built in accordance with the approved plans. In terms of the key elements of the extensions approved, the front two storey extension has been built, a first floor side extension and a part single, part two storey rear extension has been built, but the two storey gabled rear extension has not. Furthermore, a single storey rear extension with balcony above has also not been implemented.

This application as originally submitted sought to retain what has been built. In short, the alterations made to the previously approved scheme include:

Front elevation

- Detailing of two storey porch extension
- Position and size of roof light within front elevation
- Smaller window within front elevation at ground floor level of extension on north western side of dwelling

Side elevation

- Wider chimney stack positioned further towards rear of side extension

Rear elevation

- Wider 1st floor rear window (bedroom 2) closest to shared boundary with 1 Holmwood
- Gable above bedroom 1 and hipped roof over two storey extension
- Different sized openings at ground floor level relating to bi-folding doors etc.
- Introduction of flat roof over two storey rear extension
- Omission of two storey rear gable extension (closest to 1 Holmwood)
- Omission of single storey rear extension with balcony above (furthest away from 1 Holmwood)
- Higher ridge to two storey side extension on north western side of dwelling
- Alterations to brick detailing within rear façade
- New external raised patio and access steps to rear garden area.

During the Course of the application, a revised plan has been submitted which seeks to retain the two storey rear extension but with the addition of a new hipped roof to replace the existing flat roof.

DEVELOPMENT PLAN
The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012. On the 13th March 2013, the Council resolved that the Minerals Plan, together with consequential changes to the Trafford Policies Map, be adopted and it came into force on the 26th April 2013. The GM Joint Minerals Plan therefore now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES
L7 – Design
R1 – Historic Environment

PROPOSALS MAP NOTATION
Devisdale Conservation Area (Sub Area C)

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS
ENV21 – Conservation Areas

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27th March 2012. The NPPF sets out the Government's policies for England and how these are expected to be applied. Within immediate effect the NPPF replaces 44 Documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular05/2005;Planning Obligations; and various letters to Chief Planning Officers.

SUPPLEMENTARY PLANNING GUIDANCE

Devisdale Conservation Area (Adopted June 1992)

SPD4: A Guide for Designing House Extensions & Alterations (Adopted February 2012)

RELEVANT PLANNING HISTORY

76936/HHA/2011 - Erection of part single, part two storey front side and rear extension to form additional living accommodation following demolition of existing conservatory. Erection of vehicular access gates and piers with maximum height of 1.8m. Approved with conditions December 2011.

75872/HHA/2010 - Demolition of existing conservatory and erection of part single, part two storey front and rear extensions (including balcony to rear) to form additional living accommodation. Erection of vehicular access gates and pillars with maximum height of 2.3m. Withdrawn December 2010

H/61970 - Erection of single storey and first floor side and rear extensions to form additional living accommodation. Refused July 2005

H/28739 - Conservation Area Consent for demolition of existing side bay window to kitchen in connection with the erection of a single storey side extension – approved March 1989

H/28738 - Erection of single storey side extension to form lounge and conservatory – approved March 1989

H/20462 - Erection of brick and screen block wall 5 ft 6 ins high – approved November 1984

H/16625 - Erection of 2 link detached dwelling houses with garages and formation of new vehicular accesses onto Holmwood/Green Walk. Approved October 1982.

APPLICANT'S SUBMISSION

The applicant has submitted a Design and Access Statement that includes a brief statement of significance relating to the Heritage Asset.

The statement refers to the character of the area and the style of the dwelling on site. Reference is made to the existing development being smaller than that previously approved within application 76936/HHA/2011. Most of the changes to the approved scheme are located to the rear of the building, away from public view and they have significantly less impact on residential amenity. Detailed changes have been included within the submission which concludes that the development improves the visual character of Bramcote Lodge and its scale and mass is now more in keeping with the existing built form along Green Walk. It is stated that the property is now an asset to the Conservation Area and preserves its character and appearance.

