

AGENDA ITEM 2

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 20th October 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 RECOMMENDATION	For REC.
<u>75863</u>	235 Ayres Road, Old Trafford, M16 0WZ	Longford	1		
<u>88063</u>	Dunham Massey Mill, Woodhouse Lane, Dunham Massey, WA14 4SJ	Bowdon	10		
<u>88369</u>	Land to the side of 1 - 3 Harboro Grove, Sale	St Mary's	18		
<u>88799</u>	21 Rivington Road, Hale, WA15 9PJ	Hale Central	35	✓	✓
<u>88812</u>	8 Beeston Avenue, Timperley, WA15 7RX	Timperley	51		
<u>88891</u>	St Michaels C of E Primary School, The Grove, Flixton, M41 6JB	Flixton	58		
<u>89103</u>	Altrincham Boys Grammar School, Marlborough Road, Bowdon, WA14 2RW	Hale Central	64	✓	✓

HIGHWAYS

Additional Transport comments:

The LHA stated that we assumed “that the main hall and halls on the ground floor will not be used at the same time as the proposed classrooms and therefore the increase in users would be minor”.

Whilst this was our initial assumption, and is in practice how the facility is most likely to be used, I would advise that the LHA do not object to this application on highway grounds even if the facilities are used concurrently. It is acknowledged that there is limited off-street parking provision on site but the site is particularly accessible by public transport with the Old Trafford Metrolink Stop being very close to the site.

The LHA concludes that the proposed development would not have a “severe” impact on the highway network and therefore cannot be refused on highway grounds as outlined in Section 32 of NPPF, Mar 2012.

CONCLUSION

Replace paragraph 21 with:

The comments of local residents have been taken into consideration in the assessment of the application. In applying the test in Paragraph 135 of the NPPF potential harm to a non-designated heritage asset is considered to be outweighed by the public benefits of the proposal. Any other harm can be mitigated by suitable planning conditions. In accordance with Paragraph 14 of the NPPF the benefits of the proposal are not significantly and demonstrably outweighed by adverse impacts and the development is considered to be in compliance with the Local Development Plan therefore the application is recommended for approval.

CONDITIONS

Replace condition 5 with:

The occupation of the ancillary residential accommodation shall be limited to a person solely or mainly employed as caretaker of the premises edged red on plan reference MA-10110-PL01

Reason: To prevent the establishment of a separate residential use which may be unacceptable in this location, having regard to Policy L7 of the Trafford Core Strategy.

OBSERVATIONS

IMPACT ON HERITAGE ASSET

Insert into paragraph 14:

The proposed development would not result in harm to or impact on the setting of the grade II* listed building.

CONCLUSION

Replace paragraph 16 with:

The proposal would preserve the special architectural and historic importance of the Grade II* Listed Building. Considerable importance and weight has been given to the desirability of preserving heritage asset. The public benefits of the proposals are considered to outweigh the less than substantial harm identified. As such the development is not specifically restricted by the NPPF. The development is considered to be in compliance with the local development plan and is recommended for approval.

Page 18 88369/FUL/16: Land to the side of 1 - 3 Harboro Grove, Sale

PROPOSAL

There are 8 existing garages, 7 of which would be included with the application site. Of the seven within the red edge of the site, the garage adjacent to the existing apartment block to the rear would remain, as would the garages to the front adjoining the existing block (which falls outside of the application site). Overall two garages would remain, however only one of these would remain within the application site.

OBSERVATIONS

Replace paragraph 13 with:

The new dwelling house would not sit any further forward than the existing garage building and would retain a minimum separation distance of approximately 12.5m to the back of the pavement to Harboro Grove, a minimum separation distance of approximately 0.8m to its common side boundary to No.6 Harboro Grove, increasing to approximately 1.2m to the rear of the new dwelling house as the site width increases to the rear.

Replace the final sentence of paragraph 33 with:

As such, it is considered that the proposal new dwellinghouse would not have an overbearing or overshadowing impact on the rear windows and rear amenity space of the apartment block.

CONDITIONS

Replace condition 5 with:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification):

- (i) no external alterations shall be carried out to the dwelling
- (ii) no extensions shall be carried out to the dwelling
- (iii) no garages or carports shall be erected within the curtilage of the dwelling
- (iv) no vehicle standing space shall be provided within the curtilage of the dwelling
- (v) no buildings, gates, wall fences or other structures shall be erected within the curtilage of the dwelling
- (vi) no means of access or areas of hard surfacing shall be constructed to the curtilage of the dwelling
- (vii) no windows or dormer windows shall be added to the dwelling other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To protect residential and visual amenity and highway safety, having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

Delete condition 7.

Add the following additional conditions:

8 a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained and a scheme for the timing / phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Policies L7, R2 and R3 of the Trafford Core Strategy and the National Planning Policy Framework.

9 No development approved by this permission shall be commenced unless and until a Sustainable Urban Drainage Scheme to reduce surface water run-off from the site to meet Level 2/Hybrid Strategic Flood Risk Assessment objectives in accordance with Trafford Core Strategy Policy L5 has first been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved scheme.

Reason: It is necessary for this information to be submitted and agreed prior to commencement to reduce the risk of flooding having regard to Policy L5 and L7 of the Trafford Core Strategy.

10 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination of the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal or remedial options and proposal of the preferred option(s) to form a remediation strategy for the site. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: It is necessary for this information to be submitted and agreed prior to commencement to prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

SPEAKER(S)	AGAINST:	Carl Thorgaard (Neighbour)
	FOR:	John Fallows (For Applicant)

OBSERVATIONS

In addition to the assessment as detailed within paragraph 23 of the officer report, the applicant has now proposed a 2.4m high screen along the side boundaries of the proposed dwellings in order to limit any undue overlooking which may occur from the proposed raised patio areas, to ensure that the privacy of neighbouring properties (no.19 and 23) is protected.

CONDITION

Replace condition 9:

The proposed raised patio area hereby approved shall be constructed in accordance with drawings received on the 11/10/2016 and shall include a 2.4m high privacy screen to the side boundaries.

Reason: In the interests of residential amenity, having regards to Policy L7 of the Trafford Core Strategy.

PROPOSAL

At the time of writing the report the extension was completed on site, planning permission is therefore sought retrospectively.

SPEAKER(S)	AGAINST:	John Johnson (Neighbour)
	FOR:	Luke Regan (For Applicant)

OBSERVATIONS

Replace the first part of the first line of paragraph 25 with:

In arriving at this recommendation,

CONDITIONS

Delete condition 5.

Insert additional condition:

12. The development hereby approved shall not be occupied until the existing portacabins (as identified with approved drawings) have been permanently removed from the site.

Reason: In order to protect visual amenity in accordance with policy L7 of the Trafford Core Strategy.

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

FOR FURTHER INFORMATION PLEASE CONTACT:

**Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford
Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149**