

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 14th March 2013

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	For
79328	435 Chester Road, Old Trafford, M16 9HA	Clifford	1		
79634	30 Compton Close, Flixton, M41 6WG	Davyhulme West	8		
79665	Kings Road Primary School, Old Trafford, M16 0GR	Longford	13		
79692	Boothroyd, 281 Washway Road, Sale, M33 4BP	Brooklands	24		
79738	Stamford House, Stamford New Road, Altrincham, WA14 5UZ	Altrincham	33		
79796	Stamford House, Stamford New Road, Altrincham, WA14 5UZ	Altrincham	51		
79773	Victoria House, Victoria Street, Altrincham, WA14 1ET	Altrincham	66		
79807	Our Lady of the Rosary RC School, Davyhulme Road, Davyhulme, M41 7DS	Davyhulme East	75		
79819	28 Wolseley Road, Sale, M33 7AU	Priory	82		
79889	Units LSU14 & US23, 150-152 Peel Avenue, Trafford Centre, M17 8BL	Davyhulme East	89		
79908	Unit D1, Sea Life Centre, Barton Square, Phoenix Way, Trafford Park, M17 8AS	Davyhulme East	95		

79970	Asda Petrol Filling Station, 230 Marsland Road, Sale, M33 3NA	Priory	103		
Agenda Item No. 5					
79797	Land off Stamford Brook, Timperley	Broadheath			

Page 1 79328/COU/2012: 453 Chester Road, Stretford

Withdrawn

This application has been withdrawn in accordance with the email received from the agent on 12.03.13.

Page 8 79634/HHA/2012: 30 Compton Close, Flixton

SPEAKER(S)

AGAINST:

FOR:

**Frank Taylor
(Applicant)**

Page 13 79665/FULL/2012: Kings Road Primary School, Kings Road, Old Trafford

The LHA have now agreed with the applicant that the total provision of 14 staff cycle spaces, 10 pupil cycle spaces and 60 scooter spaces will be provided in the areas adjacent to the new main entrance and in the area next to the existing main entrance off Kings Road. Details of the long stay facilities will be required by condition as well as the lockable facilities for motorcycle spaces.

The pedestrian routes within the site are considered acceptable by the LHA.

CONDITIONS

An additional condition is required for the submission of details of the signage/ marking of the staff parking areas and for the agreed signage to be retained in these areas.

Page 24 79692/FULL/2013: Boothroyd, 281 Washway Road, Sale

RECOMMENDATION

(B) In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution the final determination of the application shall be delegated to the Chief Planning Officer.

APPLICANT'S SUBMISSION

The applicant has submitted amended plans for the proposed alterations to Atlanta Chambers and the rear boundary treatment, as anticipated in the report. In summary the amendments include repositioning the ground floor entrance to the Interchange elevation, a pitched roof rather than a shallow monopitch roof behind a parapet as originally proposed and amended windows. Samples of the proposed cladding and roof covering have been submitted. The proposed boundary wall to the rear of the site adjacent to the pedestrian route between Moss Lane and the Interchange has also been amended. A wall has also been added between Stamford House and Atlanta Chambers on the Interchange side to prevent access between the Interchange and the car park/courtyard area of the site. The applicant has also submitted amended plans and further information in response to the comments of the LHA as set out in the report.

CONSULTATIONS

LHA – Further comments on the additional information as follows: -

- The amended car parking layout is considered acceptable.
- A barrier / access control management system is required and should be required by condition. Priority should be given to those accessing from Moss Lane.
- The LHA are still concerned about servicing. Both of the conditions suggested by the applicant are required but the LHA believe they are unenforceable.
- The pedestrian pinch point has been relocated and therefore is now acceptable.
- Cycle parking requires further details of locking mechanisms, stands, storage areas etc. to demonstrate they meet the Council's standards.
- The position of the motorcycle parking spaces isn't acceptable as this will encourage motorcyclists to ride over the footway. The LHA would prefer to see motorcyclists park ad-hoc within the car park rather than as proposed, unless an alternative can be proposed.