CONSULTATIONS

None

REPRESENTATIONS

Councillor Barclay has indicated support for the provision of a new roof over an existing flat roof relating to a two storey rear extension. However concerns have been raised regarding the development to the front of the property, and in particular the two storey entrance porch. Of primarily concern is the loss of consistency between the application property and 1 Holmwood, and the full length transparent glass on the Holmwood side of the porch which provides an opportunity for overlooking and light intrusion to the detriment of the occupiers of that property. Has also highlighted the inconsistency between the approved plans and the error within paragraph No.7 of the Committee report in respect of the previously approved planning application 76936/HHA/2011.

Three objections have been received and the main comments raised are:

- The property has been extended not in accordance with the approved plans and the flat roof to the rear of the property is totally out of keeping with the neighbourhood.
- The porch that has been erected to the front of the property was to be the same as the connecting property, 1 Holmwood and is considered to be totally inappropriate. Refers to paragraph 7 of the original committee report (76936/HHA/2011).
- The original properties were built to appear as one large one; however, Bramcote Lodge has been extended beyond that original remit.
- The entrance is not in-line with the previously approved plans and is taller and larger than originally intended and understand that there was a procedural error within the planning department.
- Within the original committee report, the front entrance was to be the same projection as the two storey gabled element of the connecting property, 1 Holmwood. The approved plans and subsequent development are therefore higher and wider than what was mentioned within the report and the development control committee was mis-lead regarding this.

OBSERVATIONS

BACKGROUND

1. Whilst planning permission was granted for extensions under planning application 76936/HHA/2011, the development was not carried out in accordance with the approved scheme. The Council's decision to approve the extensions included within 76936/HHA/2011 is an important consideration in the determination of this application.

2. The principle of the property being able to extend to its front, side and rear elevations has been established by the grant of planning permission 76936/HHA/22011. However, the applicant has erected a development that does not accord with the previously approved scheme. Therefore, the alterations that have been made must be assessed in terms of design, and the development's possible impact upon the character or appearance of the Devisdale Conservation Area and neighbouring residents.

REFERENCE TO THE PROPOSED ENTRANCE PORCH IN REPORT TO COMMITTEE ON APPLICATION 76936/HHA/2011.

3. A resident at 1 Holmwood has raised the issue of how the proposed porch (specifically its projection from the front wall of the house) was reported to committee

in application 76936/HHA/2011 and how the committee then subsequently based their decision on this. The dimensions of the porch were described accurately within the proposals section including its projection of 1.7m from the front wall of the dwellinghouse. However, in paragraph 7 of that report, it was stated that "The proposed front entrance has been reduced in projection to be the same as the two storey gabled element of the connecting property" which was incorrect. Notwithstanding the error within the report, officers were of the view that the projection of 1.7m was acceptable and would not harm the character of the property or the character and appearance of the Conservation Area.

4. Whilst one of the side elevation drawings of the porch had not been submitted with the application, window openings were shown at ground and first floor levels on the side elevation facing 1 Holmwood. Officers also considered this aspect to be acceptable. It was considered by officers that the void within the porch at first floor level would not have resulted in any overlooking of the neighbours at 1 Holmwood.

5. Nevertheless, given the concerns of neighbouring residents, it is considered that a condition is recommended should be attached to ensure that the existing void would not be able to be in-filled and therefore retain neighbour amenity.

IMPACT ON DEVISDALE CONSERVATION AREA

6. The minor alterations to fenestration details, changes to the previously approved chimney stack and the introduction of a raised platform (patio) to the rear of the dwelling are considered not to be detrimental to the character or appearance of the property within the streetscene or the Devisdale Conservation Area. The omission from the proposed scheme of the previously approved two storey rear extension adjacent to the common boundary with 1 Holmwood, and a single storey rear extension with balcony above furthest away from the common boundary with that adjacent property benefit of the spacious character of the area.

7. The roof ridge has been raised by 0.2m above the approved two storey side extension to the north-western side of the house which now aligns with the ridge of the host building. This element is considered not to harm the character and appearance of the dwelling house or the spacious character of the Devisdale Conservation Area and considered acceptable.

