

REPLACEMENT OF 4 ANTENNAE TO NORTHERN ELEVATION AND 2 ANTENNAE TO SOUTHERN ELEVATION TOGETHER WITH INSTALLATION OF ANCILLARY ROOFTOP EQUIPMENT AND 3 REMOTE RADIO UNITS.

Essoldo Buildings, 1123, Chester Road, Stretford, M32 8LL

APPLICANT: CTIL

AGENT: WFS Telecom Ltd

RECOMMENDATION: GRANT

This application has been called-in for determination by the Planning Committee by Councillor Anne Duffield, for the reasons set out in this report.

SITE

The application relates to the Grade II Listed Essoldo Building, situated at the corner of Chester Road and Edge Lane. Designed by architect Henry Elder, the building originally opened in 1936 as a cinema and was later converted into a bingo hall.

The Essoldo has two feature elevations with two entrances of art deco style facing Chester Road and the eastern side of Edge Lane (between contemporary buildings No's 17 & 19). The Chester Road entrance was designed to resemble a cash register, with stepped convex surfaces curving upwards and backwards. The side entrance on Edge Lane comprises of a tall convex brick wall above a semi-circular canopy, the two components forming a circular entrance area above which rises a substantial tall, grooved concrete column.

The listing description describes that the Essoldo was amongst the first, and is the only survivor, of Elder's cinemas. Its striking and explicit frontage motifs represent a dramatic departure from theatre influenced cinema planning.

The uppermost eaves level of the Essoldo currently houses telecommunications antennae to its northern elevation, which faces out across its private car park and down Trafford Grove beyond, and on the southern elevation which is visible behind the contemporary buildings from the opposite side of Edge Lane.

PROPOSAL

The application seeks planning permission to replace the four existing telecommunications antennae on the northern elevation of the Essoldo with four new antennae of similar size and design. Likewise, the two antennae to the southern elevation would also be replaced by two new antennae in the same location. Each pair of antennae will be installed around 14m above ground-level, measure approximately 2m x 1m in size, and project up to 1.2m from the face of the building.

Consent is also sought for three Remote Radio Units to be installed in close proximity to the telecommunications antennae and set behind the parapet wall to the building. A series of cabling would be installed on the shallow pitch to the westernmost roof-slope.

A separate application for listed building consent has been submitted for these proposals (ref: 81698/LB/2013) and is included on this agenda.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.
- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 – Design

R1 – Historic Environment

PROPOSALS MAP NOTATION

Stretford Town Centre

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

81698/LB/2013 - Listed Building Consent to replace four telecommunications antennae on northern elevation; replace two telecommunication antennae on the southern elevation; and to install three remote radio units and additional ancillary equipment – Current application

80066/FULL/2013 – Installation of wall-mounted 300mm diameter telecommunications dish antennae to eastern elevation of the building – Refused, 18-04-2013

80067/LB/2013 – Installation of wall-mounted 300mm diameter telecommunications dish antennae to eastern elevation of building – Refused, 18-04-2013

H/63239 – Replacement of three telecommunications antennas onto existing pole mounts and the installation of 1 no. 600mm dish onto a new support pole - Approved with Conditions, 15-12-2005

H/LB/63240 – Listed Building Consent for the replacement of three telecommunications antennas onto existing pole mounts and the installation of 1 no. 600mm dish onto a new support pole and development ancillary thereto - Approved with conditions, 15/12/2005

H/57471 - Installation of 3 no. antennae (2 face mounted on the building and the third mounted on a 5.5m climbable pole) together with ancillary equipment - Approved with Conditions, 18-12-2003

H/LB/57470 - Listed Building Consent involving the installation of 3 no. antennae (2 face-mounted on the building and the third mounted on a 5.5m climbable pole) together with ancillary equipment - Approved With Conditions, 18-12-2003

H/51788 - Installation of telecommunications equipment consisting of 3no. 3G antennae and 3G equipment cabinet – Approved with Conditions, 16/08/2001

H/LB/51787 - Installation of telecommunications equipment consisting of 3 no. 3G antennae and 3G equipment cabinet – Approved with Conditions, 16/08/2001

H/50969 - Installation of telecommunications equipment comprising 3 antennae and an equipment cabin – Approved with Conditions, 09/03/2001

H/LB/50932 - Installation of telecommunication equipment including 3 antennae and an equipment cabin – Approved with Conditions, 08/03/2001

H46187 - Listed building consent for installation of 3 aerials and internal equipment housing - Approved with conditions, 02/09/1998

H46173 - Installation of three aerials - Approved with conditions, 02/09/1998

APPLICANT'S STATEMENT

The applicant has provided a supporting statement and separate heritage statement with their submission. These state that the impact of the proposal would be insignificant for the following reasons:

- Given the sheer size and scale of the host building;
- That the size of the proposed apparatus reflects that already installed;
- The apparatus has been positioned well below the parapet level;

The submitted documents also state that:

- The newly proposed elements will not permanently alter the historic fabric or character of the host building and will be of minimal proportions that when viewed in full context they will in no way compete as a dominant feature on the building.
- In order to ensure a minimum impact upon local amenity, the design, colours and antennae heights of the proposed development reflect the general principles of the existing infrastructure as far as is operationally practicable.
- This upgrade will negate the need for an entirely new installation to meet the service demands in this specific locality.

CONSULTATIONS

None

REPRESENTATIONS

One letter of objection has been received from a nearby resident, expressing concern that the building continues to be used for telecommunications masts but remains vacant inside.

A further letter has been submitted on behalf of the Stretford Town Centre Partnership, which expresses concern with the impact of the works on the listed building, and the affect that it would have on visibility in surrounding roads. It also raises an objection to the principle of adding more telecommunications equipment to the building.

Councillor Anne Duffield has called the application in for determination by the planning committee and has expressed concerns with the impact that additional telecommunications equipment would have on the iconic and historic building in the heart of Stretford Town centre. The representation also indicates that the development would not have a positive impact on the listed building or its setting, and would welcome a future application to bring it back into use.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. Paragraph 46 of the NPPF explains that Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.
2. The applicant has provided a copy of their Declaration of Conformity with ICNIRP Public Exposure Guidelines to confirm that the telecommunications infrastructure that is the subject of this application accords with all relevant legislation and as such will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest. Therefore there are no objections to the principle of telecommunications equipment being installed, subject to them also meeting the relevant tests set out in Policies L7 and R1 of the Trafford Core Strategy, and other relevant sections of the NPPF.

IMPACT ON THE LISTED BUILDING

3. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The NPPF goes on to explain, in Paragraphs 132-134, that an assessment will need to be made as to whether or not the development is considered to lead to substantial harm, or less than substantial harm. Where a development proposal will lead to less than substantial harm to the significance

of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

4. The former Essoldo cinema is Grade II Listed. Its architectural features of most significance are considered to be the intact plan-form of its interior, and the two art-deco feature entrances fronting Chester Road and Edge Lane. The main body of the building is comparatively simple and it is on the northern and southern faces of this that telecommunication antennae have historically been sited. Inspection of the site's planning history reveals that telecommunications infrastructure was first installed on the building in 1998, which post-dates its listing in 1994.
5. The existing equipment on the building has been positioned high above ground level, close to the eaves, so as to achieve the best possible signal. Consequently the antennae form relatively prominent features and are visible from the Edge Lane, Chester Road, Radnor Street and Trafford Grove streetscenes. Importantly they can also be viewed in conjunction with the entrance portals and as such are considered to harm the significance and enjoyment of the listed building.
6. The six telecommunications antennae proposed under this application would be sited in the same position as the six that they are set to replace. Furthermore their size and design would also closely align with their predecessors. Given this, and that the antennae will sit on faces of the building that are of limited architectural significance, it is considered that this aspect of the proposal will have no discernable additional impact on the listed building and its setting over and above that currently imposed by the existing infrastructure. For this reason, there are no objections to the installation of the six number antennae.
7. The proposed 3no. Remote Radio Units involves the installation of new, additional equipment on the roof of the building, rather than an upgrade of existing infrastructure already in place. However the impact of this aspect of the scheme on the significance of the listed building is again considered to be limited, given that it will not affect the fabric of the most architecturally important elements of the building, or views of it from street level and windows from the surrounding properties.
8. The negligible detrimental impact that has been identified above equates to 'less than substantial harm' to the designated heritage asset, as set out in the NPPF. In this instance this is considered to be sufficiently outweighed by the public benefits associated with the proposed upgrade in communications infrastructure, something which is recognised in Paragraph 42 of the NPPF as being essential for sustainable economic growth.
9. An assessment of the applicant's method of affixing the proposed equipment to the fabric of the building is covered under a separate application for listed building consent, which also sits on this Committee Agenda – ref: 81698/LB/2013.

VISUAL AMENITY AND STREETSCENE

10. The 2no. south-facing antennae will be visible at street level from Edge Lane, between the buildings of No. 17-19. The 4no. antennae proposed in two pairs on the northern elevation are visible down Trafford Grove and short sections of Radnor Street and the A56 Chester Road. As described above, the siting, size and design of the telecommunications equipment will closely match that of the existing infrastructure attached to the building and therefore the impact of this aspect of the development on the visual amenities of the area is deemed to be acceptable.

11. The proposed RRU's have been designed so as not to exceed the top of the 900mm high parapet wall that encloses this part of the Essoldo roof. As such this aspect of the development will not be visible from the surrounding streetscene and will therefore not have a detrimental effect on the visual amenities of the area.

