

PLANNING (DEVELOPMENT CONTROL) COMMITTEE – 14th February 2013

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
75729	Hulme Ferry Cottage, off Daresbury Avenue, Flixton, M41 8GP	Davyhulme	5		
76859	291 Talbot Road, Stretford, M32 0YA	Longford	18		
77029	Priory Nursery, Dane Road, Sale, M33 2NG	Priory	25		
78229	Land to the north of Station Road, Stretford	Gorse Hill	43		
78464	Trafford General Hospital, Moorside Road, Flixton, M41 5SL	Davyhulme West	53		
78662	Land off Minster Drive, Urmston		61		
79283	South Manchester Synagogue, The Firs, Bowdon, WA14 2TE	Bowdon	69		
79511	212 Northenden Road, Sale, M33 2PA	Sale Moor	79		
79537	Springfield Primary School, Springfield Road, Sale, M33 7XS	Priory	87		
79548	Navigation Primary School, Hawarden Road, Altrincham, WA14 1NG	Altrincham	103		
79562	Trafford Training Centre, Birch Road, Carrington, M31 4BH	Broadheath	111		
79615	Beech House, 1 Cambridge Road, Hale, WA15 9SY	Hale Central	120		

79620	4 Leighs Cottages, Wellfield Lane, Timperley, WA15 7AE	Hale Barns	129		
Agenda Item No. 5					
79733	Manor Hey Care Centre, 130 Stretford Road, Urmston	Urmston			

Page 5 75729/FULL/2012: Hulme Ferry Cottage, off Daresbury Avenue, Flixton

SPEAKER(S)

AGAINST:

FOR:

**Joe Stockton
(Agent)**

Page 25 77029/FULL/2011: Priory Nursery, Dane Road, Sale

SPEAKER(S)

AGAINST:

FOR:

**Jim Banfi
(Agent)**

REPRESENTATIONS

An additional round of neighbour consultation followed the receipt of amended plans and additional supporting information. This has resulted in the submission of two further letters of objection from residents on Arnesby Avenue; however no new areas of concern have been identified within these representations.

DEVELOPER CONTRIBUTIONS

The developer contributions contained within the initial Committee Report did not account for the existing floor-space within the site, which relates to a 122sq.m storage shed which is set to be demolished as part of the proposals. Therefore the scale of the developer contributions should be adjusted as follows:

TDC category.	Gross TDC required for proposed development	Contribution to be offset for existing building/use	Net TDC required for proposed development
	Use Class D2	Use Class D2	
Highways and Active Travel infrastructure (including highway, pedestrian and cycle schemes)	£6,588	£549	£6,039
Public transport schemes (including bus, tram and rail, schemes)	£21,972	£1,831	£20,141
Specific Green Infrastructure (including tree planting)	£12,090	£1,240	£10,850

Spatial Green Infrastructure, Sports and Recreation (including local open space, equipped play areas; indoor and outdoor sports facilities).	N/A	N/A	N/A
Education facilities.	N/A	N/A	N/A
Total contribution required.			£37,030

With respect to the applicant's commitment to contribute towards off-site improvements to the Green Belt within the Sale area, Council officers have identified the following projects at the sites below which will be beneficial in mitigating the harm caused by the proposed development to the Priory Nursery Green Belt:

Priory Gardens

- Reconfigured and resurfaced (permeable) car park and linked footpath route to provide improved visitor facilities, with signage and interpretation
- Pond enhancements
- Infrastructure – replacement and additional e.g. interpretation, signs, seating, bins
- Woodland thinning and enhancement across the site with selective native tree planting as appropriate, plus meadow creation and regeneration
- Infrastructure improvements across the site

Sale Water Park

- Visitor's Centre Marsh – improvement works to the marsh involving canal clearance within the marsh and creation of new canals and dipping platform
- linked to potential Local Nature Reserve designation
- Reed bed adjacent to the water park islands – creation of improved habitat for waterfowl species such as Grebe, Moorhen, Snipe, Reed Warbler
- Meadow creation and woodland thinning/enhancement work
- Infrastructure improvements across the site – seating, signage, interpretation, footpaths

It is expected that contributions will be made towards the identified projects for one of the above sites, which are both located in close proximity to Priory Nursery, and lie within the Trafford Green Belt.

