

## AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 12<sup>th</sup> September 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
77102	139 Stamford Street, Old Trafford, M16 9LT	Clifford	1		
80669	Altrincham Football Club, Moss Lane, Altrincham, WA15 8AP	Altrincham	5		
80910	Dunbar Farm, Little Ees Lane, Sale, M33 5GT	Ashton on Mersey	14		
81011	Bramcote Lodge, Green Walk, Bowdon, WA14 2SN	Bowdon	21		
81170	20 Northleigh Road, Old Trafford, M16 0EQ	Longford	29		
Agenda Item No. 5					
81115	Land at Oakfield Road/Moss Lane, Altrincham. WA15 8EP	Altrincham/ Hale Central			



(including highway, pedestrian and cycle schemes)			
Public transport schemes (including bus, tram and rail, schemes)	£680.00	N/A	£680.00
Specific Green Infrastructure (including tree planting)	£1,550.00	N/A	£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
<b>Total contribution required.</b>			<b>£2,626.00</b>

**Page 21 81011/HHA/2013: Bramcote Lodge, Green Walk, Bowdon**

### **REPRESENTATIONS**

#### **Neighbours:**

A letter has been received from the occupiers of the adjacent property, 1 Holmwood and the following comments have been made:

- The existing flat roof rear extension is totally out of character with the rear of the property and the proposed hipped roof would partially rectify the situation
- The existing front porch is totally wrong and goes against the original development of Bramcote Lodge and 1 Holmwood which was built in 1983 and built as one building.
- The provision of a large window within the side elevation of the porch now creates overlooking and loss of privacy to side garden area
- The row of conifers along the boundary between the properties is not protected and could therefore be removed by the applicants if they wished.
- The occupiers feel that the Committee members have been miss-led by the original report within application 79636/HHA/2011.

### **OBSERVATIONS**

The committee report has covered the points mentioned above and therefore no further comments are made.

### **RECOMMENDATION**

The recommendation remains unchanged.



- connections along Moss Lane should be stronger with an entrance to the ice rink and bowling alley on that side
- existing town centre parking is overstretched and the proposal will reduce available parking
- the development of the site has been on hold for several years by the same developer and allow the same developer another 5 years by extending the planning permission would favour them and block others
- there should be more residential units overall and more for families and owner-occupiers
- welcome the new leisure centre and shared street scheme for Moss Lane

## **CONSULTATIONS**

**LHA** - It is the LHA's understanding that the proposals are for outline permission. The LHA has considered all aspects of the proposals at this stage although many of these raise matters requiring further discussions with the applicant. There are a number of elements of the submitted design that are not currently acceptable on highways grounds but it is considered that these can be controlled with adequate conditions at this stage and can be addressed prior the subsequent detailed reserved matters application. The site access junction, the Oakfield Road / Site Access proposed for detailed determination as part of this application, does not materially differ from the priority controlled junction approved in 2010 as part of the committed scheme in terms of form or location. As there is only a nominal increase in traffic within the Saturday Peak period and reductions in trips in the AM and PM peak periods it is concluded that the proposed site access junction remains fit for purpose and is therefore acceptable on highways grounds. All works should be at the developers cost and under the supervision of the LHA. The detailed design should be agreed with the LHA and other relevant stakeholders prior to commencement.

The LHA requests that the following conditions are applied to the planning permission in order for these issues to be resolved within the reserved matters submission:

- Car parking provision,
- Cycle parking provision,
- Motorcycle parking provision,
- Car parking charges and management,
- Residents car parking arrangements,
- Car Parking management strategy,
- Servicing strategy,
- Signing and lining of parking areas,
- Access arrangement to main car park,
- One way signing and lining for access road loop,
- Drainage and permeable surfacing,
- Shared use area layout/design,
- Servicing arrangements and service provision within the site,
- Coach pick up /drop off arrangements,
- Hackney carriage rank,
- Dropped kerbs and tactile paving on Oakfield Road access,
- Moss Lane Laybys and highway improvements and the detailed design of these,
- Junction improvements at Moss Lane / Oakfield Road junction,
- Priority give way, turning lane and pedestrian refuge on Oakfield Road,
- Travel Plans.

## **OBSERVATIONS**

There have been some minor changes to the GEA figures in the table on page 2, but no changes to the GIA; the revised table is as follows:-

	<b>Indicative total floor area</b>	<b>Indicative total floor area</b>
<b>Land Use</b>	<b>Total GEA (sq.m)</b>	<b>Total GIA (sq.m)</b>
Ice rink (D2) foyer and escape	1448	1390
Leisure centre (D2)	4166	4010
Bowling Alley (D2)	703	690
Residential (C3)	150 units (11690)	150 units (11080)
Office (B1a)	3720	3520
Management Suite (B1)	187	180
Non-food and food retail (A1), cafes, restaurants and café bars (A3, A4 and A5)	9307	9090
Car parking	225 spaces	225 spaces
<b>TOTAL</b>	<b>29,574</b>	<b>29,080</b>

The amended figures raise no issues.