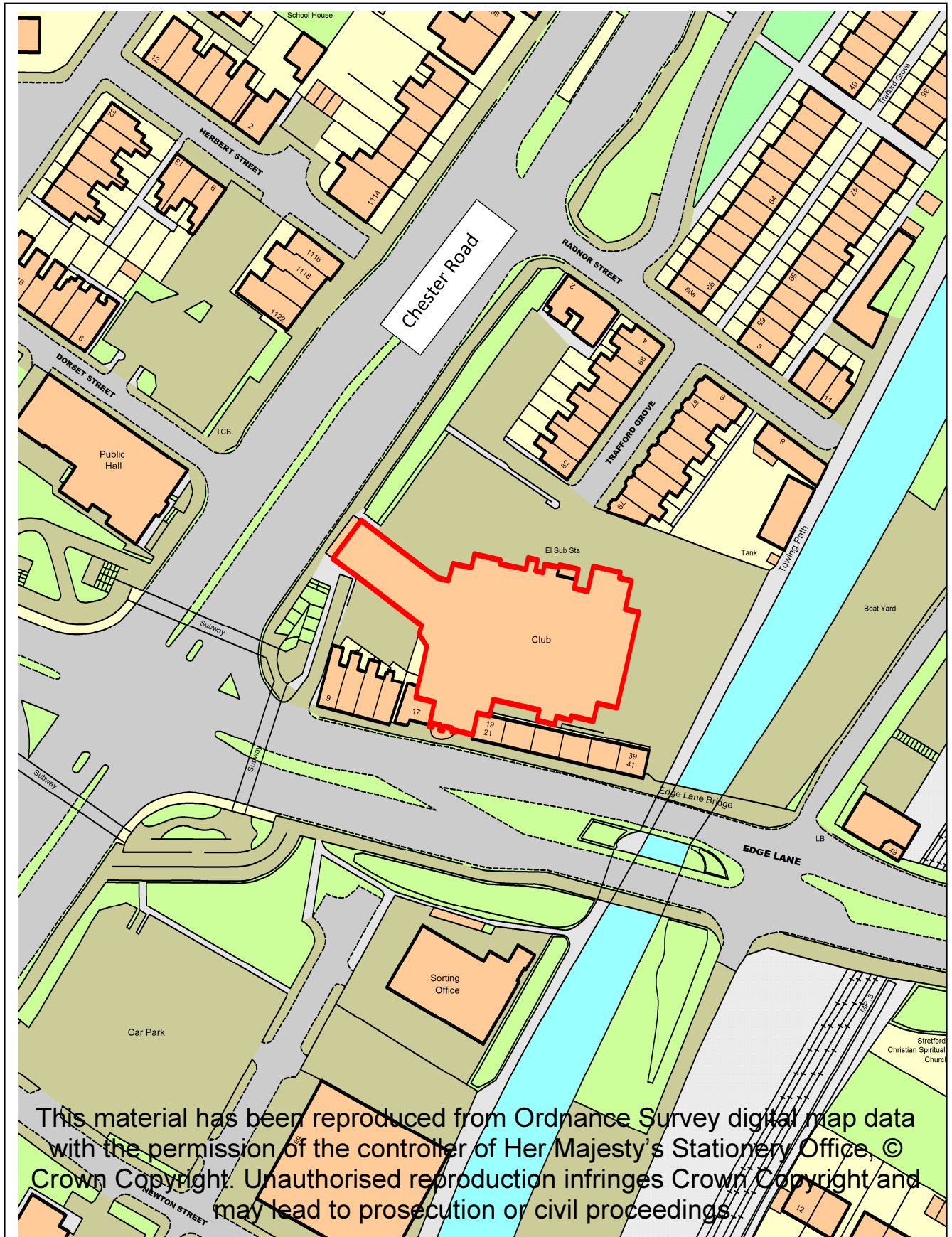
CONCLUSION

12. The replacement of telecommunications equipment on the facades of the Essoldo, and installation of new infrastructure behind the parapet wall to the roof, will not unduly harm the significance of the listed building, or the visual amenities of the area generally. The development is therefore considered to be in compliance with Policies L7 and R1 of the Trafford Core Strategy, along with national guidance contained within the NPPF.

RECOMMENDATION: GRANT SUBJECT TO THE FOLLOWING CONDITIONS

- 1) Standard time limit;
- 2) Compliance with all Plans;
- 3) Colour of antennae to be agreed with LPA;
- 4) Approved equipment to be removed when redundant.

JK



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LOCATION PLAN FOR APPLICATION No: - 81697/FULL/2013

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Head of Planning Services

Trafford Town Hall, 1st Floor, Talbot Road, Stretford, M32 0TH

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LISTED BUILDING CONSENT TO REPLACE FOUR TELECOMMUNICATIONS ANTENNAE ON NORTHERN ELEVATION; REPLACE TWO TELECOMMUNICATION ANTENNAE ON THE SOUTHERN ELEVATION; AND TO INSTALL THREE REMOTE RADIO UNITS AND ADDITIONAL ANCILLARY EQUIPMENT.

Essoldo Buildings, 1123 Chester Road, Stretford, M32 8LL

APPLICANT: CTIL

AGENT: WFS Telecom Ltd

RECOMMENDATION: GRANT

This application has been called-in for determination by the Planning Committee by Councillor Anne Duffield, for the reasons set out in this report.

SITE

The application relates to the Grade II Listed Essoldo Building, situated at the corner of Chester Road and Edge Lane. Designed by architect Henry Elder, the building originally opened in 1936 as a cinema and was later converted into a bingo hall.

The Essoldo has two feature elevations with two entrances of art deco style facing Chester Road and the eastern side of Edge Lane (between contemporary buildings No's 17 & 19). The Chester Road entrance was designed to resemble a cash register, with stepped convex surfaces curving upwards and backwards. The side entrance on Edge Lane comprises of a tall convex brick wall above a semi-circular canopy, the two components forming a circular entrance area above which rises a substantial tall, grooved concrete column.

The listing description describes that the Essoldo was amongst the first, and is the only survivor, of Elder's cinemas. Its striking and explicit frontage motifs represent a dramatic departure from theatre influenced cinema planning.

The uppermost eaves level of the Essoldo currently houses telecommunications antennae to its northern elevation, which faces out across its private car park and down Trafford Grove beyond, and on the southern elevation which is visible behind the contemporary buildings from the opposite side of Edge Lane.

PROPOSAL

The application seeks listed building consent to replace four existing telecommunications antennae on the northern elevation of the Essoldo with four new antennae of similar size and design. Likewise, the two antennae to the southern elevation would also be replaced by two new antennae in the same location. Each pair of antennae will be mounted on support poles attached to the building at around 14m above ground-level. The antennae measure approximately 2m x 1m in size, and project up to 1.2m from the face of the brickwork.

Consent is also sought to affix three Remote Radio Units, arranged in a line on a free-standing support frame, to the roof of the building. They would sit in close proximity to the

telecommunications antennae, albeit set behind a low parapet wall. A series of cabling would also be installed on the shallow pitch to the westernmost roof-slope.

A separate application for planning permission has been submitted for these proposals (ref: 81697/FULL/2013) and is included on this agenda.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

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PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 – Design

R1 – Historic Environment

PROPOSALS MAP NOTATION

Stretford Town Centre

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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RELEVANT PLANNING HISTORY

81697/FULL/2013 - Replacement of 4 antennae to northern elevation and 2 antennae to southern elevation together with installation of ancillary rooftop equipment and 3 remote radio units – Current application

80066/FULL/2013 – Installation of wall-mounted 300mm diameter telecommunications dish antennae to eastern elevation of the building – Refused, 18-04-2013

80067/LB/2013 – Installation of wall-mounted 300mm diameter telecommunications dish antennae to eastern elevation of building – Refused, 18-04-2013

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APPLICANT'S STATEMENT

The applicant has provided a supporting statement and separate heritage statement with their submission. These state that the impact of the proposal would be insignificant for the following reasons:

- Given the sheer size and scale of the host building;
- That the size of the proposed apparatus reflects that already installed;
- The apparatus has been positioned well below the parapet level;

The submitted documents also state that:

- The newly proposed elements will not permanently alter the historic fabric or character of the host building and will be of minimal proportions that when viewed in full context they will in no way compete as a dominant feature on the building.
- In order to ensure a minimum impact upon local amenity, the design, colours and antennae heights of the proposed development reflect the general principles of the existing infrastructure as far as is operationally practicable.
- This upgrade will negate the need for an entirely new installation to meet the service demands in this specific locality.

CONSULTATIONS

None

REPRESENTATIONS

One letter of objection has been received from a nearby resident, expressing concern that the building continues to be used for telecommunications masts but remains vacant inside.

A further letter has been submitted on behalf of the Stretford Town Centre Partnership, which expresses concern with the impact of the works on the listed building, and the affect that it would have on visibility in surrounding roads. It also raises an objection to the principle of adding more telecommunications equipment to the building.

Councillor Anne Duffield has called the application in for determination by the planning committee and has expressed concerns with the impact that additional telecommunications equipment would have on the iconic and historic building in the heart of Stretford Town centre. The representation also indicates that the development would not have a positive impact on the listed building or its setting, and would welcome a future application to bring it back into use.

OBSERVATIONS

IMPACT ON THE LISTED BUILDING AND ITS SETTING

1. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The NPPF goes on to explain, in Paragraphs 132-134, that an assessment will need to be made as to whether or not the development is considered to lead to substantial harm, or less than substantial harm. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal
2. The former Essoldo cinema is Grade II Listed. Its architectural features of most significance are considered to be the intact plan-form of its interior, and the two art-deco feature entrances fronting Chester Road and Edge Lane. The main body of the building is comparatively simple and it is on the northern and southern faces of this that telecommunication antennae have historically been sited. Inspection of the site's planning history reveals that telecommunications infrastructure was first installed on the building in 1998, which post-dates its listing in 1994.
3. The means of affixing the antennae to the building, using support poles and yoke brackets, shall remain the same as that used for the equipment that they are set to replace. As such the development should not result in undue damage to the external fabric of the designated heritage asset. Given also that the size, siting and design of the antennae will match the existing equipment to be removed from the building, and that they sit on faces of the Essoldo that are of limited architectural significance, it is considered that this aspect of the proposal will have no discernable additional impact on the external appearance or subsequent significance and setting of he listed building. For this reason, there are no objections to the installation of the six number antennae.