RECOMMENDATION: - MINDED TO GRANT SUBJECT TO A S106 AGREEMENT AND REFFERAL TO SECRETARY OF STATE

- (A) That the application will propose a satisfactory development for the site upon completion of an appropriate legal agreement to secure the following:
- (i) Financial contributions of £37,030 split between contributions towards Highways & Active Travel Infrastructure (£6,039); Public Transport Schemes (£20,141) and Specific Green Infrastructure (£10,850);

- (ii) Provision of off-site improvements to the Sale Green Belt in accordance with a scheme to be identified by the Council;
- (iii) Each year, for a minimum period of five years, a resident of (or relation to) the Trafford area will be taken on by Brookhouse Stud on an internship basis for a period of up to four weeks;

(B) Add the following condition: -

- 8. Standard Contaminated Land Condition;

Page 53 78464/FULL/2012: Trafford General Hospital

OBSERVATIONS

Further to paragraph 16 of the report, regarding the removal of the existing lattice structure supporting CCTV equipment and lights which are no longer required. The applicant was asked to look at re siting of the CCTV equipment and removal of these lattice structures which are considered to detract from visual amenity. The hospital advise that the new lighting columns would not be suitable for CCTV as they move slightly in the wind and modern external CCTV needs a rigid mount.

The hospital advise that they are looking at replacing the CCTV system in the future and the preferred option would be that cameras are located elsewhere and that the existing lattice structures are not re used. This will depend on future funding, however the hospital do advise that the intention is that after the new lighting is in place and once they are able to replace the CCTV system then the lattice structures would be removed. However due to funding restraints, this is an intention rather than a commitment from the hospital.

Page 61 78662/COU/2012: Land off Minster Drive, Urmston

SPEAKER(S)

AGAINST:

FOR:

**Adele Snook
(Agent)**

RECOMMENDATION

The applicants have raised concerns regarding the payment of the financial contribution for off-site provision, which will be generated from the sale of the land, in a single payment up front; part (A) of the recommendation is therefore amended to:

- (A) That the application will propose a satisfactory form of development for the site upon completion of an appropriate legal agreement which is expected to secure a financial contribution of up to £80,950, which will be provided through a phased payment scheme which is to be agreed with the Council.

SPEAKER(S)

AGAINST:

FOR:

**Mark Iveson
(Agent)**

APPLICANT'S SUBMISSION

A letter on behalf of the applicant has been submitted, summarised as follows: -

- It is unnecessary and unreasonable to impose yet another temporary condition on what is an acceptable use. The letter refers to guidance in Circular 11/95 relating to temporary permissions which includes the reason for imposing a temporary condition is so as to allow a trial run where a use may be “potentially detrimental” to existing nearby uses but there is insufficient evidence to enable the authority to be sure of its character or effect. Also that a second temporary permission should not normally be granted as it should be clear at the end of the initial trial period as to whether or not permanent permission should be granted.
- In total the Council has had in excess of 4 ½ years to “trial run” the extended operating hours, during which time no material planning consequences have arisen. The Pollution and Licensing Section Department has not received complaints and they have no objections to the application and the LHA also has no objection. It is not necessary or appropriate or reasonable to impose a further temporary permission.
- Fundamentally the types of activities carried out at the Synagogue are compatible with a residential area. A Synagogue and ancillary uses that go with it are important to local residents. The ancillary uses are carried out under strict religious supervision and mainly family orientated. A schedule of events held between 2010 and 2013 has been provided. The numbers of occasion when the hall and classroom are used after 9pm are very limited due to self-imposed religious restrictions of the Jewish calendar.

