

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 14th August 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
71736	Orford House, 55 Warburton Lane, Partington, M31 4NL	Bucklow St. Martin's	1		
81630	Land off Heathermount, West Timperley	Broadheath	16		
81739	Fairview Medical Centre, 131-133 Flixton Road, Urmston, M41 5ZZ	Urmston	19		
81810	Robins & Day, 253 Washway Road, Sale, M33 4BL	Brooklands	21		
82067	Land between 182 and 182a Park Road, Stretford, M32 8RD	Gorse Hill	38		
82292	Land bound by Ayres Road, South Croston Street and Shrewsbury Street, Old Trafford, M16 9LQ	Clifford	54		
82680	12 Broad Lane, Hale, WA15 0DD	Hale Barns	65		
82725	Bowdon Church School, Grange Road, Bowdon, WA14 3EX	Bowdon	77		
82778	Waterside House, Waterside Plaza, Sale, M33 7ZF	Priory	111		
82820	14 Oban Drive, Sale, M33 2SY	Sale Moor	122		

82837	Café Moorish, 1 Marsland Road, Sale, M33 3HP	Brooklands	128		
82949	Ashton on Mersey School, Cecil Avenue, Sale, M33 5BP	St. Mary's	138		
82976	Air Products BR Ltd, Manchester Road, Carrington, M31 4TG	Bucklow St. Martin's	150		
83364	Power Station, Manchester Road, Carrington, M31 4AY	Bucklow St. Martin's	169		

Page 1 H/71736: Orford House, 55 Warburton Lane, Partington

RECOMMENDATION: GRANT

Add the following condition:

14. Submission of crime prevention scheme prior to the commencement of development.

Page 21 81810/FULL/2013: Robins & Day, 253 Washway Road, Sale

**SPEAKER(S) AGAINST: Mr Bowhey
(Neighbour)**

**FOR: Roger Grant
(Agent)**

REPRESENTATIONS

Two further letters have been received (from the same address), raising concerns about both the internal and the outside lighting and making the following comments: -

The picket fence around the east and south sides of the premises should be changed to a solid fence to ensure privacy, prevent light spillage and ensure fire safety, given that tyres and batteries are currently stacked against the fence.

To address the internal lighting issue, a time clock could be added to the garage service area to prevent the lights being left on all night. The inclusion of glazed doors to the MOT workshop has led to increased light spillage from this area.

Given that, when the original permission for the dealership was granted, conditions were attached regarding noise from the MOT bays, why are works allowed to take place in the car park by a man with a van and a generator and compressor?

OBSERVATIONS

It is considered that amendments to the fence would not make a significant difference in terms of light spillage and it is therefore considered that it would not be reasonable to require this. In terms of the internal lighting, this does not require planning permission in itself but, in any case, it is understood from the applicant that this lighting is switched by 7.30pm after the premises has closed.

The comment regarding noise cannot be considered under this application for lighting but will be investigated separately.

Page 38 82067/O/2013: Land between 182 and 182a Park Road, Stretford

**SPEAKER(S) AGAINST: Mrs Jordan
(Neighbour)**

FOR:

CONSULTATIONS

LHA: The LHA has some remaining concerns about the width of the footway and access road, and with certain aspects of the parking layout but raises no objections as the applicant has confirmed that the developer would adopt responsibility for highway safety and ownership, and therefore this would be a private estate.

OBSERVATIONS

ARBORICULTURAL ISSUES

28. It is considered that further tree-planting, in addition to the indicative landscaping already shown, would need to be provided within the site as part of any reserved matters application in order to achieve a sufficient green and landscaped environment. There are however no objections to the development on this basis at this outline stage as it is considered that there is reasonable scope for additional tree-planting to be accommodated within the gardens of the proposed dwellinghouses.

ACCESS, HIGHWAYS AND CAR PARKING

31. The applicant has accepted that the Council would not be prepared to adopt the development's proposed highway and associated footway, which is principally due to their sub-standard width. The applicant has also confirmed that the developer of this site would adopt responsibility for highway safety and maintenance within the confines of the new estate. Therefore, whilst some concerns remain around the usability of the road layout, and the ability for disabled pedestrians to pass each other on the footway, these elements of

the scheme would fall under private ownership and would not affect the adopted highway and, as such, it is considered that it would not be reasonable to refuse the application on this basis.