4. The proposed 3no. Remote Radio Units shall be positioned together and arranged in a row on a freestanding steel frame, mounted onto a 600mm x 900mm pavier, which in turn would be set onto a marine plywood base. This supporting frame would be attached to the neoprene sheet upper layer of the Essoldo's roof by 4no. screws. This is considered to be a relatively unobtrusive method of attaching this amount of infrastructure to the building and it is again recognised that the parapet roof is not an aspect of the Essoldo that has been identified as being of particular architectural significance.
5. The proposed RRU's have been designed so as not to exceed the top of the 900mm high parapet wall that encloses this part of the Essoldo roof. As such this aspect of the development should not have a detrimental impact on the significance of the designated heritage asset.
6. The negligible detrimental impact that has been identified above equates to 'less than substantial harm' to the designated heritage asset, as set out in the NPPF. In this instance this is considered to be sufficiently outweighed by the public benefits associated with the proposed upgrade in communications infrastructure, something which is recognised in Paragraph 42 of the NPPF as being essential for sustainable economic growth.

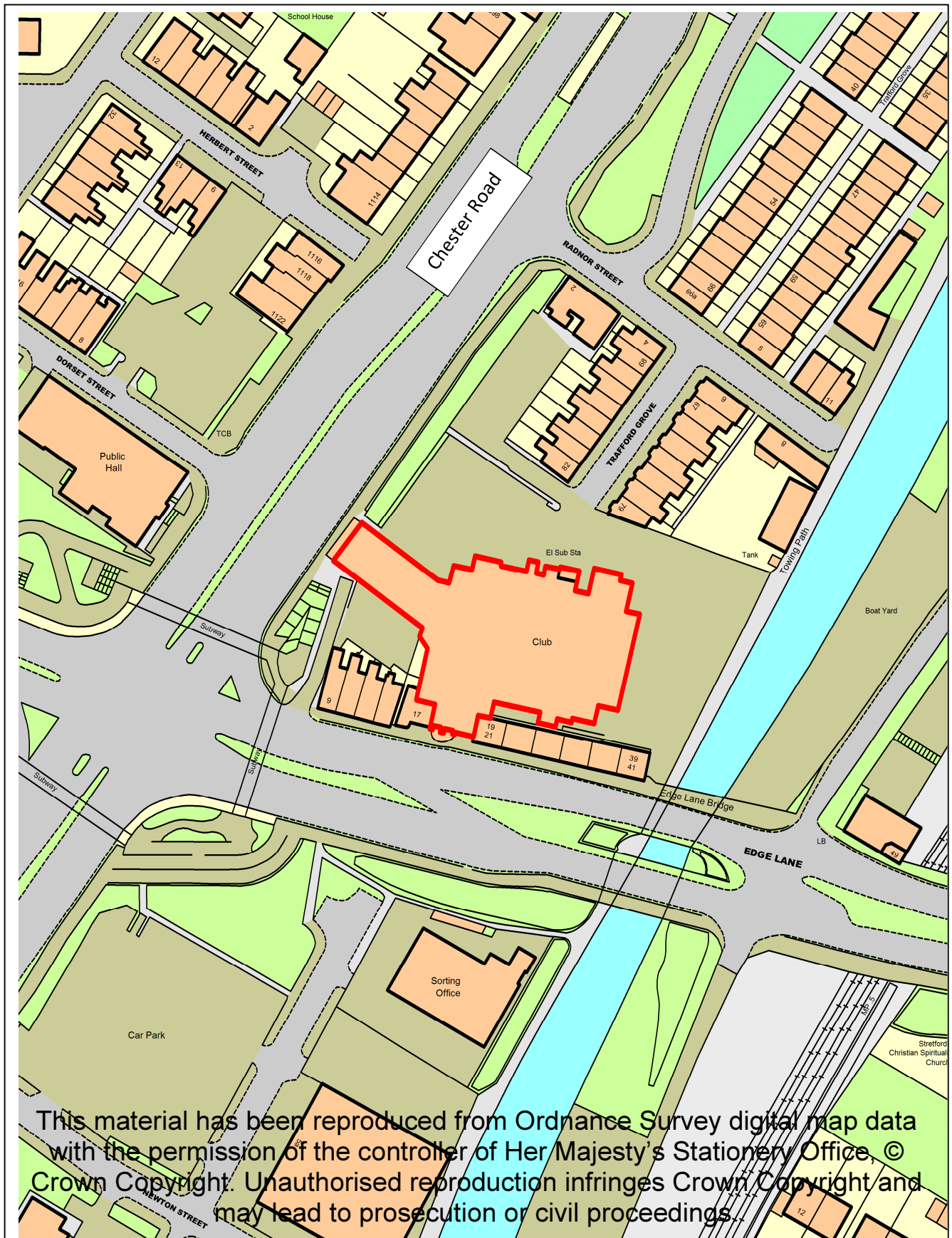
CONCLUSION

7. The replacement of telecommunications equipment on the facades of the Essoldo, and installation of new infrastructure behind the parapet wall to the roof, will not unduly harm the external fabric of the designated heritage asset, or its significance generally. The development is therefore considered to be in compliance with Policies L7 and R1 of the Trafford Core Strategy, along with national guidance contained within the NPPF.

RECOMMENDATION: GRANT SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) Standard time limit;
- 2) Compliance with all Plans;
- 3) Colour of antennae to be agreed with the LPA;
- 4) Approved equipment to be removed when redundant.

JK



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LOCATION PLAN FOR APPLICATION No: - 81698/LB/2013

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Head of Planning Services

Trafford Town Hall, 1st Floor, Talbot Road, Stretford, M32 0TH

Top of this page points North

CONSTRUCTION OF A HYDROELECTRIC PLANT SCHEME ON SOUTH EMBANKMENT. EXCAVATION WORKS WITHIN EMBANKMENT TO CREATE INTAKE AND OUTFALL CHANNELS, FISH AND EEL PASSES, AND TO ACCOMMODATE TURBINE AND ASSOCIATED PLANT EQUIPMENT. ERECTION OF ABOVE-GROUND PLANT-BUILDING, INSTALLATION OF RAILINGS, AND FORMATION OF HARD-SURFACING.

Irlam Locks, Irlam Road, Urmston, M41 6TZ

APPLICANT: Peel Energy Ltd

AGENT: Renewables First Ltd

RECOMMENDATION: GRANT

SITE

The application site relates to an area of land adjacent to Irlam Locks, Flixton, on the eastern embankment of the Manchester Ship Canal (MSC). The Locks comprise of two ship locks and sluice gates which serve to regulate navigational water levels for the Ship Canal.

The area of land on which this development is proposed sits adjacent to the sluice gates and comprises of a stone abutment on the edge of the canal, part of a public footpath, and the turning head of an access track which extends northwards to meet the Irlam Road highway.

Land to the east of the Ship Canal falls within the Green Belt, with the area immediately beyond the access track occupied by a Wastewater Treatment Works. A proportion of the application site is designated as Green Belt land.

The Ship Canal forms the Borough boundary between Trafford, on the eastern side, and Salford City Council to the west. A four-storey apartment block sits on this latter embankment, and faces towards Irlam Locks.

PROPOSAL

This application has been submitted on behalf of Peel Energy and seeks consent to install a hydroelectric turbine and supporting infrastructure on the eastern embankment, adjacent to the sluice gates which are connected to Irlam Locks. The resulting Hydroelectric Plant (HEP) would be capable of generating 4.5 gigawatt-hours (GWh) of renewable electricity per annum, which is sufficient to supply the average annual needs of over 1000 homes.

The installation of the HEP scheme would involve the following below-ground excavation works within the abutment of the embankment directly to the south of the sluice gates. :

- Formation of intake, flume, draft tube, and outlet channels;
- Construction of fish and eel passes;
- Installation of a Kaplan turbine and associated plant equipment;

Furthermore the scheme also includes the following above-ground works in this area:

- A brick-built plant-building, measuring 8m x 7m in footprint, to house a grid-connection, sub-station and other associated plant equipment;
- Raked inlet screens which would protrude above the canal water-level;
- A realignment of the public footpath so that it diverts around the proposed outbuilding;
- Installation of new railings, to replace an existing section of palisade fencing, along the canal edge.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

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- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L4 – Sustainable Transport and Accessibility

L5 – Climate Change;

L7 – Design;

R2 – Natural Environment;

R4 – Green Belt, Countryside and Other Protected Open Land.

PROPOSALS MAP NOTATION

A proportion of the site falls within the Green Belt

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

Irlam locks

H/48717 - Construction of hydro-electric power station comprising inlet canal, power house and draught tube – Approved with Conditions, 24th February 2000

H39433 – Construction of hydro-electric power station comprising inlet canal, power house,

and draught tube – Approved with Conditions, 28th September 1994

Mode Wheel Locks (Next set of locks upstream (to the north))

81863/FULL/2013 - Construction of Hydroelectric Plant scheme on central ship lock. Enabling works to include installation of cofferdams, bracing, and dewatering of small ship lock. Installation of intake screen and channel; fish and eel pass; mechanical turbine and screens. Erection of above-ground buildings to house turbine and plant and machinery – Approved with Conditions, 10th January 2014

CONSULTATIONS

LHA: No objections.

Built Environment: No objections to temporary diversion of footpath.

Salford City Council: No objections.

