

AGENDA ITEM 3

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 11 September 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
H/69449	Petrol Station and adjacent land, 499 Chester Road, Old Trafford, M16 9HF	Clifford	1		
78138	136-138 Park Road, Timperley, WA15 6QQ	Timperley	5		
80354	Darley Lawn Tennis Club, Wood Road North, Old Trafford M16 9QG	Clifford	8		
81765	Big 3 Farm, Irlam Road, Urmston, M41 6TZ	Davyhulme West	29		
83010	Veolia Environmental Services (UK) Plc, Nash Road, Trafford Park, M17 1SX	Gorse Hill	46		
83156	Old Trafford Community Centre, Shrewsbury Street, Old Trafford, M16 9AX	Clifford	62		
83208	76 Great Stone Road, Stretford, M16 0HD	Longford	91		
83285	2 Wellington Place, Altrincham, WA14 2QH	Altrincham	100		
83340	22 Irlam Road, Urmston, M41 6JP	Flixton	108		

SPEAKER(S) AGAINST:

**FOR: Branley Homes
(Applicant)**

REPRESENTATIONS

A further letter has been received from the Campaign to Protect Rural England making the following comments: -

The CPRE is concerned to see that the revised application still proposes the complete redevelopment of the site and loss of open space. The site is in a heavily built up area and should remain as Protected Open Space. Localism suggests that the decision should be taken by the local community. CPRE is currently undertaking a survey of brownfield sites, which must be developed before the loss of designated open space.

Two further letters of objection have been received, stating that they do not consider that the scheme has changed significantly and reiterating concerns about overlooking, security, the loss of the tennis facility, lack of parking and highway safety.

OBSERVATIONS

The application has been discussed with officers from the Council's Parks and Countryside and Leisure Sections but it is considered that it is not possible at this stage to provide guarantees that the facility would be available for a club / coaching development. This issue will be explored further with the Trafford Leisure Trust and the Lawn Tennis Association.

In relation to highway issues, it is considered that an additional condition should be attached requiring the detailed design of the vehicular access to be submitted and implemented and that Condition 6 should be amended to require the provision and retention of garages as well as parking spaces.

RECOMMENDATION

Amend recommendation (A) as follows:-

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate legal agreement to secure a maximum financial contribution of £265,440 towards the provision of replacement tennis courts within the local area and to provide that the Council will use its best endeavours to ensure that the replacement facility can be made available for use by a club and for tennis coaching.

That Condition 6 should be amended to require: -

Provision and retention of parking spaces and garages (including removal of permitted development rights to convert the garages to living accommodation)

And an additional condition to be added as follows: -

14. Detailed design of the vehicular access to be submitted and implemented

Page 29 81765/FULL/2013 : Big 3 Farm, Irlam Road, Urmston

SPEAKER(S) **AGAINST: Mr P Rosbottom
(Neighbour)**

**FOR: Stephen McKiernan
(Agent)**

Page 46 83010/FULL/2014 : Veolia Environmental Services (UK) Plc, Nash Road, Trafford Park

SPEAKER(S) **AGAINST:**

**FOR: James Cook
(Applicant)**

CONSULTATIONS

LHA : Following discussions between the LHA and the applicant's highway consultants the LHA have no objections in principle to the proposals subject to an appropriate condition requesting a car parking management plan. Therefore, the LHA would request a condition that:

"Provision shall be made within the site to accommodate all RCVs based at the site and the vehicles of employees based at the site. Details of a Management Plan to ensure that there is sufficient space within the site to accommodate both RCVs and employees' private vehicles without the need for parking on the public highway shall be submitted to the Local Planning Authority in writing prior to commencement of parking in the new HGV parking area."

DRAINAGE : No objection. The storage solution outlined in the Flood Risk Assessment is acceptable.

APPLICANTS SUBMISSION

In order to accommodate flexibility regarding water discharge rates and discharge points, requests condition no.12 is reworded to require the submission of a detailed surface water drainage scheme for approval by the LPA.

United Utilities have reworded their suggested condition no.12 to enable greater flexibility, which is also acceptable to the applicant. However, condition 11 already requires a surface water drainage scheme, so it is recommended that an

appropriate wording for this condition is agreed with UU and the Council's Drainage engineer.

CONDITIONS

Reword condition 11 to require the submission of a detailed surface water drainage scheme for approval by the LPA.

Delete condition 12

Delete condition 16.

Condition 17 to be replaced with the above suggested condition by the LHA

Page 62 83156/FULL/2014: Old Trafford Community Centre, Shrewsbury Road, Old Trafford

SPEAKER(S) AGAINST:

**FOR: Graeme Scott
(Applicant)**

CONSULTATIONS

LHA: The LHA is generally satisfied with the amendments that have been made to the provision of car, cycle and motorcycle parking, and with the additional swept-path analysis that has been carried out by the applicant. Those elements which require further attention are discussed within the Observations section below.

The principle of converting St. Brides Way into a one-way street is accepted, but is subject to a public consultation exercise, formation of a TRO, and the detailed design of the revised highway being agreed.