The Victorian Society – The Committee welcomed the refurbishment of this hugely impressive building. The application is a great improvement on the previous proposals. Our submission should also encourage the retention of as much of the internal partitions as possible and the installation of authentic shop fronts.

Ancient Monuments Society – Comment they are prepared to defer on the detailing to the Council's Conservation Officer on the scheme for the listed building which is welcome in principle. With regards to Atlanta Chambers comment we must express great disappointment that Atlanta Chambers is to be refurbished rather than destroyed and redeveloped. It is a cruel and unworthy neighbour to the listed building.

Greater Manchester Police Design for security - No objection subject to conditions to reduce opportunities for crime.

OBSERVATIONS

ALTERATIONS TO ATLANTA CHAMBERS

The repositioning of the entrance to the A3 unit to the elevation facing the Interchange would provide an active frontage and together with the removal of the existing boundary wall would significantly improve the public realm and enhance the setting of Stamford House from the Interchange side.

It is now proposed to retain the existing pitched roof structure, which is considered more appropriate to a traditional building and in the context of Stamford House. A strip of rooflights will be installed along each side of the roof just below the ridge. The proposed roof covering is indicated as colour coated steel panels in a grey colour. This is considered inappropriate in such a prominent and sensitive location and would detract from the setting of Stamford House and the adjoining Conservation Area. Therefore it is recommended any permission is subject to a condition that the submitted materials are not approved and alternative materials will need to be submitted and approved.

The proposed cladding to the first floor is indicated as colour coated steel panels in a dark red colour and with a contrast band between ground and first floor in a light ivory colour. As with the roof covering, this finish is considered inappropriate in such a prominent and sensitive location and would detract from the setting of Stamford House and the adjoining Conservation Area. Alternative materials should be required by condition.

The amendments to the windows are considered an improvement to those originally proposed but there are still concerns over the design and proportions of the ground floor windows to the Interchange. Therefore it is recommended any permission is subject to a condition stipulating that the windows are not approved and amended plans will need to be submitted and approved.

BOUNDARY TREATMENT

The proposed wall to the rear boundary with the pedestrian route from Moss Lane is indicated as a timber crib-lock (or similar) wall to the lower section with planting above. The wall would be a tall feature from the footpath, however this is inevitable given the difference in levels between the site and the path and it is considered this proposal would be acceptable.

The proposals also indicate the existing palisade fence is to be retained and realigned behind the planting. It is considered this type of fence will continue to detract from the setting of Stamford House and an alternative fence should be required by condition.

ACCESS, PARKING AND SERVICING

The LHA has advised that the amended plans and further information address the concerns set out in the report relating to the car park layout, motorcycle parking, cycle parking, pedestrian pinch point and need for a barrier system, although additional conditions are considered necessary in respect of some of these details.

The LHA remain concerned about servicing for the reasons set out in the report. In the event that the application is approved, the conditions suggested in the further information supplied by the applicant relating to restriction on the size of delivery vehicles and requirement for a traffic management and delivery plan are both necessary.

RECOMMENDATION

MINDED TO GRANT, subject to:

- (A) That the application will propose a satisfactory development for the site upon completion of an appropriate legal agreement to secure a maximum financial contribution of £40,138.60 split between: £38,948.60 towards Spatial Green Infrastructure, Sports and Recreation and £1,190 towards Highway and Active Travel infrastructure.

In the circumstances where the Section 106 Agreement has not been completed within 3 months of this resolution the final determination of the application shall be delegated to the Chief Planning Officer.

- (B) That upon satisfactory completion of the legal agreement, planning permission be GRANTED subject to the conditions set out in the report and the following amended and additional conditions: -

Notwithstanding the submitted details, all external materials for Atlanta Chambers are to be submitted and approved prior to commencement of development

Notwithstanding the submitted details, the ground floor windows and method of opening, facing the Interchange, shown on the approved drawings are not approved and amended drawings shall be submitted and approved prior to commencement of development.

Notwithstanding the submitted details, the palisade fence to the rear boundary as shown on the approved drawings is not approved and amended drawings for this boundary shall be submitted and approved prior to commencement of development.