Environment Agency: No objections. Conditions relating to final design of fish pass and fish screens to be agreed. Impact of HEP scheme on flood-levels to be provided.

Pollution and Licensing: No objection subject to recommendations within the submitted Noise Assessment Report being adhered to.

GMEU: No objections. Standard conditions relating to bird nesting and invasive species recommended.

Manchester Ship Canal Company: Support the development – no observations.

Ramblers Association: No comments received.

REPRESENTATIONS

One representation has been received from a local resident of Trafford, via Councillor John Reilly, which highlights that the access road leading up to Irlam Locks is in a dreadful condition with potholes and overgrown vegetation, and could be made considerably worse by the traffic that the proposal will require. It states that they object to the plan unless the applicant upgrades and maintains the access road.

Five letters of objection have been received from residents of Irlam, in the Borough of Salford. Their concerns can be summarised as follows.

- The tranquillity of the waters around the new housing establishment would be disturbed. The turbine will generate a constant hum (to the detriment of residential amenity) and will form part of other surrounding industrial uses that also generate noise;
- The development will affect the outlook from residential properties on the opposite side of the MSC.
- No consideration has been given to the potential flood risks or potential for dust disruption.
- The development could disrupt the ability for cyclists and pedestrians to cross the MSC.
- This is a residential area that is being impacted on by several schemes similar to this being proposed on all sides;
- The development will add more congestion to the A57;

- There would be no benefits to the people of Irlam as a result of the development;

APPLICANT'S SUPPORTING STATEMENTS

A series of supporting documents have been provided on behalf of the applicant, which include two Planning Statements (that also make reference to flood risk and cultural heritage), a Noise Impact Assessment; Habitat Survey; and an Appraisal of Fish Screen and Passage Options. The relevant details of these statements are referred to below within the corresponding sections of the report.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. The application seeks consent to develop a Hydro-Electric Power (HEP) scheme to provide enough renewable energy to supply the average annual needs of over 1,000 homes. Paragraph 98 of the National Planning Policy Framework (NPPF) states that when determining planning applications, local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also to recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emission. Policy L5 of the Trafford Core Strategy is also relevant to this proposal and states that the Council recognises the role that commercial and community low carbon, renewable and decentralized energy generation and distribution facilities can play in reducing CO2 emissions and providing viable energy supply options to serve new and existing developments. The impact of such infrastructure and any suitable mitigation measures will be assessed in-line with the policies within the Core Strategy, in particular Policy L7 – Design.

GREEN BELT

2. The area of land to the east of the Manchester Ship Canal falls within the Green Belt, and the proposed development encroaches 8.5m into its western fringe. The NPPF explains that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 91 of the NPPF states that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.
3. The majority of the proposal is set to be located underground or within the Ship Canal itself, and therefore will not impact upon the openness of the Green Belt. However the scheme does include a brick plant-building that measures 8m x 7m in footprint, and has a uniform height of 2.6m.
4. The applicant's Planning Statement acknowledges the location of the plant building and indicates that it serves the development as a whole which directly corresponds with the core land-use planning principle expressed within the NPPF which aims to 'support the transition to a low carbon future in a changing climate, taking full account of flood-risk and coastal change, and encourage the re-use of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by development of renewable energy (para. 17 bullet six)'. The statement goes on to argue that the un-intrusive scale of the building, along with its architectural design, will reduce

any harm that may be occasioned to openness of the Green belt and general visual amenity. Furthermore any harm would be very limited in terms of geographic extent.

5. It is considered that the proposed structure will encroach marginally into the Green Belt and as such will, by definition, result in a degree of harm. It is however recognised that the plant building, along with the rest of the proposal, is reasonably required in this particular location (i.e. adjacent to the ship canal and the sluice gates) in order to perform its intended function. Furthermore it is considered that the modest footprint (56sqm) of the scheme, coupled with its low height and appropriate use of materials (to match the brickwork on the historic sluice gates) will result in only a marginal impact on the openness of the Green Belt and its visual amenities. A public footpath follows the canal and passes through the application site, thus providing public vantage points of the surrounding Green Belt; however it is not considered to be a highly sensitive area of Green Belt land given that it sits in the immediate context of a brick and concrete footbridge, and the neighbouring Wastewater Treatment Works. Finally significant weight is attached to the wider environmental benefits that would result from the installation of a plant that is capable of generating renewable energy for, on average, 1,000+ homes a year. It is considered that these benefits are significant enough to equate to very special circumstances that would outweigh any harm to the openness and visual amenities of the Green Belt that would result from the proposed plant-building.

ECOLOGY

6. The Manchester Ship Canal is populated by fish and eel species, and as such consideration has been given to how the proposed hydropower scheme will impact upon aquatic ecology. The proposals include fish and eel passes within its design to reduce barriers for migrating fish. It is considered that such a feature will contribute towards the long-term objectives for the region (and the MSC) which are to improve the water quality and subsequently the biodiversity of its waterways. Subject to the final design of the fish pass and fish screens being agreed with the Environment Agency there are no objections to the impact of the proposal on the aquatic ecology of the MSC.
7. The submitted Habitat Survey has indicated that there is little risk of any otter habitats existing in the vicinity of the affected embankment, a conclusion which has been accepted by GMEU. The applicant should ensure that the process of vegetation clearance along the bank takes place outside of bird nesting season, and that the Japanese knotweed that exists nearby is suitably controlled.

FLOOD RISK

8. The Flood Risk Assessment contained within the submitted Planning Support Statement states that the development comprises of water compatible infrastructure, and therefore is at little risk of damage due to flooding. It goes on to state that its modest footprint and siting adjacent to a large flood-plain (which sits at a lower level) means that it will not have a significant impact on overland flows. The net balance of excavated material and installed concrete will actually cause a small increase in available flood storage volume within the MSC, and the development will not reduce the channel conveyance capacity, or reduce the existing channel cross-section or gradient, as all of the works are contained within the existing abutment. The methodologies and conclusions set out within the submitted FRA are accepted by the LPA and it is therefore considered that the proposed development will not increase the risk of flooding at Irlam Locks.

RESIDENTIAL AMENITY

9. The nearest residential properties lie to the west of the Ship Canal, within the administrative area of Salford City Council, in excess of 130m away and comprise of two apartment blocks. A Noise Assessment Report submitted with this application has indicated that, providing appropriate design criteria are applied to the generator enclosure, the development should not result in undue noise disturbance to these nearest residents. The Council's Pollution and Licensing Officer has requested that the design of the generator plant complies with the recommendations set out within the submitted Noise Report.

DESIGN AND HERITAGE

10. The Irlam Locks were constructed at the end of the 19th Century as part of the Manchester Ship Canal and, along with the canal itself, include certain features considered to be of cultural and historic value to the local area. No aspects of the Irlam Locks on Trafford or Salford owned land, benefit from a Listed status. The applicant has confirmed that the Locks and Sluice Gates will not be altered as part of this development, and has justified the siting of the above-ground plant building through its required proximity to the turbine, as the two are mechanically linked by the drive shaft. The palette of materials that has been indicated, including the proposed stone parapet and decorative course, will allow the plant-building to sit reasonably comfortably next to the existing historic structures, whilst the replacement of a stretch of palisade fencing with lower-level railings represents a positive addition. Finally it is considered that views of the Locks from the public footpath will not be unduly interrupted by the plant-building, due to its siting and reasonably modest size.
11. The proposed excavations and alterations to the embankment will largely be hidden below the water-line. Where intake/outfall or fish pass channels are visible, it is noted that they have been designed as archways topped with brick headers to remain in-keeping with the character of the adjacent Locks.

ACCESS, HIGHWAYS AND PARKING

12. The proposed development will, once constructed, be largely self-maintaining and therefore does not require parking spaces to be associated with it for full-time operatives. A further consequence of this is that the amount of trips to/from the site across the year will be very limited. It is acknowledged that the access road connecting Irlam Road with the application site is in a poor state of repair, however it is considered that the proposed development will not generate a sufficient level of vehicular activity once constructed that would reasonably justify requiring the applicant to undertake substantial repair works to the entire stretch of access road. Notwithstanding this it is recommended that a condition be added which requires the developer to 'make good' the turning head adjacent to the application site once construction of the hydropower scheme has been completed, as it is likely that this area will be occupied and impacted upon regularly by large construction vehicles.
13. The proposed plant-building is set to be sited across part of an existing public footpath, which follows the eastern embankment of the MSC. The proposed site plan however indicates that only a minor alteration to the alignment of this footpath is required in order to maintain public access along the canal and across it also onto the Salford side. The developer has also proffered a series of workable diversion routes that will temporarily be put in place whilst access along the existing footpath is obstructed during construction. The final details of this footpath diversion order should be agreed with the LHA prior to development commencing on site.

CONCLUSION

14. The proposed development will generate sufficient renewable energy to power, on average, in excess of 1,000 homes a year. The environmental benefits associated with this are considered to significantly outweigh the limited harm to the openness and visual amenities of the Green Belt. Furthermore the development should serve to enhance the aquatic biodiversity of the Manchester Ship Canal; will not increase the risk of flooding in the area; and will not result in a significant increase in the number of trips to/from this part of the Borough. Therefore for these reasons the application is recommended for approval, subject to the following conditions.

