

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 9th January 2014

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
80836	41 Manchester Road, Altrincham, WA14 4RQ	Altrincham	1		
81787	Footpath to the North of Baguley Brook and West of the Bridgewater Canal, Sale	Broadheath	6		
81803	61 Moss Grove Road, Timperley, WA15 6LF	Timperley	14		

Page No 1 80836/FULL/2013: 41 Manchester Road, Altrincham

OBSERVATIONS

The recommendation states that the Trafford Developer Contribution of £5,730.37 is to be split proportionately between Highways and Active Travel Infrastructure; Public Transport Schemes; Spatial Green Infrastructure; Sports and Recreation; and Education facilities.

It is recommended for the avoidance of any doubt that the recommendation includes the specific amounts applicable to each of these TDC categories, which is as follows: -

Highways and Active Travel infrastructure = £69.74

Public transport schemes = £138.10

Spatial Green Infrastructure, Sports and Recreation = £1,651.89

Education facilities = £3,870.64

It is also recommended that the recommendation confirms that any additional amount to be paid up to a maximum £25,477.08 (depending on the developer's level of net profit being better than predicted in the viability appraisal), should also be split proportionately between Highways and Active Travel Infrastructure; Public Transport Schemes; Spatial Green Infrastructure; Sports and Recreation; and Education facilities.

RECOMMENDATION

Amend part A of the recommendation to the following: -

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 of £5,730.37 to be split proportionately as follows: - £69.74 towards Highways and Active Travel Infrastructure; £138.10 towards Public Transport Schemes; £1,651.89 towards Spatial Green Infrastructure; Sports and Recreation; and £3,870.64 towards Education facilities; six trees to be planted on site in accordance with an approved landscape scheme as the Specific Green Infrastructure contribution and to include an overage clause to ensure that an appropriate commuted sum up to a maximum of £25,477.08 is provided should the developer's level of net profit be better than predicted in the viability appraisal and this to be split proportionately between Highways and Active Travel Infrastructure; Public Transport Schemes; Spatial Green Infrastructure; Sports and Recreation; and Education facilities.

Page 6 81797/FULL/2013: Footpath to the North of Baguely Brook and West of the Bridgewater Canal

Please note the application site is in the Brooklands/Broadheath Wards.

Consultations

LHA- No objections on highways grounds

Representations – An additional representation has been received regarding the need for a bat survey to determine whether any of the trees removed are likely to have any medium to high roosting potential for bats. In addition the use of aspen trees to replace those being lost could cause future maintenance issues for the

resurfaced path as these trees are understood to be very prone to the production of suckers from their roots.

Comment – An informative will be added to the decision regarding complying with Environmental legislation in respect of bats.

**HELEN JONES
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ECONOMIC GROWTH & PROSPERITY**

**FOR FURTHER INFORMATION PLEASE CONTACT:
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