8. To the rear of the dwellinghouse, the overall scale and massing is significantly smaller than the previously approved scheme which is to the benefit of the spacious character of the Conservation Area. However, at first floor level within the rear elevation, there is a bathroom leading from "Bedroom 4" which has a flat roof. The current external design and appearance of this element is considered to be incongruous to the host building and detrimental to the character of the Conservation Area. Following discussions with the agent, amended plans have been received which include the provision of a hipped roof above. The amended details show a small hipped roof with consistent pitches to link with the existing roof form and a small flat roof area above this, which would not be readily apparent from ground level. The design of the hipped element is considered to link appropriately with the existing main roof when viewed from within the rear garden of the application property, the private amenity area of the adjoining property, 1 Holmwood; and from views from within Holmwood itself.

9. The existing porch to the front of the property projects 1.7m from the main front wall of the property and maintains a separation distance of approximately 16.5m between it and the front boundary which is densely planted and covered by a Tree Preservation Order. Although there is an open frontage at present, there are proposed vehicular

access gates and associated piers which will help mitigate the size, scale and massing of the front porch within the streetscene. Furthermore, the separation distance of approximately 7m between the porch and the common boundary with 1 Holmwood allows the development not to be conflicting in design and appearance with the neighbouring dwellinghouse.

10. The alterations to the front porch, roof light and window size within the front elevation at ground floor level; marginal increase in roof ridge of the two storey side extension; the wider chimney stack and its re-positioning to the side elevation; the omission of a gabled two storey extension and a single storey extension with balcony above towards the rear of the property, together with a patio area with steps down towards the rear garden area are all considered not to cause visual harm and maintain the character and appearance of the Devisdale Conservation Area.

IMPACT ON RESIDENTIAL AMENITY

11. The existing entrance porch within the front elevation of Bramcote Lodge has a height of approximately 7.1m and includes a void above the ground floor. It is positioned approximately 7m from the common boundary (a 2m high evergreen hedge) with 1 Holmwood at its closest point. Concerns raised by the adjacent occupiers have been noted and it is recommended that a condition should be attached to ensure that the existing void would be retained. On this basis, it is not considered that this would result in a loss of privacy or amenity to the neighbours at 1 Holmwood to an extent that a refusal of planning permission could be sustained on this basis.

12. The overall size and massing of the existing development is substantially less than what was approved within application 76936/HHA/2011. The previously approved two storey rear extension was sited approximately 3.7m from the common boundary with 1 Holmwood and projected 3.4m from the original rear wall of the property. The separation distance between the common boundary and the two storey, flat roof extension has increased to 8.4m. As a result of this, and the omission of a single storey rear extension and associated balcony furthest away from the common boundary with 1 Holmwood, the visual mass of brickwork has been reduced substantially from that previously approved. The positioning of windows are considered not to cause harm to privacy.

13. The existing raised platform (patio) to the rear of the dwellinghouse is in excess of 300mm in height as a result of the land levels sloping downwards towards the rear boundary. Due to the position of the applicant's detached garage adjacent to the eastern boundary and linked with a similar garage to the rear of 1 Holmwood, sufficient permanent screening is available to maintain privacy and amenity. As such, the patio to the rear of the property does not cause harm to the privacy and amenity of the occupants of 1 Holmwood.

14. The separation distances provided between the various alterations to the property and mature boundary treatment along the rear boundary ensures that the privacy of the occupiers of 2 Holmwood would not be harmed by the proposed scheme. Similarly, mature planting along the western boundary and the reduction in overall size, scale and massing (when compared to the previously approved scheme) ensures that any impacts on Bickham House are less than that approved under application 76936/HHA/2011.

ACCESS, HIGHWAYS AND CAR PARKING

15. The existing property provides a detached garage to its rear and a large area of hardstanding to its frontage, which would remain. The previously approved scheme included the erection of vehicular access gates and piers with a maximum height of 1.8m. The design, position and height of the proposed means of enclosure has not been changed and therefore is considered to be acceptable.