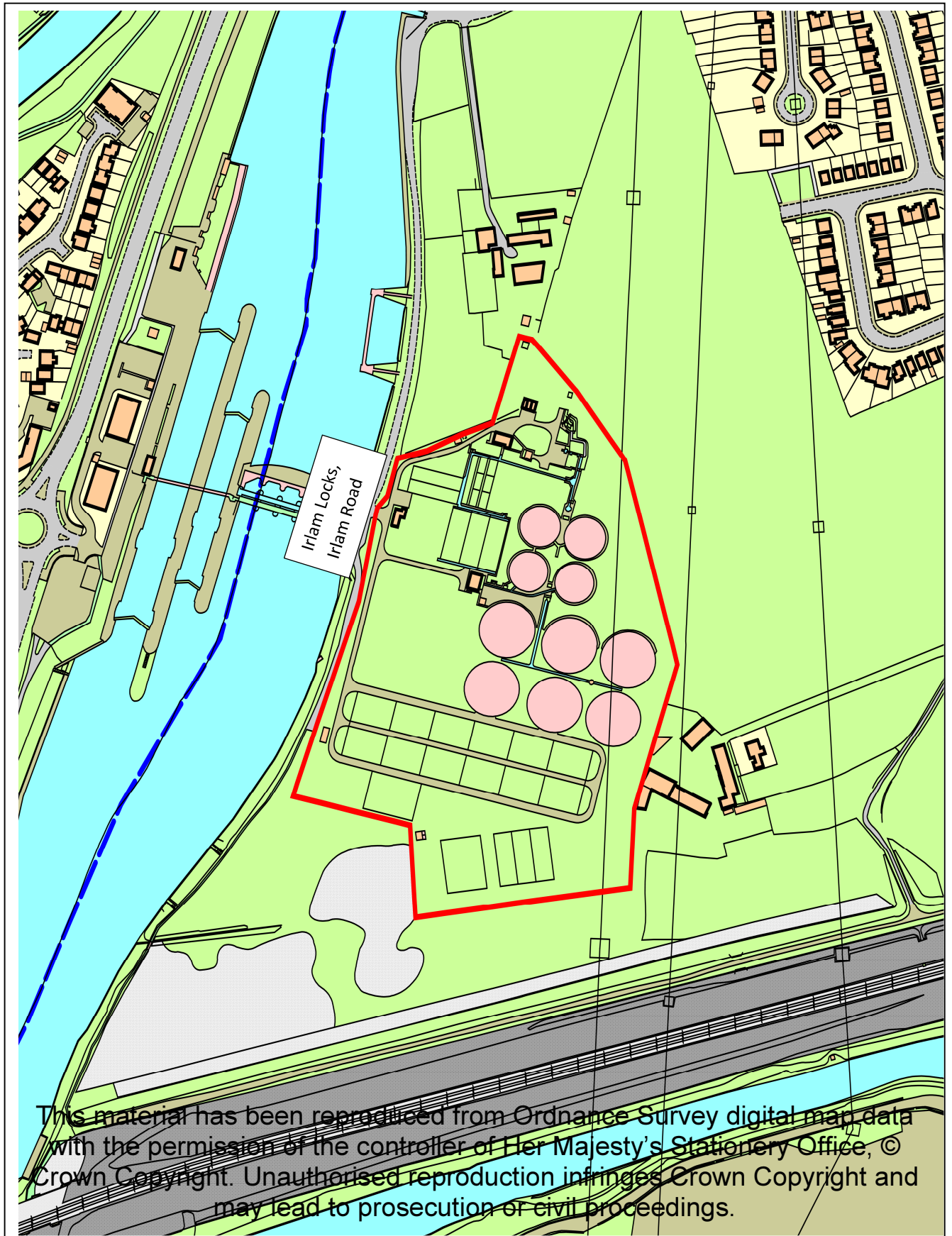
RECOMMENDATION: GRANT subject to the following conditions:

- 1) Standard;
- 2) Compliance with all plans;
- 3) Materials;
- 4) Colour of railings and steel doors to plant building;
- 5) Final design of fish pass to be agreed;
- 6) Final design of fish screens to be agreed;
- 7) Impact of hydro-power scheme on flood levels to be shown;
- 8) No clearance of vegetation during bird nesting season;
- 9) Method statement for control and avoidance of invasive species;
- 10) The development hereby approved shall not be brought into use unless and until an updated Noise Impact Assessment, based on the final design details of the generator plant and its enclosure, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be constructed in accordance with the approved details and noise mitigation measures and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 11) Make good the hard-surfaced area around turning circle.

Informative

A "Footpath Diversion Order" will need to be agreed before any works commence on site.

JK



LOCATION PLAN FOR APPLICATION No: - 81829/FULL/2013

Scale 1:3250 for identification purposes only.

Head of Planning Services

1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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CHANGE OF USE FROM A1 TO A3 & A5 RESTAURANT AND TAKEAWAY.

Booze Zone Plus, 40 Riddings Road, Timperley, WA15 6BP

APPLICANT: Mr Muzaffar Hussain

AGENT: NA Design & Construction Ltd

RECOMMENDATION: GRANT

SITE

The application site relates to a vacant A1 retail unit formally in use as a convenience store (off-Licence). The premises are located within a terrace of two commercial premises including a pharmacy; Chinese takeaway; Indian takeaway and newsagent along with residential apartments at first floor. The site is located within a Neighbourhood Shopping Centre.

PROPOSAL

This application seeks approval for a change of use from A1 to A3 & A5 Restaurant and Takeaway.

The proposed hours of use suggested by the applicant are Monday – Friday 1100hrs – 2300hrs and Saturday – Sunday (inc. Bank Holidays) 1100hrs – 2400hrs.

The proposal also involves the installation of an external flue to the rear of the premises and the formation of a new door opening on the rear elevation to allow a new access to the residential flat above, which is currently accessed from within the premises. The original plans submitted included a new external staircase to the rear to allow a new access to the existing first floor flat; this has now be withdrawn due to concerns regarding overlooking.

DEVELOPMENT PLAN**The Development Plan in Trafford Comprises:**

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan** (UDP), adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 - Design

W2 – Town Centres & Retail

PROPOSALS MAP NOTATION

Neighbourhood Shopping Centre

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

S10 – Local and Neighbourhood Shopping Centres

S14 – Non Shop uses within Local and Regional Shopping Centres

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

H/37512 – demolition of existing single storey rear timber extension and change of use of property from shop & residential accommodation to shop and store on ground floor and vacant first floor. Erection of single storey rear extension to store – Approved 18/08/1993

APPLICANT'S SUBMISSION

The applicant has submitted a Design and Access Statement in support of the proposal.

CONSULTATIONS

Pollution and Licensing (Nuisance) – No objections subject to an appropriate condition requesting details of extract flue system and appropriate noise readings survey.

LHA – No objection.

REPRESENTATIONS

Neighbours:- Seven letters of objection have been received from local residents (two from the same address) citing the following concerns:-

- Problems with parking for the existing takeaways (customers park across residents driveways).
- An increase in cars travelling down the road will increase the danger – Parking on the road causes congestion

- Will result in noise, smell and litter – existing two takeaways are excellent a third would be overkill
- Proposed opening times not normal for a residential area
- Residents within the flats above the commercial units may not be concerned about the proposal as they are there short term
- Other takeaways located nearby (Park Rd; Moss Lane; Wood House Lane East and Timperley Village)

OBSERVATIONS

RESIDENTIAL AMENITY

1. The application site relates to the ground floor area which has recently been in use as a convenience store and off-licence. At first floor is a residential apartment within the ownership of the applicant. This arrangement is reflected throughout the parade with the commercial use located at ground floor and the residential accommodation located at first floor level. Access to the residential apartments is either from within the ground floor area of the commercial premises or with a separate door accessed from the Riddings Road elevation or to the rear.
2. The adjacent premises within the parade of buildings to the north side of the site is 42A Riddings Road which is a residential apartment at first floor with an access door from Riddings Road, this flat is located above 42 Riddings Road, which is occupied by a building contractors office. To the south side of the premises is 38 Riddings Road (a pharmacy which occupies the ground floor area) and 38a Riddings Road at first floor level which is a residential flat). To the rear of the site (east side) is semi-detached dwellings along Radlet Drive with a distance of approximately 40m retained between the rear elevations of the application site building and the nearest properties on Radlet Drive (Nos. 23 & 25). Opposite the site on the west side of the site is a bowling green with a number of semi-detached dwellings located on either side.
3. The commercial uses within the parade include an office for a building consultancy firm; a pharmacy; a tanning studio; a health centre; Chinese takeaway; a tandoori takeaway and a newsagent.
4. The Chinese takeaway (32 Riddings Road) was granted planning permission in September 1992 and the Tandoori takeaway (30 Riddings Road) was granted planning permission in 1996. The Chinese takeaway has opening hours which are controlled by an appropriate planning condition to allow opening between the hours of 0900hrs – 2200hrs Sundays – Thursdays and 0900hrs – 2230hrs Fridays – Saturdays. The tandoori takeaway has opening hours of 0900hrs – 2100hrs Sunday – Saturday.
5. The proposed development will be located within the commercial parade with the nearest residential premises being the first floor neighbouring units. The proposal will introduce a use that will clearly introduce a different form of activity within the premises than currently undertaken. This will include later opening hours along with cooking odours and noise associated with a takeaway/restaurant. The Council's Pollution and Licensing section have stated that they have no objections to the proposal and are satisfied that a condition could be attached to any planning permission requesting details of an acoustic report demonstrating that the extract flue system could be installed that would not result in any nuisance to residential amenity.
6. Whilst it is acknowledged that this type of use close to residential buildings can result in incidents of disamenity, the approval of two nearby takeaways within the

commercial block is a material consideration when considering this current proposal. It is considered that, carefully managed, the proposed use could operate from the premises without causing an undue adverse impact on nearby residents. Appropriate conditions would cover:- the installation of a suitable extract flue system; suitable hours of use that reflect the residential nature of the immediate area; a restriction on external smoking areas; a noise management plan and provision of litter bin. A noise management plan would be expected to cover matters such as:- internal noise levels and sound insulation measures; noise from patrons when leaving the premises; noise from staff; control of noise emanating from open doors and windows.