OBSERVATIONS

As stated in the committee report, it is acknowledged that permission has been granted previously for the extended hours of use on two previous occasions and that no complaints have been received by the Council in relation to this. Nevertheless, a number of local residents have advised there have been instances of excessive noise, though these were not reported as complaints to the Council. In light of this it is considered premature to be able to conclude with certainty that extended opening until midnight has not, or would not in the future, prejudice the amenity enjoyed by the occupiers of surrounding properties. As such it is considered, notwithstanding the advice in Circular 11/95, that a further temporary period is appropriate in this particular case, as set out in the report.

The applicant has also been asked to comment on the accusation that the Synagogue car park is not always open when the building is in use, which adds to problems caused by parking on the highway and is in breach of condition. No response has been received at the time of preparing this report.

Officers have also suggested to the applicant a further condition to require submission and approval of a Management Plan for use of the hall and classroom at the later times and which would require the Synagogue to provide a list of measures/procedures aimed at ensuring events do not cause disturbance to neighbours. No response has been received at the time of preparing this report.

RECOMMENDATION

GRANT subject to the conditions set out in the report as amended below and with the following additional condition: -

Amend condition 1 as follows:

This variation of condition to extend the permitted hours of use of the hall and classrooms is granted for a limited period expiring on 14th February 2015; after this date the hall and classrooms shall not be used between the hours of 21.00 and 08.00 unless planning permission has first been granted to extend this period.

Additional condition: -

Within one month of the date of this permission, a Management Plan shall be submitted to the Local Planning Authority for approval, setting out measures/procedures aimed at ensuring the use of the premises at the times hereby permitted does not cause disturbance to neighbouring properties. The Synagogue shall thereafter use the hall and classrooms in accordance with the approved Management Plan.

Page 79 79511/FULL/2012: 212 Northenden Road, Sale

SPEAKER(S)

AGAINST:

FOR:

**Dr J Lightfoot
(Applicant)**

Page 87 79537/FULL/2012: Springfield Primary School, Springfield Road, Sale

SPEAKER(S)

AGAINST:

FOR:

**Mrs A Chard
(Acting Head-teacher)**

OBSERVATIONS:

DEMOLITION OF EXISTING JUNIOR SCHOOL BLOCK 2

The School has provided an updated Heritage Statement which sets out why the proposals include the demolition of the existing Edwardian block 2. This additional information states that the Edwardian building has inadequate space for the number of classrooms needed, and the constricted site does not allow for a new building in addition to the two existing blocks. It is also economically impossible to build on top of Block 2 given its footprint and roof geometry. The statement goes on to explain that the existing classrooms within Block 2 do not meet current standards from modern teaching methods

for Key Stage 2 onwards, where the provision of IT facilities at both individual and class level dictate the need for dimmable rooms, interactive whiteboards and flexible spaces.

The additional justification provided by the school is accepted and, as noted in the main Committee Report, the modernising and expansion of school facilities is in-line with Government Policy set out in Department for Education guidance (Bulletin 99).

DESIGN AND STREETSCENE

Amended plans that incorporate some minor elevational alterations have been submitted; and should serve to improve the overall appearance of the building.

RECOMMENDATION: GRANT

(I) Amend the following condition:

7. Before the development hereby approved is brought into use, 27 off-road car parking spaces shall be provided in accordance with a scheme which has received the prior written approval of the Local Planning Authority. The approved parking spaces shall not thereafter be used for any purpose other than the parking of vehicles. In addition a scheme for the phased provision of a minimum of 14 additional off-street parking spaces for staff, in the form of season passes to nearby existing car parks, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter season passes shall be provided for staff in accordance with the agreed details.

Reason: In the interests of highway safety and convenience, and in accordance with Policies L4 and L7 of the Trafford Core Strategy.

(II) Add the following condition:

16. No development shall commence until details of how the development will improve security to the school site, taking into account the principles of Secured by Design, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of crime prevention and the safety of staff and pupils, and having regard to Proposal L7 of the Trafford Core Strategy.

