

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 14th January 2016

ADDENDUM TO THE AGENDA:

ADDITIONAL INFORMATION REPORT (INCLUDING SPEAKERS)

1.0 INTRODUCTION

1.1 This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

1.2 Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chairman.

2.0 ITEM 4 – APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.

REVISED ORDER OF AGENDA (SPEAKERS)

Part 1 Applications for Planning Permission					
Application	Site Address/Location of Development	Ward	Page	Speakers	
				Against <small>RECOMMENDATION</small>	For <small>REC.</small>
85765	158 Broad Road, Sale, M33 2FY	Sale Moor	1	✓	✓
86404	Sewage Works, Rivers Lane, Davyhulme, M41 7JB	Davyhulme West	16		
86581	Land at 15 -21 Borough Road, Altrincham, WA15 9RA	Hale Central	28	✓	✓
86661	Land at Oakfield Road/Moss Lane, Altrincham, WA15 8EP	Altrincham	40	✓	✓
86722	Chester Road HWRC, Chester Road, Stretford, M32 9AU	Stretford	60		✓
86776	11 Kirklands, Sale, M33 3SG	Brooklands	67		
86874	55 Bankhall Lane, Hale Barns WA15 0LN	Hale Barns	73	✓	✓
87006	180 Davyhulme Road, Davyhulme, M41 8QD	Davyhulme West	80		

Page 1 85765/FUL/15: 158 Broad Road, Sale

**SPEAKER(S) AGAINST: Judith Stanistreet
(Neighbour)**

**FOR: Robert McGinnes
(Agent)**

RECOMMENDATION

It is recommended that a further condition is added requiring the submission, approval and subsequent implementation of a construction management plan. This is recommended condition number 13.

Page 16 86404/FUL/15: Sewage Works, Rivers Lane, Davyhulme

RECOMMENDATION

Condition 2 amended

2. Compliance with all plans and technical reports;

Page 28 86581/FUL/15: Land at 15 - 21 Borough Road, Altrincham

**SPEAKER(S) AGAINST: David Walton
(Neighbour)**

**FOR: Konrad Keller
(Applicant)**

CONSULTATIONS

Environmental Protection

Advise a condition relating to contamination present at the site is required to ensure the proposals for remediating areas of contaminated ground found on the development, as detailed within the GeoAssist Limited Report shall be undertaken before the site is occupied. Also that upon completion of the remediation measures a verification report of the remediation should be produced and submitted to the Local Planning Authority.

REPRESENTATIONS

Cllr. Mrs Young has concerns about the proposal and has commented that investigations into the possible water problems in this area should be explored before any building takes place or any permission is granted. She considers that

nationally there have been problems in areas where the natural flow of water has been overlooked and as there was a stream or small river in this area then it would appear reasonable in asking for further investigations to take place before any building is commenced.

Neighbours were notified regarding amendments to the scheme and one response was received. The comments were as follows:

Issues in respect of critical drainage and instability and access for waste disposal do not appear to have been adequately addressed. Further clarification required as to how drainage and instability will be addressed.

OBSERVATIONS

The matters of drainage and land stability were addressed in the GeoAssist report prepared on behalf of the Council and summarised in the report before Committee.

The issue of waste has already been addressed in the main report.

In order to prevent overlooking, loss of privacy or light to adjoining properties in Borough Road and at the rear in Charter Road it is suggested that a further condition be added to remove permitted development rights for erecting rear extensions.

RECOMMENDATION

It is recommended that further conditions are added to:

1. Remove permitted development rights to erect rear extensions.
2. The proposals for remediating areas of contamination, as detailed within the GeoAssist Limited Report Land Formerly 15-21 Borough Road, Altrincham, WA15 9RA Site Ref: 5664/TBU-G, shall be completed before the site is occupied.

Following completion of the remediation measures a verification report of the remediation carried out must be produced to the approval in writing of the Local Planning Authority.

Page 40 86661/VAR/15: Land at Oakfield Road/Moss Lane, Altrincham

SPEAKER(S)	AGAINST:	Sarah Walmsley (Neighbour)
	FOR:	John Suckley (Agent)

APPLICANT'S SUBMISSION

d) Reference to the 'completion' of the Ice Rink to be replaced with 'commencement' in both cases.

RECOMMENDATION

Whilst not changing from the original decision, condition 2 is referred to elsewhere in the report (specifically 2(b) in relation to condition 7). It is therefore considered helpful to set this out in full:

2 (a) No development shall take place in any parcel of development, including areas of public realm and car parking/access, without the prior written approval of the Local Planning Authority of the reserved matters relating to that parcel for the development for:-

- i) The layout, including internal means of access, parking and servicing arrangements for that parcel of development;
- ii) The scale of that parcel of development;
- iii) The appearance of that parcel of development;
- iv) The landscaping for that parcel of development (to be in line with the landscape strategy approved under condition 7 and including the proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services).

(b) The approved proposals for any parcel of development relating to means of access and to landscaping shall be carried out respectively before and within 12 months from the date when the building or any of the buildings hereby permitted within that parcel of development is occupied; any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or 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, unless the Local Planning Authority give its written consent to any variation.

Wording of condition 28 (phasing) to be revised as follows:

Application(s) for the approval of reserved matters (as listed in condition 2) shall be made for each parcel of the development in accordance with Phasing Plan 7369-a1(04)203 unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development of the site takes place in a comprehensive manner and to ensure that adequate infrastructure is provided for each phase of the development.