7. The proposed hours of use initially suggested by the applicant were Monday – Friday 1100hrs – 2300hrs and Saturday – Sunday (inc. Bank Holidays) 1100hrs – 2400hrs. It is considered appropriate to reduce the hours of opening to consider the close proximity of residential properties and also to better reflect the current hours of opening for the nearby takeaways. Therefore it is proposed that the opening hours are restricted to 1100hrs – 2200hrs Sundays – Thursdays and 1100hrs – 2230 hours Friday and Saturday. These suggested hours have been put to the applicant who has raised no concerns about the reduced hours recommended.

VISUAL AMENITY

8. The proposed extract flue to the rear of the site is not considered to have any adverse impact on the visual amenity of the area given its location to the rear of the premises, and would not be visible from Riddings Road. The flue would be visible in glimpses from the rear gardens of the dwellings on Radlet Drive and the existing residential dwellings within the mixed use parade; however it is not considered to result in any adverse impact on visual amenity to warrant a refusal on those grounds. An appropriate condition to be attached in order to agree a suitable finish for the flue.

HIGHWAYS

9. None of the units within the terrace have designated parking spaces and there are no parking restrictions along the Highway. A number of the objections received refer to added traffic congestion and lack of appropriate parking provision. Whilst these concerns are acknowledged, a refusal on parking or traffic congestion could not be justified given the existing scenario and the current use of the premises.

RECOMMENDATION: GRANT subject to the following conditions:-

1. Standard
2. Approved Plans
3. Hours of use - 1100hrs – 2200hrs Sundays – Thursdays and 1100hrs – 2230 hours Friday and Saturday
4. Submission of details for extract flue and associated noise survey
5. Colour details for flue
6. Submission of noise management plan
7. No customer smoking area at the rear
8. Provision of litter bin in accordance with details to be submitted.

CM



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LOCATION PLAN FOR APPLICATION No: - 81864/COU/2013

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Head of Planning Services

1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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CONSTRUCTION OF A LECTURE HALL AND ADDITIONAL EDUCATION FACILITIES TO THE REAR OF MAIN SCHOOL BUILDING. MINOR MODIFICATIONS TO SITING OF EXISTING GAMES CAGE AND TRIM TRAIL.

Partington Primary School, Central Road, Partington, M314FL

APPLICANT: Partington Primary School

AGENT: Halliday Meecham

RECOMMENDATION: GRANT

This application relates to an extension to a Local Authority school to which one letter of objection has been received.

SITE

The application site relates to a primary school and nursery with associated playing grounds, playing fields and car parking. The school is accessed from Central Road to the east, and is bound to the north, south and south-west by residential properties. Chapel Lane defines the western boundary of the playing fields.

The school has recently benefited from a series of developments, including the construction of an extension of contemporary design, located centrally within the main cluster of school buildings. This was built following damage to a previous building in bad weather. A further extension dates from 2010 and created five new classrooms and a new nursery block also.

The application site itself relates to a grassed area immediately to the rear of the school's central spine. At present it is partially occupied by a children's 'trim trail' and a small games cage.

PROPOSAL

This application seeks consent to erect an extension of contemporary design to the rear of the main school building, to create a 334sqm Lecture Hall with ancillary office and education facilities. Internal access to the new facility would be achieved from the main school building through the provision of a short corridor extension.

DEVELOPMENT PLAN

The Development Plan in Trafford Comprises:

- The **Trafford Core Strategy**, adopted 25th January 2012; The Trafford Core Strategy is the first of Trafford's Local Development Framework (LDF) development plan documents to be adopted by the Council; it partially supersedes the Revised Trafford Unitary Development Plan (UDP), see Appendix 5 of the Core Strategy.
- The **Revised Trafford Unitary Development Plan (UDP)**, adopted 19th June 2006; The majority of the policies contained in the Revised Trafford UDP were saved in either

September 2007 or December 2008, in accordance with the Planning and Compulsory Purchase Act 2004 until such time that they are superseded by policies within the (LDF). Appendix 5 of the Trafford Core Strategy provides details as to how the Revised UDP is being replaced by Trafford LDF.

- The **Greater Manchester Joint Waste Plan**, adopted 01 April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.
- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L7 – Design

PROPOSALS MAP NOTATION

Unallocated, although the playing fields to the rear are designated as 'Protected Open Space'

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

75150/FULL/2009 - Demolition of existing detached nursery building and erection of a single storey extension to north and east of main school building to provide 5 classrooms, a nursery, and associated cloak room and toilet facilities – Approved with Conditions 23/12/2009

H/LPA/68357 – Erection of single storey extension between existing school buildings to provide six classrooms, associated cloak and toilet facilities, a staff room and special educational needs room (to replace classroom accommodation lost in bad weather) – Approved with Conditions, 4th January 2008

H/LPA/54391 – Construction of car park – Approved with Conditions, 9th August 2002.

H/LPA/52216 – Erection of single storey building to form accommodation for the sport and arts initiative – 16th August 2001.

CONSULTATIONS

Sport England: No objections

LHA: No objections

REPRESENTATIONS

One letter has been received from a resident of nearby Chapel Lane. This questions the need to go to the expense of constructing and maintaining a new extension of this nature when there is already a school hall within the complex. It also raises that there may be more to gain from using the playing field areas rather than spending increased time indoors.

APPLICANT'S SUPPORTING STATEMENT

- The school would like to build a multi-use school hall that can be used for assemblies, school and community theatre productions and drama.
- The provision of the hall will create a valuable teaching resource and will increase the sport provision by freeing up the existing sports hall from use for many non-sports activities.
- The extension will have only a limited impact on the playing fields, with one all-weather pitch having to be moved 5m away from the existing buildings.

OBSERVATIONS

PRINCIPLE OF DEVELOPMENT

1. In order to accommodate the proposal, an existing games cage to the rear of the school will need to be relocated 5m to the west of its current position. This, in turn, will reduce the extent of the existing playing field between the games cage and its Chapel Lane boundary. Paragraph 74 of the NPPF states that Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
2. Sports England have given consideration to the resulting impact of reducing the size of the playing field, which is not formally marked out as a sports pitch at present. They have noted that the resulting playing field would still be able to accommodate a football pitch of regulation size for primary school children (7v7 – 61m x 43m), and that there appears to be no community use or demand for a 9v9 pitch in this location at this moment in time. On this basis Sports England have confirmed that they have no objections to the siting of the proposed Lecture Hall.
3. In relation to the points raised by the neighbour objection, the cost and need for the additional education facilities proposed by the school under this application are not issues of material consideration. Furthermore, as noted above, Sports England have raised no objection to the siting of the development, the majority of which would be located on a strip of grass between the school building and the games cage that is not suitable for formal sports play.

RESIDENTIAL AMENITY

4. The proposed extension will be sited in excess of 50m from the nearest residential property, and over 30m to its garden boundary. Given the modest scale of the development it is considered that this level of separation will be sufficient to prevent any undue impact on residential amenity.

DESIGN AND VISUAL AMENITY

5. Internally, the Lecture Hall comprises of a raked bank of seating facing a flexible teaching/stage space. The massing and general design of the building reflects this function in that it comprises of a double-height main building with mono-pitch roof above,

and ancillary office/education accommodation provided in adjoining lower-level flat-roofed extensions. The development is of contemporary design, although the external cladding proposed will match that found elsewhere on the existing school. The proposal is taller than the existing building that it adjoins, although it is sited well away from the Central Road and Chapel Lane streetscenes and will be viewed in the context of a cluster of other school buildings. Overall, the scale, siting and design of the proposal is considered to be acceptable given its location and function.

HIGHWAY AND PARKING ISSUES

6. The development is designed to serve as an additional communal facility for the main school, and would not directly result in an increase in staff/pupil numbers. As such there are no requirements to increase the existing provision of car and cycle parking associated with the school as part of this development and the LHA has raised no objections to the proposed development.