CONCLUSION

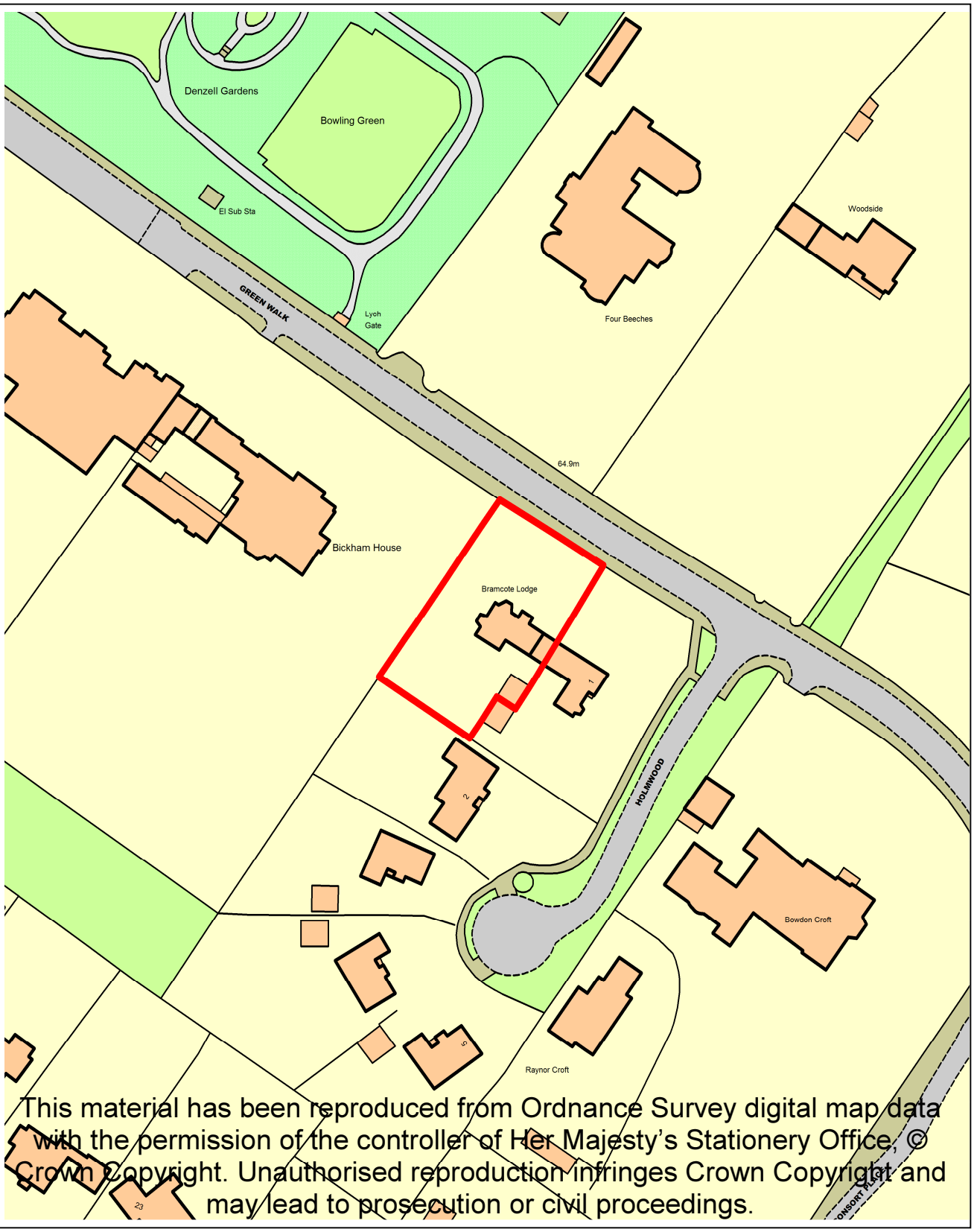
16. The amended plans received incorporating a hipped roof atop of the existing two storey rear extension are considered to be the most appropriate solution to the unauthorised incongruous addition to the property. Although it would have a small flat roof, it is considered that this would not be visible from ground and first floor windows, or private amenity areas of neighbouring properties. The design is considered to be acceptable and maintain the character and appearance of the Devisdale Conservation Area.

17. The proposed development is therefore considered to be compliant with the provisions of the National Planning Policy Framework, the Council's Core Strategy and SPD4: A Guide for Designing House Extensions & Alterations (February 2012)

RECOMMENDATION: GRANT

1.	Standard
2.	Compliance with all plans
3.	Materials to be submitted
4.	No further openings at first floor level
5.	Void to remain within porch at first floor level

GD



LOCATION PLAN FOR APPLICATION No: - 81011/HHA/2013
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Head of Planning
PO Box 96, Waterside House, Sale Waterside, Tatton Road, Sale M33 7ZF
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WARD: Longford **81170/HHA/2013** **DEPARTURE: No**

ERECTION OF SINGLE STOREY REAR EXTENSION TO FORM ADDITIONAL LIVING ACCOMMODATION.