RECOMMENDATION:

(A) Change the word ‘apartments’ to ‘houses’.

Page 54 82292/FULL/2014: Land bound by Ayres Road, South Croston Street and Shrewsbury Street, Old Trafford

CONSULTATIONS

LHA: The LHA has confirmed that, following further minor amendments to the site layout, they have no objections to the proposed development.

GMP Design for Security: The various measures requested by GM Police Design for Security have been incorporated into the scheme, with the exception of the suggestion that windows should be incorporated into the gable-ends of Units 01 & 11 as this would require re-consultation.

OBSERVATIONS

RESIDENTIAL AMENITY

For clarification, in relation to paragraph 6 of the original report, there are only three proposed units that front onto South Croston Street, and the existing properties on the opposite side of Ayres Road that have been referenced are associated with Telford Walk, rather than Trafford Walk.

Due to the limited size of the proposed private garden areas, it is recommended that Condition 12 is amended to remove permitted development rights for outbuildings and hardstanding.

RECOMMENDATION: GRANT

Amend the following condition:

12. Removal of PD rights (rear extensions, dormers, front porches, outbuildings and hardstanding);

Page 65 82680/FULL/2014: 12 Broad Lane, Hale

SPEAKER(S)

AGAINST:

FOR:

**Mr John Barrett
(On behalf of Agent)**

PROPOSALS

The third paragraph should be amended to include the additional text as shown in bold:

Whilst he was advised that these had made improvements although not nearly significant enough to address all concerns, the applicant has now decided to revert to the original scheme **although it should be noted that some minor amendments have been submitted with regard to the roof design.**

OBSERVATIONS

RESIDENTIAL AMENITY

Paragraph 21

The first sentence should be amended to say that the building “...**lies approximately 16 metres from the proposed building**”, not 15 metres from the application site.

Paragraph 23.

The final section of the Inspector’s quote should be amended to include the additional text as shown in bold:

*“Nevertheless, the relatively close relationship of windows, obscure glazed or otherwise is indicative **of a more intensive form of development than is characteristic** of the wider area and adds weight to the view that the proposal would compromise the established pattern of development along the lane.”*

BATS

An updated Bat Survey was received on 8th August 2014. This has been forwarded to GMEU and comments requested prior to the meeting.

RECOMMENDATION

An updated bat survey was carried out in July and submitted to the Council early August. This report concludes that the roost is currently not used by bats and that works can proceed under a non-licenced method statement. It is therefore recommended that refusal reason 2 is removed. In the event that the proposal is approved, a suitably worded condition is recommended to ensure that provision is made for bats within the new building.

**SPEAKER(S) AGAINST: David Cranmer
(Bowdon Sports Club)**

**FOR: Dr Julia Dow
(Applicant – School Governor)**

APPLICANTS SUBMISSION

There has been extensive liaison with Sport England in respect of the use of the MUGA's and playing fields.

CONSULTATIONS

Environment, Transport and Operations – Drainage – Has assessed the Flood Risk Assessment submitted and raises no objection to the proposal.

Sport England - The attached document setting the hours of use proposed for the clubs has been amended to reflect the bullet points in my letter. This being the case, **Sport England wishes to withdraw its objection subject to the following conditions:**

1. No development shall commence until details of the design and layout of the MUGA (including details of fencing, line marking and surface) have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The MUGA shall not be constructed other than substantially in accordance with the approved details.

Reason: To ensure the development is fit for purpose.

2. Use of Multi Use games Area shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the MUGA forming part of the development and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport.

3. Prior to the commencement of the use of the development hereby approved, or the erection of the fence located between the 'junior pitch' and 'youth pitch' shown on drawing PL1353.M.105 Rev E (if this occurs first), a community use scheme shall be submitted to and approved in writing by the Local

Planning Authority (after consultation with Sport England). The scheme shall apply to the grass area of playing field and include details of:

- The areas of playing field which the scheme applies to
- Hours of use for formal sport by the different groups (including named clubs)
- Management responsibilities (eg who maintains it, who ensures that it is adhered to, who manages disputes etc.)
- A review mechanism

The approved scheme shall be implemented on commencement of the use of the development, or upon the erection of the fence located between the 'junior pitch' and 'youth pitch' shown on drawing PL1353.M.105 Rev E (if this occurs first).