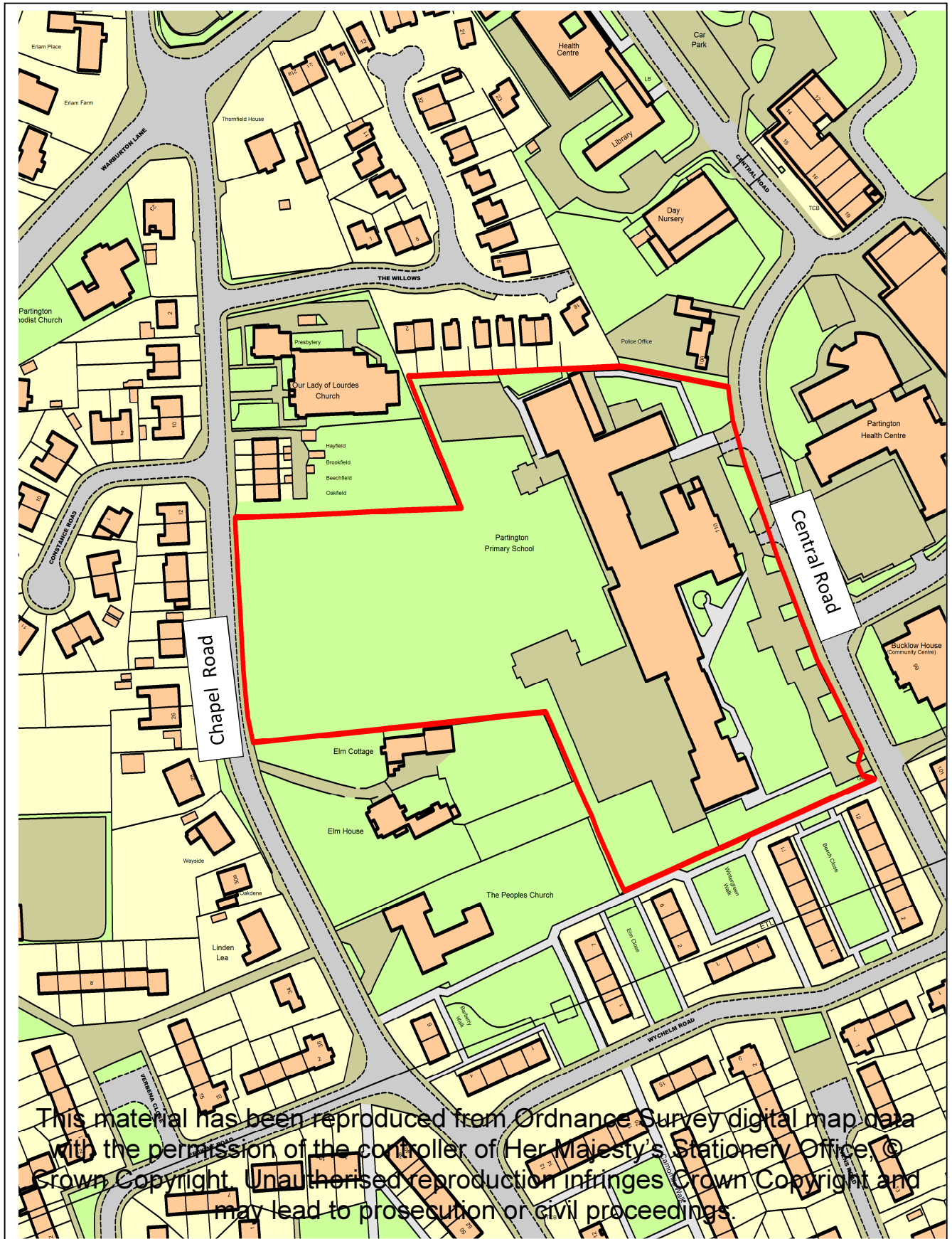
CONCLUSION

7. Paragraph 72 of the National Planning Policy Framework states that local planning authorities should give great weight to the need to create, expand or alter schools. The development represents an acceptable addition to the main school building that will provide improved facilities for the school. As such it is in compliance with Policy L7 of the Trafford Core Strategy.

RECOMMENDATION: GRANT subject to the following conditions:

1. Standard;
2. Compliance with all plans;
3. Materials to be submitted;
4. Works to re-site games cage and trim trail to be completed before the extension is brought into use or to a timescale to be agreed by the LPA;
5. In the event of any community use of the accommodation, school car park to be made available for parking.

JK



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LOCATION PLAN FOR APPLICATION No: - 82396/FULL/2014

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Head of Planning Services

1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

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ERECTION OF DETACHED BUNGALOW WITH ASSOCIATED PARKING.

Land at Wood Lane/Thorley Lane, Timperley.

APPLICANT: Mr John Dempsey

AGENT: Tsiantar Architects Limited

RECOMMENDATION: REFUSE

SITE

The application site comprises an approximately 'L-shaped' piece of land to the south west of the roundabout junction of Thorley Lane and Wood Lane. The site is located within the Green Belt. There is a pair of semi-detached houses directly to the west, also within the Green Belt. To the south is open land, some of which appears to be in use as a small-holding, with garden centres beyond.

The application site is currently vacant and overgrown. The boundary with Thorley Lane comprises a wire fence measuring approximately 1.8 metres in height.

PROPOSAL

Permission is sought for the erection of a detached bungalow. The proposed dwelling would be contemporary in design and materials with render and timber cladding to the walls and a zinc roof.

Access is proposed from an existing access point on Wood Lane.

DEVELOPMENT PLAN**The Development Plan in Trafford Comprises:**

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- The **Greater Manchester Joint Minerals Plan**, adopted 26th April 2012 now forms part of the Development Plan in Trafford and will be used alongside district-specific planning documents for the purpose of determining planning applications.

PRINCIPAL RELEVANT CORE STRATEGY POLICIES

L1 – Land for New Homes

L2 – Meeting Housing Needs

L7 – Design

L8 – Planning Obligations

R4 – Green Belt, Countryside and Other Protected Open Land

PROPOSALS MAP NOTATION

Green Belt

PRINCIPAL RELEVANT REVISED UDP POLICIES/PROPOSALS

None

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The DCLG published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF will be referred to as appropriate in the report.

RELEVANT PLANNING HISTORY

None

APPLICANT'S SUBMISSION

A Planning Statement has been submitted as part of the planning application. This is referred to in the main 'Observations' section of the report below where necessary.

The Statement makes the following points in conclusion:-

- The erection of a new dwelling on the site would be sustainable development and would not represent inappropriate development in the Green Belt
- The development would not harm the Green Belt
- The development would provide much needed housing and enhance the environmental quality of the locality
- It would be of high quality design
- The development would not adversely affect neighbouring residents or the local highway network
- The development would conform with relevant national and local policies and permission should therefore be granted.

CONSULTATIONS

LHA – No objections

United Utilities – No objection to the proposal and therefore no conditions are requested to be attached to any approval.

Strategic Planning – Comments are included in the Observations section below under Principle of Development.

REPRESENTATIONS

Neighbours - 3 letters of objection have been received from neighbouring residents. The main points raised are summarised below:

- Dangerous addition to current traffic problems;
- Out of keeping with the surrounding residential properties;
- Inaccurate plans – depicting garage at 130 Wood Lane in the wrong location;
- Loss of privacy and outlook;
- Contradictions in the Planning Statement as to whether the proposed dwelling is to provide family or elderly persons accommodation;
- Will damage the existing Green Belt provisions;
- Large trees on the plot currently

OBSERVATIONS

PRINCIPLE OF THE DEVELOPMENT

1. The proposed application site is a greenfield site within the Green Belt. It is outside the identified local centre of Timperley as defined by the Revised Trafford Unitary Development Plan (adopted 2006). The proposed development should be considered in the light of the Core Strategy and National Planning Policy Framework (NPPF).

Greenfield Site

2. Policy L1 of the Core Strategy seeks to release sufficient land to accommodate a minimum 12,210 new dwellings (net of clearance) over the plan period up to 2026. Because this application relates to a greenfield site outside the urban area, it needs to be considered in the context of Policies L1.7, L1.8, L1.9 and L2 of the Trafford Core Strategy, although it should be noted that the order of priority for the release of brownfield land and sustainable urban greenfield land set out in Policy L1.7 is not relevant to this proposal because the site is neither brownfield nor within the urban area. The development should also be considered against the provisions of Policy L2 in terms of its ability to meet identified housing needs within the borough.
3. Policy L1.7 sets out an indicative target of 80% of new housing provision to use brownfield land and buildings over the Plan period.
4. Policy L.1.8 of the Core Strategy deals with the delivery of development in relation to both Table L1 (Housing Development Targets) and the brownfield land target. It states that where regular monitoring reveals a significant (in excess of 20%) under-performance in the delivery of development as proposed in Table L1, the Council will seek to determine the reasons for the under-performance and take development management action to augment the supply of deliverable sites to improve performance. Similarly, where the regular monitoring reveals a significant (in excess of 10%) under-performance against the indicative previously developed brownfield land use target set in L1.7, the Council will seek to determine the reasons for the underperformance and take development management action to accelerate the delivery of development, firstly on previously developed sites with planning permission or allocated for development, to raise performance. Until such time as monitoring evidence indicates that the previously developed land use under-performance has been reduced to an acceptable level by the measures

taken, the Council may reject applications for the development of greenfield sites where the overall delivery of housing is not jeopardised.

5. Regular monitoring has revealed that the actual rate of home building is failing to meet the previously developed land target of 80% but not significantly so with a rate of 76% built in 2012/2013 and 65% in 2013/14. However this monitoring has also revealed that, the actual rate of building is failing to meet the housing land target (as expressed in Table L1) by more than 20%. A judgement would therefore need to be made as to what form of development management action would be most appropriate in this particular case, based on the priorities set out in Policies L1 and L2 of the Core Strategy and the National Planning Policy Framework (NPPF).
6. The Council published its latest Strategic Housing Land Availability Assessment (SHLAA) in January 2013. The SHLAA (2013) identifies 4493 units as deliverable over the five year period 2013/14 to 2017/18; based on the housing land target set out in the Trafford Core Strategy, for that same period, of 3470, this provides a 20% buffer of deliverable sites. As such it is considered that sufficient deliverable sites have been identified to meet the requirements of paragraph 47 of NPPF, including in situations of under delivery. i.e. the SHLAA identifies sufficient land to provide five years' worth of deliverable housing land plus a 20% "buffer". Additionally the SHLAA identifies 3017 units in the five year period 2018/19 to 2022/23. Based on the housing land target set out in the Trafford Core Strategy for that same period (of 3006 units), this provides in excess of five years supply for that period. In relation to the five year period through to 2027/28 (i.e. the 11-15 year supply), the Council's SHLAA identifies 2147 units which equates to approximately 3.7 years supply based on the housing land target set out in the Trafford Core Strategy for that same period (of 2890 units).
7. The proposal is for the erection of a single residential unit on greenfield land outside the urban area. Whilst it would contribute to the provision of an increased number of family homes in the Borough (in line with Policy L2), it has not been demonstrated how it would meet the other housing needs expressed in Policy L2 of the Core Strategy in that it is not affordable housing nor is it designated for frail elderly persons, Gypsy, Roma or Traveller communities or Travelling Showpeople. Additionally, insufficient information has been provided by the applicant to justify the release of this greenfield site in respect of Policy L1.9 which clearly states that such development will only be considered favourably where it can be demonstrated that the proposed development will be capable of creating sustainable communities; will contribute significantly to the Plans overall objectives, including economic growth of the City Region and the provision of affordable housing; and where it can be demonstrated that the development of that land will not compromise the Council's achievement of its brown-field land target over the Plan period and that without its release the Council's 5 year housing land supply target could not be delivered.
8. Therefore whilst the site would contribute one additional dwelling to the Borough's housing land supply totals, it would, at the same time, further harm the Council's ability to achieve its previously developed land target. It is not considered that sufficient evidence has been provided to demonstrate that the harm to achieving the previously developed land target would be outweighed by the benefits that the development could provide in relation to the objectives of the Trafford Core Strategy.