20 Northleigh Road, Old Trafford, M16 0EQ

APPLICANT: Mr Mustafa Kamall

AGENT: Les Foey

RECOMMENDATION: GRANT

Councillor Jarman has called in the application for the reasons set out in the report.

SITE

The application relates to a semi-detached two storey dwelling to the north of Northleigh Road in Old Trafford. The adjoining semi No.22 lies to the west and the adjacent semi No.18 lies to the east.

The property has a single storey side extension and a single storey rear extension.

PROPOSAL

Planning permission is sought for the erection of a single storey rear extension. The extension would be located adjacent to the common boundary with the adjoining semi-detached property No.22. It would adjoin the existing rear extension and would project beyond the original rear wall by 3 metres with a lean-to roof. It would have a height to eaves of 2.8 metres and a maximum height of 3.6 metres.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF;
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). See Appendix 5 of the Core Strategy;
- The **Greater Manchester Joint Waste Plan**, adopted 1st April 2012. On 25th January 2012 the Council resolved to adopt and bring into force the GM Joint Waste Plan on 1 April 2012. The GM Joint Waste Plan forms part of the Development Plan in Trafford and is used alongside district-specific planning documents for the purpose of determining planning applications; and

- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012. On the 13th March 2013, the Council resolved that the Minerals Plan, together with consequential changes to the Trafford Policies Map, be adopted and it came into force on the 26th April 2013. The GM Joint Minerals Plan forms part of the Development Plan in Trafford and is used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES
L4 – Sustainable Transport and Accessibility
L7 – Design

PROPOSALS MAP NOTATION
Unallocated

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS
None relevant

SUPPLEMENTARY PLANNING DOCUMENTS
SPD4: A Guide for Designing House Extensions and Alterations (February 2012)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. With immediate effect the NPPF replaces 44 documents including Planning Policy Statements; Planning Policy Guidance; Minerals Policy Statements; Minerals Policy Guidance; Circular 05/2005: Planning Obligations; and various letters to Chief Planning Officers. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

80383/CLOPD/2013 - Application for Lawful Development Certificate for proposed erection of wrap around side and rear dormer and conversion of garage to form additional living accommodation (Granted May 2013).

CONSULTATIONS

None.

REPRESENTATIONS

Councillor Jarman has called in the application on the grounds that three developments have already taken place or been allowed under permitted development, which in the view of the neighbour, substantially changes the nature of the property and development has reached 'saturation point'.

One letter of objection has been received from the occupants of the adjoining property. The concerns raised include:

- The extension recently constructed is obtrusive to their view and blocks out daylight
- The proposed extension will further impose on view and block out daylight
- There will be little garden amenity space left
- The new living accommodation could be a further bedroom and may require extra parking for an already crowded property

- 181 Kings Road also has a loft conversion that looks directly into their property. Planning decisions are gradually shoe horning us into a little box overlooked and boxed in by all and sundry. The objectors strongly oppose the application.

OBSERVATIONS

PLANNING HISTORY

1. A certificate of lawful development was granted in May 2013 for the conversion of the existing garage to living accommodation and for the erection of dormer windows to the side and rear roof slopes of the dwelling. The proposed development complied with the permitted development allowances in the Town and Country Planning (General Permitted Development) Order (as amended).

2. The single storey rear extension now proposed by the current application was originally shown on the plans submitted with the certificate of lawful development application. However, as the lounge extension was proposed to adjoin the existing rear extension, which exceeds the 3m permitted development projection, it was considered not to comprise lawful development and an application for planning permission was therefore required.

RESIDENTIAL AMENITY

3. The application, for the erection of a single storey rear extension with a 3m projection, is required to be determined on its merits. Paragraph 3.4.2 of the Council's adopted Supplementary Planning Document 4, A Guide for Designing House Extensions and Alterations, states that a single storey rear extension to a semi-detached property, close to the boundary, should not project more than 3m from the rear elevation. The extension is proposed to project 3m beyond the original rear wall and is therefore in accordance with SPD4. As such, the proposal would not result in undue loss of light or overbearing impact to the occupants of the adjoining semi No.22. No windows are proposed to the side elevation facing No.22, hence there no concerns in terms of privacy.