REPRESENTATIONS

A letter has been submitted on behalf of Cheshire Wildlife Trust's North Group members. This states that, in-line with the applicants Phase 1 Habitat Survey, there appears to be a need to do a further bat survey to establish whether bats are using the bat boxes attached to the three mature trees, two of which look as though they are to be removed as part of the development.

OBSERVATIONS

DESIGN AND STREETSCENE

30. Further amendments have been made to the elevations of the proposed church. The length of ridgeline and area covered by zinc cladding has been reduced to create more of a node feature that will form the focal point of the junction between Shrewsbury Street and St. Brides Way. A more considered level of articulation has been achieved through the introduction of recessed panels of brickwork along the street-facing elevations. These are

complimented through the introduction of a more coherent use of patterned and uniform brickwork and the improved fenestration arrangement also. The well-proportioned gables, at either end of the Shrewsbury Street and St. Brides elevations will be better appreciated through the use of a single brick type. Overall it is considered that the amendments that have been made to the scheme represent a notable improvement over previous iterations, and are of a sufficient quality to support the main Village Hub proposals.

ARBORICULTURE & ECOLOGY

42. The additional survey work referred to in Cheshire Wildlife Trust's representation has been conducted and is reported on within Para 42 of the main Committee Report.

ACCESS, HIGHWAYS AND CAR PARKING

Car Parking Provision

47. The layout of the church car park has been subject to some alteration, although the overall number of spaces remains unchanged. There is some concern from the LHA that the introduction of a high boundary treatment around the church garden will restrict visibility when visitors are reversing out of two of the spaces. Therefore, further tweaks are required to this layout to address this issue. This can be addressed under condition 21.

Cycle and Motorcycle Parking

56. A revised site plan now shows that 50 cycle spaces would be created as part of the development, 20 of which would be provided as secure long-stay parking for staff of the Village Hub within the undercroft car park. This level of provision is deemed to be acceptable, however proposed spaces 21-30 (at the northern end of St. Brides Way) should be relocated to ensure that they benefit from an improved level of natural surveillance. This can be addressed within the scope of the currently proposed 'Cycle Parking' condition. All motorcycle parking spaces should benefit from lockable points.

Servicing

59. The applicant has now adequately demonstrated that a 12m long rigid vehicle could safely manoeuvre around the new highway layout proposed around the site, and that a 7.5m vehicle could enter the undercroft car park if required.

Highway Layout / Junction Arrangements

62. Following the submission of additional information, the principle of converting St. Brides Way into a one-way highway (south-west only) between Clifton Street and Shrewsbury Street is now accepted. However this alteration will be subject to public consultation and a subsequent Legal TRO being enforced. The detailed design of the resulting highways and footways (including kerb

alignment, use of materials and lining and signing) will need to be agreed with the Council and therefore it is recommended that a condition be added to any permission to secure these details.

PLANNING OBLIGATIONS

66. The series of modifications to the enclosing highway network, that are associated with this scheme, will be funded by the developer and secured as part of a legal agreement. The agreement will also require a contribution that is designed to cover the cost of imposing TRO's (e.g. maximum waiting), should the Council deem them necessary in the future, on the new layby parking spaces proposed along the northern side of Shrewsbury Street, and the southern side of Clifton Street.

RECOMMENDATION: MINDED TO GRANT SUBJECT TO LEGAL AGREEMENT

- (I) That the application will propose a satisfactory development for the site upon completion of an appropriate legal agreement to secure a contribution towards the making and implementation of TROs in the vicinity of the proposed development.
- (II) In the circumstances where the legal agreement has not been completed within 3 months of the date of this resolution, the final determination of the application shall be delegated to the Head of Planning Services.

Amend the following condition:

23. Travel Plan, incorporating measures and targets, to be submitted prior to the occupation of the Phase 2 church, and again prior to the occupation of the first uses within the Phase 3 development. Measures to be implemented once agreed;

Add the following condition:

36. Prior to the commencement of any Phase 2 development, details for the proposed highway amendments around the site shall be submitted to, and approved in writing by, the Local planning Authority. The submitted schemes shall include details such as kerb alignment, type and arrangement of hard surfacing, lining and signing. The development shall proceed in accordance with the approved details and shall be implemented in accordance with a timetable that has first been agreed in writing by the LPA.

Page 91 83208/HHA/2014 : 76 Great Stone Road, Stretford

SPEAKER(S) AGAINST:

**FOR: Helen Fraser
(on behalf of applicant)**

REPRESENTATIONS

A further e-mail has been received from a local resident. Objections raised as follows:-

- concern that proposal is too extensive and not in keeping with the general area
- concern that development will impact negatively on surrounding community

Page 108 83340/FULL/2014 : 22 Irlam Road, Urmston

**SPEAKER(S) AGAINST: Yvonne McDermott
(Neighbour)**

**FOR: Kevin Moore
(On behalf of applicant)**

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

**FOR FURTHER INFORMATION PLEASE CONTACT:
Rob Haslam, Head of Planning
Planning Department, Trafford Town Hall, Talbot Road, Stretford, M32 0TH**