Green Belt

9. Paragraph 87 of NPPF states that as with previous policy inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
10. Paragraph 88 sets out that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.
11. Paragraph 89 of the NPPF advises that Local Planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this are:
 - Buildings for agriculture and forestry;
 - Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
 - Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
12. The Trafford Core Strategy at Policy R4 supports the policies in the NPPF and states:- The Council will continue to protect the Green Belt from inappropriate development. New development including buildings or uses for a temporary period will only be permitted within these areas where it is for one of the appropriate uses specified in national guidance, where the proposal does not prejudice the primary purposes of the Green Belt set out in national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.
13. Having regard to NPPF, the Core Strategy and the appellants statement, (in particular their case that the proposal is appropriate development in the Green Belt as it represents limited infilling of a settlement), it is considered that the proposal does represent inappropriate development in the Green Belt for which very special circumstances have not been demonstrated; as such the development would by definition be harmful; to the Green Belt.

IMPACT ON VISUAL AMENITY AND CHARACTER OF THE AREA

14. Notwithstanding the fundamental policy concern set out above, consideration has also to be given to the visual impact of the proposed development, both in terms of its impact on the green Belt and the visual amenity of the area generally. Whilst single storey, the building would have a maximum height of 4.5 metres. It is on a

very prominent site on the edge of the green belt. The house would be prominently sited and it is considered that it would have a significant impact on the openness of the Green Belt in the area.

15. The design of the proposed bungalow is contemporary in nature. Whilst there is no concern that the proposal represents poor design in itself, it is considered that the design and materials proposed are not appropriate to the context of the site given the Green Belt location and the more traditional design of houses nearby. It is considered that the proposed development would appear intrusive and incongruous to the detriment of the character and visual amenities of the area.

RESIDENTIAL AMENITY

16. The application site is screened from the neighbouring dwelling (130 Wood Lane) by a timber panel fence measuring approximately 1.8 metres high. Within that house there are principle habitable windows facing the application site at ground floor and first floor which appear to serve living rooms, kitchen/diner at ground floor and bedrooms at first floor. There is no outbuilding located between the dwelling and the application site as suggested on the proposed site plan.
17. The proposed house would be positioned approximately 1 metre from the boundary with 130 Wood Lane. It would have a maximum height of 4.5 metres close to the boundary and it is considered that this, together with the design and materials proposed would result in the development appearing visually intrusive and overbearing to the garden of 130 Wood Lane to the detriment of the amenities of the occupiers of that house. Furthermore, the inclusion of tall windows along the southern elevation of the proposed bungalow, including a bedroom window, would give a sense of being overlooked particularly as these windows would extend above the height of the existing boundary fence.

HIGHWAYS AND PARKING

18. The proposals are for a two bedroom dwelling which requires two car parking spaces to meet the Council's car parking standards.
19. The proposals include a driveway accessed via an existing dropped kerb and on this basis there are no objections to the proposals on highways grounds.

DEVELOPER CONTRIBUTIONS

20. Notwithstanding the recommendation to refuse permission for the reasons set out above, if Committee is minded to grant permission it should be subject to the Trafford Developer Contributions (TDC) required by SPD1 Planning Obligations are set out in the table below:

TDC category.	Gross TDC required for proposed development.	Contribution to be offset for existing building/use.	Net TDC required for proposed development.
Affordable Housing	0	n/a	0
Highways and Active Travel infrastructure (including highway, pedestrian and cycle schemes)	£162.00	n/a	£162.00
Public transport schemes (including bus, tram and rail, schemes)	£424.00	n/a	£424.00
Specific Green Infrastructure (including tree planting)	£930.00	n/a	£930.00
Spatial Green Infrastructure, Sports and Recreation (including local open space, equipped play areas; indoor and outdoor sports facilities).	£1883.55	n/a	£1883.55
Education facilities.	£2,868.14	n/a	£2,868.14
Total contribution required if permission were to be granted			£6,267.69

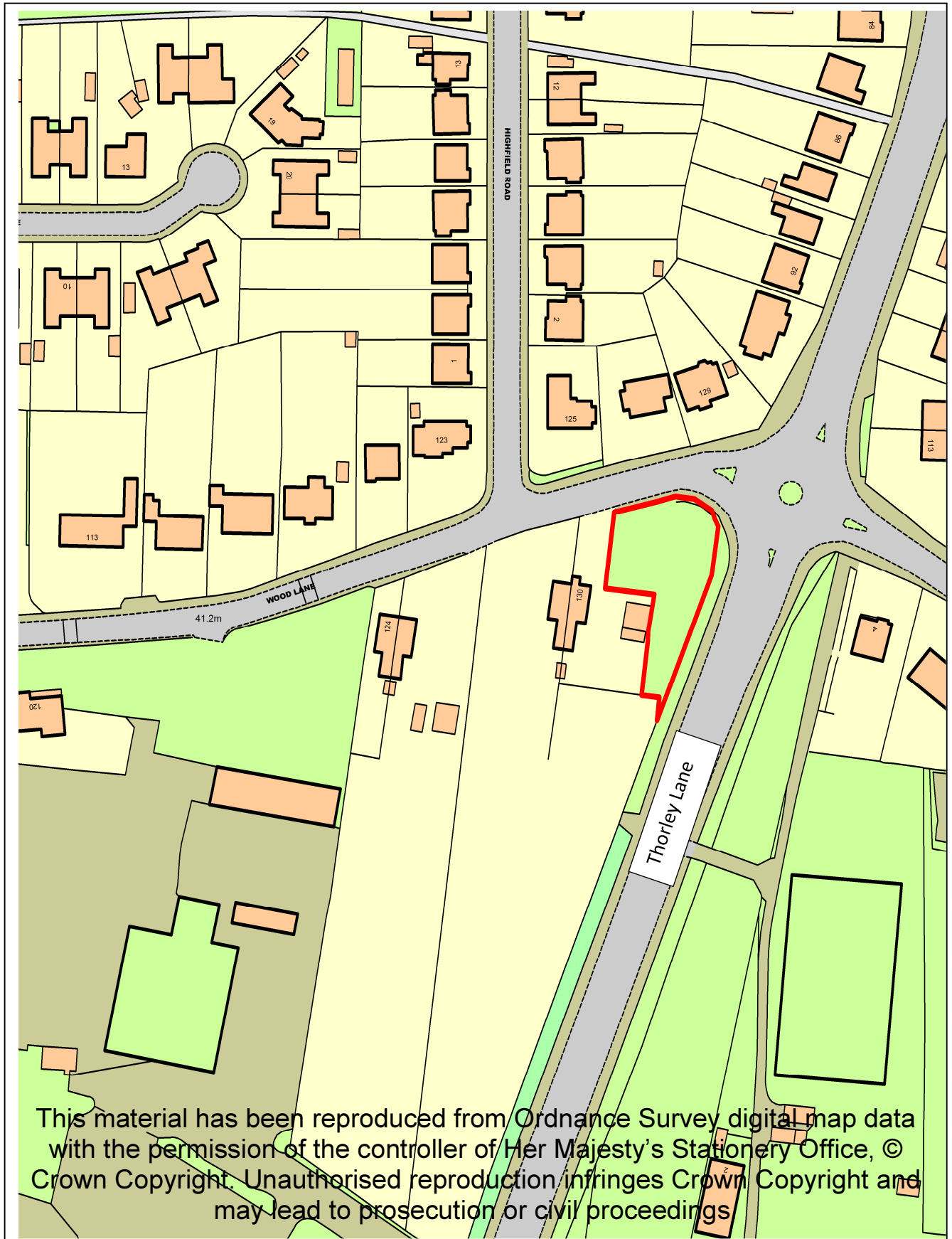
RECOMMENDATION: REFUSE for the following reasons:

1. The proposed development is located within the Green Belt where there is a presumption against inappropriate development and where development will only be allowed if it is for an appropriate purpose or where very special circumstances can be demonstrated. The applicant has failed to demonstrate that there are any such special circumstances to permit the type, scale and form of development proposed and as such the development is contrary to Government advice contained in NPPF and to Policy R4 of the Trafford Core Strategy and Policy C4 of the Revised Trafford Unitary Development Plan.
2. The proposed development by reason of its size, design (including the proposed palette of materials), and prominent location would harm the openness and character of the Green Belt and would be detrimental to the visual amenities of the area. As such the proposal is contrary to Policies L7 and R4 of the Trafford Core Strategy.
3. The proposed development of this greenfield site would represent unsustainable development and would harm the Council's ability to achieve its previously

developed land target. Insufficient evidence has been provided to demonstrate that this harm would be outweighed by any benefits that the development could provide in relation to the objectives of the Trafford Core Strategy. As such the proposal is contrary to Policies L1 and L2 of the Trafford Core Strategy.

4. The proposed development by reason of its size, design and position would be visually intrusive and overbearing to the adjacent property, 130 Wood Lane, and furthermore would give rise to a perception of overlooking to the detriment of the amenities of the occupiers of that house. As such the proposal is contrary to Policy L7 of the Trafford Core Strategy.

JE



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LOCATION PLAN FOR APPLICATION No: - 82430/FULL/2014

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