Page 60 86722/FUL/15: Chester Road HWRC, Chester Road, Stretford

SPEAKER(S) AGAINST:

**FOR: Jim Moore
(Agent)**

Page 67 86776/HHA/15: 11 Kirklands, Sale, M33 3SG

DEVELOPMENT PLAN

Reference to The Regional Spatial Strategy for the North West of England and The Greater Manchester Joint Waste Plan to be removed and replaced with the following text:

- **The Greater Manchester Joint Waste Plan, adopted 1st April 2012 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 2013 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.**

Page 73 86874/FUL/15: 55 Bankhall Lane, Hale Barns

**SPEAKER(S) AGAINST: James Heyworth
(Neighbour)**

**FOR: Jonathan Riddle
(Agent)**

REPRESENTATIONS

Residents

An additional letter of objection has been received. Points raised in addition to those set out in the main report are summarized as follows:

- The proposal would result in a dwelling that is overly large and out of keeping with the surrounding area;
- No work to take place or machinery/generators to be on (e.g. no generators for water pumps to be on when basement is being excavated) outside hours of 8am to 6pm week days and at weekends;

- The boundary treatment to no.9 Wyngate to be put in place in advance of demolition works commencing, as present boundary fencing is broken down.
- The applicant has not discussed the proposals with neighbours.

OBSERVATIONS

In response to the additional representation received and reported above, the size of the above ground development is no larger than that approved under permission 83784/HHA/2014 for extensions to the existing dwelling.

Noise and disturbance caused to neighbours as a result of building and demolition works are temporary in nature and hours of operation would not normally be conditioned for sites of this size. It is not considered that there are any special circumstances relating to this size to require such a condition in this instance and in any case where an issue arises, protection can be afforded through the implementation of other legislation.

At the time of the officer's visit to the site it was noted that part of the boundary fencing to no.9 Wyngate was broken (the top part of 1-2 panels) adjacent to the existing garages at the application site. The matter of replacing any boundary treatment prior to commencement of development works is considered to be a private matter between the applicant and neighbour and it is not considered to be reasonable or necessary to condition this.

RECOMMENDATION

Condition 7 to be added:

7. Development to be carried out in accordance with section 5 'Recommendations' of the Bat Survey submitted with this application.

Page 80 87006/HHA/15: 180 Davyhulme Road, Davyhulme

REPRESENTATIONS

Three further letters of objection received (from neighbours who had objected previously), making the following comments: -

- Amendments have been made to the front left hand bedroom but not the front right hand bedroom. The extension would appear to project 600mm forward of the adjacent property and will result in a loss of light to the front of that property.
- Is the proposed rear elevation still being considered as permitted development despite the fact that it doesn't comply with Class A of Part 1

of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) (Order) 2015?

- What are Trafford Council's powers of enforcement if the rear extension is constructed outside the parameters for permitted development?
- Does the Committee date of 14th January comply with the relevant consultation period for the amended plans?
- Residents were not allowed to discuss their concerns with the case officer whose time was monopolized by meetings with the representatives of the applicants. It is respectfully requested that the application should be deferred to allow proper and fair consultation and a meeting between the residents and the planning officer.
- The report does not address the increasing traffic hazards on Davyhulme Road, a bus route for school children and a road used by many residents for cycling, walking dogs, family walks and jogging.
- The extension would project forward of the building line of the two storey houses and would set a precedent for the building forward of other houses.
- Loss of light, loss of sunlight and loss of privacy impact heavily on the immediate neighbours.

OBSERVATIONS

As reported in the original report, the rear extension has been amended further and does now fully comply with permitted development rights. As the scale of the development has been reduced and the rear extension no longer requires planning permission, there is no requirement on the Council to formally re-consult neighbours.

The application is for an extension to a residential property, enlarging the existing lounge and two existing bedrooms. It does not create any new bedrooms and therefore does not generate any additional parking requirements in terms of the Council's adopted SPD3 standards and is also unlikely to generate significant additional traffic movements. As such, the Local Highway Authority has not been consulted on this application.

The extensions do project forward of the two storey element of the application property, although these houses are staggered and there is therefore not a straight building line. The impact in the street scene is assessed within the Committee report and, given that the house is set back significantly from Davyhulme Road, it is considered that the impact is acceptable in terms of visual amenity.

The impact on the amenity of neighbouring properties has also been assessed within the report and it is considered that there would not be any unacceptable loss of amenity in terms of overbearing impact, loss of light or loss of privacy, subject to a condition requiring that the first floor windows on the side elevations should be obscure glazed.

The Council's Environmental Health Section has received a complaint relating to the alleged use of the application property (180 Davyhulme Road) for business use (storage of food items) but has concluded that there is no evidence that a business is being run from home and no food safety risk. The matter has also been passed onto Planning Enforcement who will carry out their own investigation.

Notwithstanding this, the application that is being considered is simply for a domestic extension and would not grant permission for any business use of the property. The question of whether there is any unauthorised use operating at the property will be investigated separately.

**HELEN JONES, DEPUTY CHIEF EXECUTIVE AND
CORPORATE DIRECTOR, ECONOMIC GROWTH, ENVIRONMENT AND
INFRASTRUCTURE**

**FOR FURTHER INFORMATION PLEASE CONTACT:
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