Page 111 79562/FULL/2012: Trafford Training Centre, Birch Road, Carrington

SPEAKER(S)

AGAINST:

FOR:

**George Johnstone
(Agent)**

CONSULTATIONS

Drainage – A revised Flood Risk Assessment has been submitted, however it does not fully address FRA2 and Guidance. A condition is therefore recommended requiring a scheme for the treatment of surface water run-off.

The Environment Agency – No objections, conditions relating to the protection and mitigation of the damage of populations of water vole and the submission of a management plan are recommended.

Natural England – No objections, they support the view of the Environment Agency in this instance.

ECOLOGY AND LANDSCAPE CHARACTER

The applicants have submitted an amended mitigation strategy which is considered acceptable. Conditions are therefore recommended relating to the implementation of this strategy.

The applicant has indicated that some trees within the site may need to be removed as part of the proposals, though none of these trees are subject to Tree Preservation Orders. The submitted Arboricultural Report recommends that tree removals should be mitigated against by planting in other parts of the site. It is therefore recommended that conditions are attached requiring the submission of a tree protection scheme and a landscaping scheme to ensure that any trees lost are replaced within the site.

RECOMMENDATION

It is recommended that condition 6 is amended to:

6. Within 12 months following the creation of compensatory habitat in Birch Moss Covert, a detailed habitat management plan will be submitted and approved in writing. The habitat management plan shall include:
 - specific management prescriptions
 - annual monitoring for a period of five years
 - surveys for water voles
 - habitat condition assessment.
 - annual updates to the plan following review

It is also recommended that the following conditions are attached:

7. Notwithstanding the submitted Flood Risk Assessment, no development shall take place unless or until a scheme for the treatment of surface water run-off has been submitted and agreed in writing.
8. The submission of a tree protection scheme prior to the commencement of development.
9. Landscaping

H/19477 - Erection of a rear extension at first floor level to form a bathroom and dressing area - Approved May 1984

OBSERVATIONS

No further observations are made with respect to the proposed development.

RECOMMENDATION

The recommendation remains unchanged.

Agenda Item No. 5 79733/FULL/2013 Manorhey Care Centre, 130 Stretford Road, Urmston

SPEAKER(S)

AGAINST:

FOR:

**Paul Carr
(Agent)**

APPLICANT'S SUBMISSION

The applicant has submitted a sunlight assessment.

OBSERVATIONS

AMENITY

The applicant has submitted a sunlight assessment to demonstrate the extent of shadowing that would arise from the proposed extension. This demonstrates that during the summer months when the garden of Ann Challis would be most utilised, the shadow of the extension would be contained within the boundary of the Manor Hey site hence no overshadowing would result to the remaining garden of Ann Challis. In the winter months, the shadow is likely to extend into the garden of Ann Challis, but given the separation distance between the proposed extension and the garden and that to the rear elevation of the Ann Challis home, it is not considered that it would be reasonable to refuse the application on this basis. It is therefore considered that the proposal is in accordance with Policy L7 of the Core Strategy.

Indicative landscaping proposals indicate landscaping will be planted within the Ann Challis garden area. This would be outside the application site, hence would not be covered by the general landscaping condition. A Grampian style condition is therefore recommended to require this planting to implemented prior to the first occupation of the development in the interests of the amenity of the occupants of the Ann Challis and to ensure appropriate replacements are provided for the trees to be removed to facilitate the development in accordance with Policies L7 and R2 of the Core Strategy.

RECOMMENDATION

Additional condition:

9. Notwithstanding the submitted scheme, landscaping within Ann Challis garden to be provided prior to first occupation of development in accordance with scheme to be agreed
10. Finished floor levels to be agreed.

**HELEN JONES
CORPORATE DIRECTOR
ECONOMIC GROWTH & PROSPERITY**

**FOR FURTHER INFORMATION PLEASE CONTACT:
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