Reason: To secure well managed community access to the playing field to ensure sufficient benefit to the development of sport.

For the sake of clarity Sport England add that if committee members wish to approve the application without the conditions then our objection would remain.

RECOMMENDATION

Add the 3 conditions set out under the Sport England section above.

Page 111 82778/FULL/2014: Waterside House, Waterside Plaza, Sale

SPEAKER(S)

AGAINST:

FOR:

**Nick Vaughan
(Applicant)**

Page 150 82976/FULL/2014: Air Products BR Ltd, Manchester Road, Carrington

SPEAKER(S)

AGAINST:

FOR:

**Thomas Relph
(Agent)**

CONSULTATIONS

City Airport: No objections but recommend that warning lights are fitted to the stacks.

OBSERVATIONS

The applicant has requested that Condition 6 should be amended to allow 24 months for the removal of the existing columns (rather than 18 months) in order

to give greater flexibility in terms of its construction schedule. It is considered that this is a reasonable request and it is recommended that the conditions be amended.

It is also recommended that a condition is added to require warning lights to be fitted to the columns as requested by City Airport.

RECOMMENDATION: GRANT

Subject to the following amended condition: -

6. Removal of existing columns within 24 months of development commencing.

and an additional condition as follows: -

10. Warning lights to be fitted to the columns in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority.

Page 169 83364/C77/2014: Power Station, Manchester Road, Carrington

CONSULTATIONS

LHA – The revised proposals do not alter predicted traffic volumes associated within the construction, operation or decommissioning phases, or any access arrangements to the site. It is noted that the potential cumulative impact of construction traffic for the Carrington 1 scheme, which is currently under construction, occurring concurrently with this proposal will no longer occur. Therefore there are no objections on highways grounds to the proposals.

Highways Agency – No objections.

REPRESENTATIONS

A letter of objection has been received from Breathe Clean Air Group (BCAG), which raises the following concerns: -

- Urmston, Flixton, Davyhulme, Carrington, Partington, Irlam and Cadishead will be adversely affected by increasing the burning of more methane in Carrington.
- BCAG undertook an ambient air monitoring survey and found that Davyhulme suffered levels of air pollution that was above the safety standard, particularly for nitrogen dioxide. In 2014 BCAG is undertaking NO₂ monitoring using diffusion tubes at a number of locations in Davyhulme and found that NO₂ is approaching 50% above the limit of 40ug/m³ in an AQMA. Davyhulme cannot tolerate any additional nitrogen dioxide air pollution yet the submitted Environmental Statement

Addendum shows that at Trafford AQMA, NO₂ values increase from 1.8% to 2.1%.

- The source of most of the NO₂ in Davyhulme is the M60 motorway, however additional NO₂ from other sources such as the proposed Davyhulme incinerator, the First Carrington Power Station now being built, the Carrington paper mill incinerator and the proposed Port Salford will bring more traffic, hence NO₂ into Davyhulme, this has not been considered in the application.
- The application does not indicate the source of its methane gas. If in the future it chooses to burn methane from Fracking (shale or coal bed), this dirty gas will produce more SO₂ and possibly benzene, a known carcinogen, as well.
- The application does not consider Particulate Matter. They are concerned about PM₁ particulates and nano-particles which the law does not yet recognize and which have serious ill-health impacts.
- Methane is a serious greenhouse gas. A report from USA claims that between 2 and 8% methane leakage increases global warming significantly. The proposal will add to the demand in methane, which could increase the amount of leakage. The more methane that is burnt, the more CO₂ goes to atmosphere.
- The International Energy Agency has expressed concern about gas replacing renewable energy sources. This would delay any chance of early curtailment of greenhouse emissions. Climate change is accepted as a huge threat to health worldwide.
- The Government should be investing in clean, non-carbon energy such as solar, wind, tidal, wave and hydro electricity.
- The Government is putting pressure on Trafford Council to accept the proposal.