Details of a barrier / access control management system to be submitted and approved. The system shall give priority to those accessing from Moss Lane.

Notwithstanding the submitted details the motorcycle parking shown on the approved drawings is not approved and amended details shall be submitted and approved prior to commencement of development.

Details of cycle parking to be submitted and approved, including details of locking mechanisms, stands, storage areas etc. to demonstrate they meet the Council's standards

Restriction on size of delivery vehicles

Requirement for a traffic management and delivery plan

Greater Manchester Police Design for security conditions relating to reducing opportunities for crime.

Page 66 79773/FULL/2013: Victoria House, Victoria Street, Altrincham, WA14 1ET

Withdrawn

Application has been withdrawn.

RECOMMENDATION

The recommendation remains unchanged.

Agenda Item No.5 79797/FULL/2013: Land off Stamford Brook Road, Timperley

SPEAKER(S)

AGAINST:

**FOR: Paul Sinclair
(Applicant)**

APPLICANTS SUBMISSION

With regards the potential for provision of Broadband within the development; the applicant has stated that they will be actively pursuing discussions with Openreach to service the site with broad band, but cannot guarantee that this will be done as they have little to no influence in getting the service to the site if the mains are not in that area.

CONSULTATIONS

Environment Agency – The Environment Agency have confirmed that they wish to withdraw their previous objection to the proposals as the revised layout now shows a 10 metre buffer zone from Timperley Brook. The Environment Agency request that in addition to the standard contaminated land condition (which is listed in suggested conditions on officers report, Condition 9) that an appropriate condition be attached to deal with any unforeseen contamination.

The Greater Manchester Ecology Unit (GMEU) – No objections, request that the a condition be attached dealing with control of Japanese Knotweed and also a condition requesting measures regarding protection of the watercourse (Timperley Brook) (condition 14 on the officers report deals with the watercourse protection)

LHA – The LHA have raised concerns regarding a number of the units with regard turning head dimensions; internal access road widths; dropped kerbs and visibility splays. It is considered however that minor amendments can be undertaken to overcome these concerns. An appropriate condition to be attached to any grant of planning permission for submission of revised plan indicating changes, to be approved by the LPA prior to any works commencing on site.

REPRESENTATIONS

Cllr Wilkinson has requested that the application be deferred to allow the Councillor sufficient time to negotiate with the developer on the issue of Broadband provision. Cllr Wilkinson has stated that these new houses will be on the Sale exchange and so will have the same problems as the other houses in the Phase one development which is still unresolved, where they have very inadequate broadband coverage and speeds. Fibre optic cabling needs to be installed which BT requires a 50% contribution towards.

RECOMMENDATION: Grant

Subject to no additional substantive objections being received prior to the end of the reconsultation period on 20th March 2013 to allow the requisite time to expire with regards publicising the application as a departure from the development plan; decision to then be delegated to the Chief Planning Officer.

Condition 17 – Remediation scheme to be submitted should additional contamination be found during works on site.

Condition 18 – Method Statement to be submitted regarding control of Japanese Knotweed

Condition 19 - The development hereby permitted shall not be commenced until such time as; a scheme to ensure finished floor levels of proposed buildings are set no lower than 23.5 above Ordnance Datum (AOD), has been submitted to and approved in writing by the Local Planning Authority. Development to be carried out in accordance with the approved details.

Condition 20 - The development hereby permitted shall not be commenced until such time as; a scheme to ensure roads, parking and pedestrian areas are set no lower than 23.2m above Ordnance Datum (AOD), has been submitted to and approved in writing by the Local Planning Authority. Development to be carried out in accordance with the approved details.

Condition 21 – Notwithstanding the approved plans, a plan showing amendments to internal access roads; turning heads; dropped kerbs and visibility splays (where applicable) to be submitted

**HELEN JONES
CORPORATE DIRECTOR
ECONOMIC GROWTH & PROSPERITY**

**FOR FURTHER INFORMATION PLEASE CONTACT:
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