4. The size of the remaining garden amenity space has been raised as an issue by the objector. As a result of the extension, the size of the garden would be reduced by approximately 9.2m^2 but approximately 75m^2 of amenity space would remain to the rear of the property. The size of the remaining garden area is therefore considered to be acceptable.

5. The objector also refers to loss of view and loss of privacy from the erection of dormer windows. Loss of view is not, in itself, a planning issue. The dormers referred to have been constructed/are being constructed using permitted development rights. Although these developments may increase the perception of overlooking and loss of privacy, central government has determined that such extensions are acceptable and lawful. Loss of privacy as a result of permitted development extensions cannot be considered under this planning application.

DESIGN

6. The extension would have a lean-to roof and would adjoin the roof of the existing rear extension. The design of the proposal is acceptable and in accordance with Policy L7 of the Core Strategy and SPD4.

PARKING

7. The objector is concerned that the extension may be used as an additional bedroom. The application has to be considered on its merits and on the basis of the information submitted by the applicant. The plans show that the extension would form an extension to the lounge. As there would be no increase in the number of bedrooms in the property, it would not be appropriate to require additional parking provision.

CONCLUSION

8. The proposed extension accords with SPD4 and would not result in harm to the amenity of the occupants of adjoining residential properties in accordance with Policy L7 of the Core Strategy. As such, it is recommended that planning permission is granted.

RECOMMENDATION: GRANT subject to the following conditions

1. Standard time limit
2. List of approved plans
3. Matching materials

DR

LOCATION PLAN FOR APPLICATION No: - 81170/HHA/2013

Scale 1:1250 for identification purposes only.

Head of Planning

PO Box 96, Waterside House, Sale Waterside, Tatton Road, Sale M33 7ZF

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WARD: Sale Moor **798883/FULL/2013**

PROPOSED STOPPING UP OF HIGHWAY AT LAND TO FRONT OF 13-23 AND 14-24 GATLEY ROAD, SALE, GREATER MANCHESTER, M33 2UP

Highway proposed to be stopped up under S247 of the Town & Country Planning Act 1990 to enable development to be carried out in accordance with the full planning permission granted under reference 798883/FULL/2013.

APPLICANT: Trafford Housing Trust

RECOMMENDATION: THAT NO OBJECTION BE RAISED

SITE

Redevelopment proposals by Trafford Housing Trust.

PROPOSAL

The Department for Transport has advised the Council (the Local Highway Authority for the area of highway referred to and therefore a statutory consultee) of an application made to the Secretary of State for Transport under S247 of the Town & Country Planning Act 1990 to stop up an area of highway in Sale described below in the Schedule and shown on the applicant's plan (copy attached).

RELEVANT PLANNING HISTORY

The stopping up, if approved, will be authorised only in order to enable the development to be carried out in accordance with the full planning permission granted by the Council under reference 798883/FULL/2013.