In respect of the affordable housing contribution approach suggested by the applicants the wording of the recommendation retains sufficient flexibility to achieve this.

Similarly the s106 will be worded in detail to properly require the appropriate SPD1 contribution relative to the quantum of development that forms the eventual scheme. Given the flexible nature of the proposal it is not possible at this stage to quantify the level of contribution that would be required.

It is considered that it would not be appropriate to extend the standard time period for the submission of details and commencement of development. Several of the conditions have been amended in discussion with the applicants and the full list of suggested condition is as set out for convenience below:-

### **RECOMMENDATION: MINDED TO GRANT SUBJECT TO APPROPRIATE LEGAL AGREEMENT**

- (A) That the application will propose a satisfactory form of development for the site upon completion of an appropriate legal agreement to secure a financial contribution towards: highways and active travel infrastructure; public transport schemes; specific green infrastructure; spatial green infrastructure, sports and recreation; and education and facilities together with provision of/contribution towards affordable housing in accordance with the Trafford Core Strategy and SPD1: Planning Obligations
- (B) That upon satisfactory completion of the above legal agreement, planning permission be GRANTED subject to the following conditions:-
  1. Application(s) for the approval of reserved matters for each parcel of development shall be made to the Local Planning Authority no later than the expiration of 3 years beginning with the date of this permission and the

development shall be begun not later than whichever is the later of the following dates;

- i) The expiration of 5 years from the date of the grant of this permission;
- ii) The expiration of 2 years from the final approval of the last such matter to be approved.

2. (a) No development shall take place for 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 of the development, that is details of;

- i) The layout, including internal means of access, parking and servicing arrangements;
- ii) The scale;
- iii) The appearance;
- iv) The landscaping of the site (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).

3. The development hereby approved shall comprise (in gross internal floor area) no more than than the new floorspace to be created of:-

Indicative total floor area	Land Use Total GIA (sq.m
Foyer and Escape to Ice Rink	1390
Leisure centre (D2)	4010
Bowling Alley (D2)	690
Residential (C3)	150 units
Office (B1a)	3520
Management Suite (B1)	180
Non-food and food retail (A1), cafes, restaurants and café bars (A3, A4 and A5)	9090
Total	29,080

Within the development there shall be a maximum amount of food retail of 700 sq.m GIA and not more than 5% of the non-food retail GIA shall be occupied by uses falling within Class A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

4. All reserved matters shall accord with the development principles set out in the submitted Design and Access Statement and the following approved plans, unless otherwise agreed with the Local Planning Authority;-

Highway Layout Drawings prepared by Vectos;

- VN30196-103 Highway Improvements Proposed Access Off Oakfield Road
- VN30196-104 Oakfield Road / Moss Lane Highway Improvements

Parameter Plans prepared by Ian Simpson Architects;

- The extent of the site boundary as shown on the Site Location Plan (Existing), Parameter Plan 7 (dwg no. 7053-MP-A-F100-P-PP7-099)
- maximum height of the proposed buildings as identified on the approved Vertical Limits of Deviation Parameter Plan 3 (dwg no. 7053-MP-A-F100-P-PP3-099 Rev 01)
- maximum width of the proposed buildings as identified on the approved Horizontal Limits of Deviation Parameter Plan 2 (dwg no. 7053-MP-A-F100-P-PP2-099 Rev 01)

5. Prior to the commencement of each parcel of development, details of energy efficient technologies to be used within that parcel of development, including the use of low carbon and/or renewable energy sources, shall be submitted to and approved in writing by the Local Planning Authority. Agreed measures shall subsequently be implemented prior to the first use of the relevant building within that parcel of the development.
6. Notwithstanding the details submitted to date, no parcel of the development shall commence, until samples of the materials to be used in the construction of the external surfaces of the buildings within that parcel have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
7. (a) Notwithstanding the details submitted to date, no development shall take place until full details of both hard and soft landscaping works, including all public realm works, have been submitted to and approved in writing by the Local Planning Authority. The details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, hard surfaced areas and materials (including provision of dropped kerbs and tactile paving to the Oakfield Road junction), planting plans specifications and schedules (including planting size, species and numbers/densities), existing plants to be retained, and shall show how account has been taken of any underground services.  
  
(b) The landscaping works shall be carried out in accordance with the approved details within 12 months from the date when any building or other development hereby permitted is occupied or carried out as the case may be.  
  
(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, unless the Local Planning Authority gives its written consent to any variation.

