

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 12<sup>th</sup> September 2019

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 Chair.

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
<a href="#"><u>94830</u></a>	87 Hope Road, Sale, M33 3AW	Priory	1		
<a href="#"><u>97677</u></a>	Bankside Manufacturing, Blackburn Street, Old Trafford, M16 9JS	Clifford	16		✓
<a href="#"><u>98072</u></a>	Stretford Public Hall, Chester Road, Stretford, M32 0LG	Stretford	44		✓

## **REPRESENTATIONS**

It is considered necessary to further expand on an objection previously received. The objection related to the loss of the existing property and the architectural detailing of the proposed.

Specifically the objection noted that the loss of a substantial Victorian Villa would erode the heritage of Sale. In addition the objection commented that the proposal made no attempt to replicate the features of the existing property and requested that should the proposal be supported that consideration be given to incorporating the features of the existing property in the new development. Furthermore, if possible re-use materials from the property to be demolished, such as chimney pots, or at least salvage them for future use.

## **OBSERVATIONS**

There are number of different house types along Hope Road, which represent the development of the Road over time. Whilst currently the property is in a poor state of repair, it is a prominent property in the street scene that contributes to architectural variety along Hope Road and has features that are representative of the time when it was built.

Officers do not consider that the loss of the existing property overweighs the benefits of the proposal to deliver two family sized dwellings on the site. The existing property, whilst representative of the era in which it was built, is not considered to be of such architectural merit to the retained or features salvaged, nor do Officers consider it necessary that the current proposal replicate the existing property. The proposal is considered to be of an appropriate scale and massing for the plot and has been detailed so as to be a sensitive addition to the streetscene, which Officers are supportive of.

Officers also wish to clarify the description of development, which states that the development is for the erection of two semi-detached five bedroom properties. The report and plans however show four bedroomed properties. The plans do show an office at first floor of single bedroom size and as such the description relates to this as a possible bedroom.

For clarity the considerations for a five bedroom house and four bedroom house are the same is regards to design, amenity and parking and as such does not alter the observations and assessment of the proposal and Officer recommendation.

## **RECOMMENDATION**

There is no change to the recommendation as detailed within the committee report.

**SPEAKER(S) AGAINST:**

**FOR: Miss Dawn Cooper  
(Agent)**

## **CONSULTATIONS**

**LLFA** – Have further considered the recommended conditions and concluded that the two conditions in the Committee report (Conditions 10 and 11) could be merged into one.

## **OBSERVATIONS**

### **Design and Impact on the Streetscene**

At the request of officers amended plans have been submitted to delete the vehicular access gates onto Blackburn Street and to add bedroom windows to the front elevations of Plots, 3, 4 and 5 and remove the side facing bedroom windows previously proposed.

As indicated in the main report there were concerns that the inclusion of gates within the scheme could lead to a sense of segregation between the existing properties and some of those proposed in the new development. The removal of the gates from the scheme is therefore considered beneficial to visual amenity and social cohesion.

It is also considered that the inclusion of bedroom windows into the front bays of Plots 3, 4 and 5 (to reflect the design already proposed for Plot 6) is beneficial to the design of the houses as they break up the areas of previously blank cladding and provide visual interest.

### **Residential Amenity**

The inclusion of windows in the front elevations of Plots 3, 4 and 5 would not reduce the distances set out in the Committee report to the proposed houses at Plots 7, 8 and 9 with a minimum distance between windows of 16 metres. It is therefore considered that the impact on future occupiers of the development would remain acceptable.

The inclusion of bedroom windows in the front of Plots 3, 4 and 5 reflects the design of Plot 6 which already contains a front facing bedroom window and is approximately 29 metres away from the side boundary of No. 18, Woodliffe Street which is the closest existing property opposite.

The front elevations of Plots 3, 4 and 5 are further away from Blackburn Street than Plot 6 and therefore would be no closer to the side boundary of the nearest house opposite at 18 Woodliffe Street. For example, the front elevation of Plot 5 would be

approximately 32 metres away from the side boundary of 18, Woodliffe Street. The front elevations of Plots 3, 4 and 5 are largely screened from any other existing houses opposite by Plots 7, 8 and 9 which directly front onto Blackburn Street. It is not therefore considered that the revised design would result in any greater impact than was stated in the Committee report and would in any event be significantly in excess of the required guidelines away from the nearest off-site property. Conditions 2 and 16 have been amended to reflect the changes to the plans outlined above.

### Highways

There is a vehicular access to the site from Blackburn Street, which currently serves a roller shutter door and which will become redundant. The LHA have therefore requested that this access be closed and the footway reinstated. An additional planning condition has been included to secure this.

### Drainage

In view of the comments of the LLFA Conditions 10 and 11 have been merged into one. All subsequent conditions will be re-numbered accordingly.