THE SCHEDULE

Description of highways to be stopped up

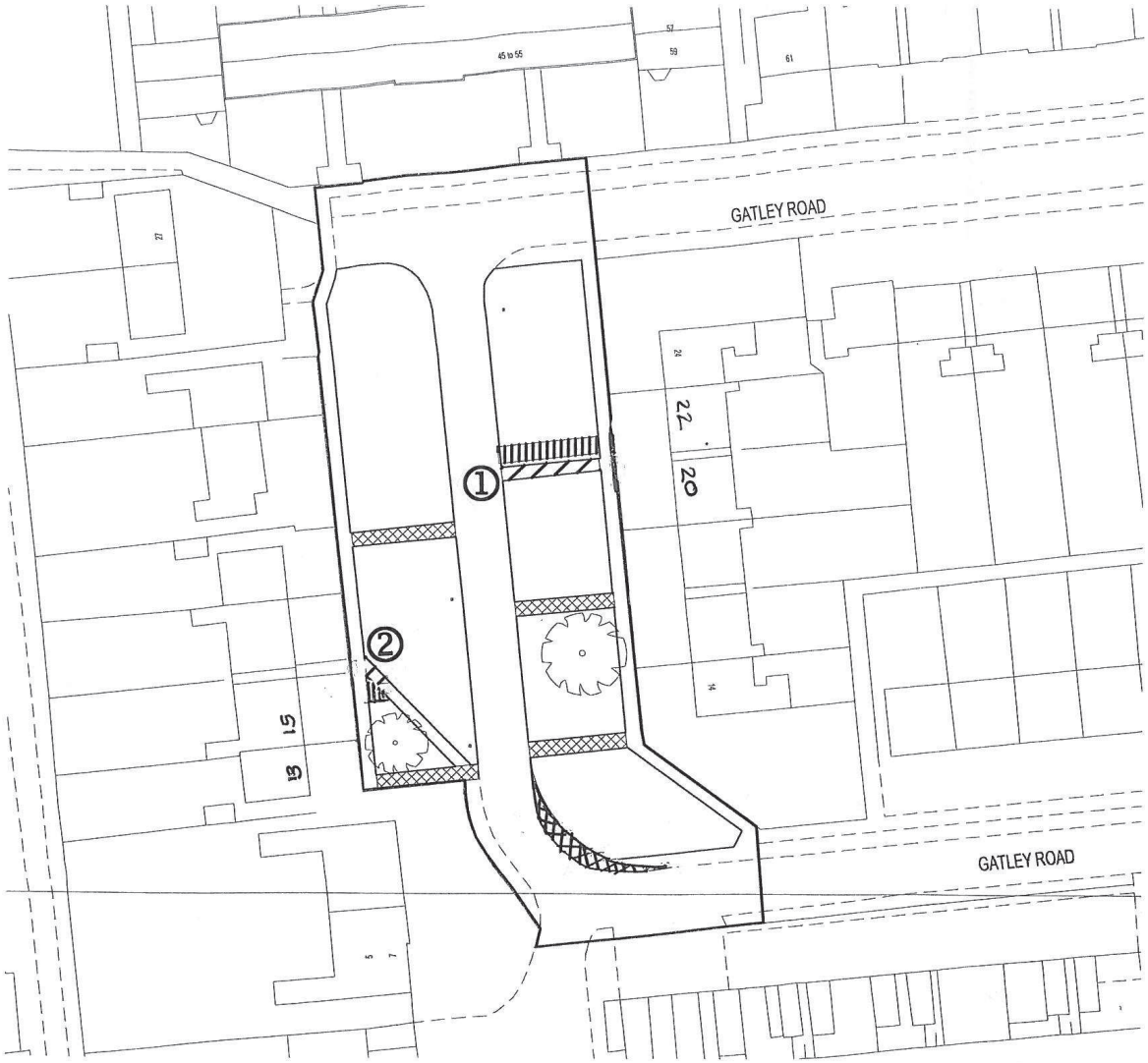
The highways to be stopped up are at Sale and are more particularly delineated and shown diagonally zebra hatched black on the plan attached to this report and are:

1. The whole of unnamed footpath adjacent to nos 20-22 Gatley Road commencing 7 metres west of the south western boundary of no 22 Gatley Road and which extends in a westerly direction (marked 1 on the plan);
2. A length of unnamed footpath adjacent to no 15 Gatley Road commencing 7 metres east of the north eastern corner of no 15 Gatley Road extending in a south easterly direction for a distance of 4 metres with a maximum width of 1.4 metres (marked 2 on the plan).

RECOMMENDATION:

The recommendation is that the Committee consider raising no objection to this application for stopping up the area of highway described in the Schedule and shown on the attached plan.

HIGHWAYS AT SALE IN THE BOROUGH OF TRAFFORD



N

Key Scale 1:500

Highway to be stopped up

Highway to be improved

Footpath to be provided

National Transport Casework Team

Department for Transport

Plan No:
NATTRAN/NW/S247/986

OS Grid Ref:
E: 380210, N: 391004

Post Code: M33 2UP

Signed by Authority of the Secretary of State

on.....2013

Signature.....

VICTORIA POINTER
An Official in the
National Transport Casework Team
Department for Transport