8. No external lighting shall be provided within the development other than in accordance with details of design, position and levels of illumination that have been submitted to and received the prior written approval of the Local Planning Authority. Lighting levels from the proposed scheme should be installed and maintained in a manner that does not cause loss of amenity of excessive glare to neighbouring residential and business premises. Approval shall not be given until measures to prevent loss of amenity to existing and future occupants resulting from excessive illumination and glare is agreed in writing with the Local Planning Authority. Any scheme shall be implemented in accordance with such written agreement.
9. No external roller/shutter security shutters shall be installed to doors or windows or other openings within the development other than in accordance with details that have been submitted to and received the prior written approval of the Local Planning Authority.
10. No parcel of the development shall be brought into use other than in accordance with a detailed scheme that provides for crime prevention and community safety within that parcel that has been submitted to and approved in writing by the Local Planning Authority.
11. The noise level from fixed plant on the site, when rated in accordance with BS 4142: 1997, shall not exceed the existing minimum background noise level. The noise levels shall be determined 1 metre from a façade containing a window to a habitable room in the nearest noise sensitive property. The measurements shall be made according to BS 4142:1997.
12. No development shall commence until a scheme for approval detailing the car, motorcycle and cycle parking provision and servicing arrangements for the development has been submitted to and approved in writing by the Local Planning Authority. The agreed provision shall subsequently be provided prior to the first use of any building within that parcel of development and shall thereafter be retained.
13. Development shall not be commenced until provision for hackney carriage rank and coach pick-up/drop off arrangements have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full before the development is first brought into use and shall thereafter be retained.
14. Contaminated Land condition

15. Upon first occupation of the development within Parcel BP C as defined by the Parameter Plan 2 (dwg no. 7053-MP-A-F100-P-PP2-099 Rev 01) the use of Altricham Ice Rink as an Ice Rink will become permanent and lawful.
16. No deliveries or refuse collections to the development shall be made after 2300 hours or before 0700 hours on Mondays to Saturdays and after 2300 hours or before 0800 hours on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.
17. No retail floorspace facing Oakfield Road shall be occupied by uses falling within Classes A3, A4 or A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification) unless otherwise agreed in writing by the Local Planning Authority.
18. No parcel of the development shall commence unless and until details of a Travel Plan/Travel Plans, which should include measurable targets for reducing car travel, have been submitted to and approved in writing by the Local Planning Authority. On or before the first occupation of any building hereby permitted the Travel Plan(s) shall be implemented and thereafter shall continue to be implemented throughout a period of 10 (ten) years commencing on the date of first occupation.
19. Development shall not commence until details for management of car parking within the site and a servicing strategy for the site have been submitted to and approved in writing by the Local Planning Authority. The car parking and servicing within the site shall operate in accordance with the approved details thereafter unless otherwise approved in writing by the Local Planning Authority.
20. Unless otherwise agreed in writing by the Local Planning Authority, no parcel of development hereby approved shall be occupied before the following highway works have been implemented and have commenced operation:- works to Moss Lane; improvements to the light-controlled junction at Manor Road/Moss Lane/Oakfield Road; works to Oakfield Road in accordance with a scheme to be submitted to and approved by the Local Planning Authority.
21. Prior to the commencement of each parcel of development the applicant's, or their agents or successors in title, shall carry out the programme of archaeological recording of the existing site as set out in the Archaeological Desk Based Assessment and Archaeological Statement prepared by the University of Salford dated May 2013.
22. No parcel of development shall commence until measures for mitigating impacts on TV reception, as identified in the PagerPower Aviation Studies report on Television Impact Assessment (dated May 2013), have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

23. The land within the application site not occupied by buildings shall not be used for the storage of goods, equipment, waste or packing materials or other commercial refuse.
24. No parcel of development shall commence until details of bin stores, which shall include accommodation for separate recycling receptacles for paper, glass, cans, plastics and green waste in addition to other household and commercial waste, have been submitted to and approved in writing by the Local Planning Authority. The approved bin stores shall be completed prior to the first occupation of that parcel of the development and shall be retained thereafter.
25. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the development shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
26. No parcel of the development approved by this permission shall commence until a scheme for the provision and implementation of a surface water regulation system has been submitted to and approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
28. Prior to the commencement of each parcel of development a surface water drainage scheme for that parcel of development, based on sustainable drainage principles and the Flood Risk Assessment (FRA) from Capita Symonds (Ref: SS018879 May 2013) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before that parcel of development is completed. The scheme shall also include;
  - Details of exceedence event up to a 1 in 100 year including climate change allowance.
  - Details of how the scheme shall be maintained and managed after completion.
  - Provision of permeable surfacing

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing arrangements embodied within the scheme.

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

**FOR FURTHER INFORMATION PLEASE CONTACT:  
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