OBSERVATIONS

AIR QUALITY

Concerns raised by the Breathe Clean Air Group (BCAG) are noted, however, the Council's Pollution and Licensing Section have confirmed that their statement that there will be an increased contribution of Nitrogen Dioxide (NO₂) in the Davyhulme area as a result of the proposed Variation is incorrect. The proposed Variation to the Section 36 consent will result in the NO₂ contribution either being the same or slightly reducing at most receptors across the sub-region, including at Davyhulme. The one exception being at Flixton Bridge, B5158, to the junction of Carrington Lane, A6144, which is considered insignificant.

In regards to particulates and other pollutants mentioned in the BCAG's objection, the Council's Pollution and Licensing Section have confirmed that these are not considered to be an issue of concern with modern gas fired power stations.

The applicants have agreed to enter into a legal agreement to secure funding for an Automatic Air Quality Monitoring Station in Davyhulme, which will facilitate an

accurate hourly assessment of a comprehensive range of pollutants for that part of the Borough.

VISUAL IMPACT

A statement of significance in regards to The Church of St. George, which is a Grade II* listed building, which has been requested by English Heritage has not been received to date.

WILDLIFE & ECOLOGY

No further information has been received from the applicant or Greater Manchester Ecology Unit in regards to the concerns raised by Natural England.

DEVELOPER CONTRIBUTIONS

This variation application is seeking consent to vary the existing deemed planning permission (Section 90), which was issued as part of the Section 36 consent. The Council's Legal Services Section has confirmed that the Section 106 legal agreement completed as part of the original consent (as detailed in the original report) will remain extant if this variation application is granted. It is therefore recommended that a supplemental deed to the existing legal agreement is secured, which includes the financial payment of £53,000.00 for an additional Air Quality Monitoring Station. This financial contribution would be split into two payments: -

- £26,500 on granting of the variation to the Section 36 permission
- £26,500 on commencement of the main development

RECOMMENDATION

It is recommended that the resolution is amended to: -

- a) That the application will propose a satisfactory development for the site upon completion of a supplemental deed to the existing Section 106 legal agreement and the supplemental deed will secure a financial contribution of £53,000.00 for an additional Air Quality Monitoring Station;
- b) That a public inquiry be not requested;
- c) That **No Objection** be raised to the development subject to the conditions listed in the Planning Committee report as amended below.

A typing error has occurred in some of the recommended conditions, the correct wording of these conditions are: -

27. The scheme referred to in Condition 26 shall include details of the following: -

- i) planting;
- ii) management of existing and new planted areas;
- iii) restoration of areas affect by construction works;

- iv) details of grass seed mix for areas of the site to be restored to grassland;
 - v) details of the height, type, size and species of the shrubs and trees to be planted;
 - vi) details of the measures to be taken to create new flora and fauna habitats and of the management of such new habitats; and
 - vii) phasing of works included in the scheme.
28. The landscaping and planting, including grass sowing, shall take place in accordance with the phasing of works specified in Condition 27(vii) and no later than the appropriate planting or sowing season following the completion of the construction of the Development and shall be carried out in accordance with the scheme approved under Condition 26. Any trees or shrubs, including hedges, which die, become seriously damaged or diseased, or are removed within five years from the date of planting shall be replaced in the next planting season with others of a similar size and species, unless otherwise approved in writing by the Council.
32. The scheme referred to in Condition 31 shall include:
- i) measures to ensure that no leachate or any contaminated surface water from the site shall be allowed at any time to enter directly or indirectly into any watercourse or underground strata or onto adjoining land;
 - ii) provision for trapped gullies in car parks, hardstanding and roadways;
 - iii) measures to ensure that all foul sewage must drain to an approved foul sewerage and/or sewage disposal system; and
 - iv) phasing of works.
46. The Commissioning of the Development shall not take place until sufficient plant and pipework has been installed to facilitate the future supply of heat to the boundary of the Site under Condition 47 at a later date if opportunities to do so are identified pursuant of Condition 47.

**HELEN JONES
CORPORATE DIRECTOR
ECONOMIC GROWTH, ENVIRONMENT AND INFRASTRUCTURE**

**FOR FURTHER INFORMATION PLEASE CONTACT:
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