### Ecology

Condition 14, relating to foxes has been amended to include the words 'including any works of demolition'

### **RECOMMENDATION:**

The recommendation to **GRANT** is unchanged, subject to revisions to the following conditions:

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:-

- P05C Proposed Site Plan – Undercroft Parking Level
- P06C Proposed Site Plan – Garden Courtyard and First Floor Levels
- P07B Front and Rear Elevations in Context
- P08C Gable End Elevations in Context
- P09C Proposed Floor Plans, Section and Elevations – House Type 1
- P10A Proposed Floor Plans, Front Elevations and Section – House Type 2A and 2B
- P11A Proposed Front and Side Elevations – House Type 2A and 2B
- P12A Proposed Side Elevation and Section – House Type 2A and 2B
- P13A Proposed Plans and Elevations – House Type 3
- P14A Proposed Plans and Elevations – House Type 4
- P16A Existing Elevations and Section – Of Mosque wall looking into site
- P18 Site Section – Worst case gradients and proposed levels.

Reason: To clarify the permission, having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

10. The development hereby permitted shall not take place until such time as a scheme to improve the existing surface water drainage system has been submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the drainage hierarchy in the planning practice guidance. It shall include the utilisation of holding sustainable drainage techniques with the incorporation of two treatment trains to help improve water quality; the ability to accommodate surface water run-off on-site up to the critical 1 in 100-year event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in the most sustainable manner having regard to Policies L5 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

14. No development shall take place, including any works of demolition, until a method statement detailing the Reasonable Avoidance Measures (RAMs) to be adopted in order to avoid and/or minimise any unforeseen disturbance impacts on foxes during the course of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the RAMs detailed in the approved method statement.

Reason: In order to minimise habitat disturbance to foxes having regard to Policy R2 of the Trafford Core Strategy and the National Planning Policy Framework. This is required prior to the commencement of development to ensure that the impact of the work on foxes is minimised from the outset of the development works including site clearance.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) upon first installation the following windows shall be fitted with, to a height of no less than 1.7m above finished floor level of the rooms they serve, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

- The windows in the north-eastern side elevations of Plots 1 and 11
- The dormer windows in the north-western roof elevations of Plots 3, 4, 5 and 6
- The windows in the side elevations of Plots 1-6 inclusive

Reason: In the interest of amenity having regard to Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

And an additional condition:-

21. Before the development hereby approved is first brought into use the redundant vehicular crossing from Blackburn Street shall have been permanently closed and the footway reinstated in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and visual amenity having regard to Policies L4 and L7 of the Trafford Core Strategy and the National Planning Policy Framework.

**Page 44 98072/VAR/19: Stretford Public Hall, Chester Road, Stretford, M32 0LG**

**SPEAKER(S) AGAINST:**

**FOR: Miss Kate McGeevor  
(On behalf of Applicant)**

Following a further review of the conditions it is considered necessary to amend two of the proposed conditions to clarify their intent and the restrictions of the conditions. The conditions relate to the hours of operation and amplified music (condition 4) and the use of the Dorset Street entrance (condition 9).

### **OBSERVATIONS**

The proposed change to condition 4 was due to a typing error: the number of events allowed per month was not specified.

The proposed change to condition 9 was requested by the applicant, due to the need for staff members to use the Dorset Street entrance. As the aim of the condition was to prevent disturbance to nearby residents (e.g. by large numbers of people using this door at night / early morning) it is considered acceptable to alter the wording of the condition to allow staff members only, to use the entrance after hours, in order to exit and secure the building at night. In addition, an error was made in that the original permission allowed for the Dorset Street entrance to be used up until 22:00 hours. The text has been changed from '21:00 hours' to '22:00' to reflect this.

### **RECOMMENDATION:**

The recommendation to **GRANT** is unchanged, subject to revisions to the following conditions (amendments in bold):

#### **Condition 4**

Use of the premises shall be restricted as follows;

- The building shall not be open between the hours of 0000 to 0700 on any day.
- The building shall not be open to the public between the hours of 2200 and 0700 hours on Sunday to Thursday.

- The building shall not be open to the public between the hours of 2300 and 0700 hours Fridays and Saturdays.
- **Amplified music shall not be played outside of the hours of 10:00 - 21:00 on any day, save for 12 occasions per annum, with no more than 2 occasions per calendar month, when amplified may be played between 21:00 - 23:00 on Friday or Saturday.**

Reason: In the interests of residential amenity and having regard to Policy L7 of the Core Strategy.

It is proposed that condition 9 is replaced with the following:

Condition 9

The Dorset Street entrance shall not be used **by members of the public** between the hours of **22:00** – 07:00 on any day.

Reason: In the interests of the residential amenities of the area, having regard to Policy L7 of the Trafford Core Strategy.

**RICHARD ROE, CORPORATE DIRECTOR, PLACE**

**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**