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Sharston Ward	Application Number 078880/00/2006/S2	Date of Appln 3rd Jul 2006	Committee Date 15th Feb 2007
Proposal	OUTLINE APPLICATION for the siting of and means of access to 10 two storey dwellinghouses following demolition of former children's home.		
Location	1 Crossacres Road, Sharston, Manchester, M22 5AD,		
Applicant	Together Trust Together Trust Centre, Schools Hill, Cheadle, Cheshire, SK18 1JE		
Agent	Peter Dickinson Architecture 169 Appley Lane North, Appley Bridge, Wigan, WN6 9DX		

Description

This application was initially reported to Wythenshawe Area Committee on the 23rd of November 2006. Wythenshawe Area Committee resolved that the development proposed was too dense and that the applicant should put forward a scheme for 8 dwellings. The applicant has now made it clear that the application is to be determined on the basis of the current scheme showing 10 dwelling houses. It is therefore being presented to Planning and Highways Committee for determination.

The application site is currently occupied by a large detached building with a large double detached garage and associated car parking within the curtilage of the building. Formerly used as a children's home, the site covers a total area of 0.61 hectares (1.5 acres) and is surrounded by mature trees and hedges all around the perimeter of the site.

Situated on a corner plot of land the site is located to the east of the Crossacres Road and Hollyhedge Road 'T' junction. Established within a predominantly residential area of Sharston the plot is bounded by the green belt to the south of the site and to the east is a large development of 22 apartments with associated parking and landscaping approved in May 2002 under Planning Application 065314/FO/South 2. Immediately beyond that is the boundary with Stockport.

Residential developments within this particular area are typically characterised by sizeable semi detached and detached dwellings located on large plots of land.

This site does not have specific allocation within the Unitary Development Plan and it is not located within a Conservation Area.

This application initially sought outline-planning permission for the siting of and means of access to a residential development of 21 dwelling houses. However, issues of density and the character of the surrounding area were raised. Following negotiations with the Applicant, the scheme was amended, initially to 18 dwelling and now seeks to obtain planning permission for siting of and means of access to 10 large detached 'two storey' houses and a new access onto Crossacres Road. Not included as part of this application are design, external appearance and landscaping, which will therefore be the subject of

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future applications. Each house is to include a garage with associated boundary treatment and landscaping.

Consultations

Local residents/ Business - Four letters of objection have been received against this proposal. The comments are summarised as follows:

- A number of residents were initially concerned with the proposed density of the development and the over development of the site.
- the negative impact increased traffic would have coming and going from the application site:
- the potential hazard of the existing 'T' junction located very close to the proposed site entrance
- the negative impact in which the development would have upon the trees and wildlife that inhabit the site;
- The density and over development of the site.

Greater Manchester Ecology Unit - no objections to the proposal, however, should the development be approved it is recommended that the following conditions be attached:

- 1) Requiring special measures to be taken to protect and appropriately manage trees will remain on site and compensation should be sought for losses of desirable trees through landscaping
- 2) The three trees identified in the bat survey as having a potential to support bats should be inspected for bats immediately prior to any works commencing on these trees. If bats are found then a method statement should be submitted and approved by the Local Planning Authority in writing giving details of how any disturbance to bats is to be mitigated. See comments in Wildlife paragraph later in this report.

Head of Wythenshawe Regeneration - It was considered that the use of this site for housing was acceptable in principle, provided that, any development on this site was of a "low density and sensitive". The revised scheme will provide a low-density development of large family houses for sale that will help diversify the type of housing and tenure mix in this part of Wythenshawe. High quality design along with retention of the mature trees and hedging will help the development fit sensitively within the site.

MEDC Landscape Practice- No objection subject to the following condition:
Prior to the commencement of development it is requested that a arboriculture method statement and tree protection plan in accordance with BS5837:2005 'Trees in relation to construction' are submitted and approved by the Local Planning Authority

Head of Engineering - No objection

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Operational Services (Arboriculture)- No objection, although it is recommended that a financial contribution be made for the removal of a mature Horsechestnut street tree located on Crossacres Road.

Greater Manchester Police- No objection

Stockport Metropolitan Borough Council - no objection

Issues

Unitary Development Plan - this site lies within a residential area close to Wythenshawe Centre. Although the site does not have a specific allocation within the Unitary Development Plan, when dealing with application of this nature the following policies will be taken into consideration. These are as follows:

Policy Dc7a.1 - Large Buildings of Historic and/ or Architectural Interest

This policy states that the re-development of large buildings of local or historical interest in extensive grounds will only be permitted where there is no loss of the visual character and amenity value of the site or to the visual quality and interest of the area. An inspector's decision of December 2002 unrelated to this site provides guidance on the interpretation of this policy. The inspector concluded the policy did not act to protect buildings themselves, but that it provides a basis for the consideration of the relationship between replacement buildings and their site and area.

Policy DC7 - New Housing Development

This policy seeks to ensure that the City Council secures new housing, which is easily accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practical.

Housing Policy:

Policy H1.2 - States that the City Council will ensure that housing stock contains a wide range of housing types to meet needs of people who want to live in Manchester. The above should include accommodation designed for the use of disabled people as well as properties for sale in the higher price range.

Policy H2.2 - Is also relevant and states that the City Council will not allow development, which will have a detrimental impact upon residential amenity. Issues in which the Council will have particular regard to are the scale and appearance of the development, and its impact in terms of noise, vibration, traffic generation, road safety and air pollution

Policy H2.7 - Development can make a major impact on improving the appearance of an area therefore this policy outlines how new housing schemes will be expected to be of a high standard of design and to make a positive contribution toward improving the City's environment.

Environmental Improvements and Protection:

Policy E1.1 - States that it is the Council's objective to reduce levels of air pollution much of which is caused by vehicular fumes, in doing so they will promote public transport and cycling, discourage the use of private car for peak

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time trips to the City centre and other major employment areas and encourage all new developments to be located where it can be easily served by public transport.

Policies E1.5 and E1.6 - Ensure that the City Council promote sustainability objectives within new development ensuring that proposed schemes incorporate high standards of energy efficiency, can easily be served by public transport and that materials used during the construction are environmentally friendly, wherever possible.

Policy E2.1 - The Council will ensure that the visual amenities of the Green Belt are not injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice its main purpose, might be inappropriate by reason of their siting, materials or design.

Policy E2.4 - Will seek ensure that the effects of new development upon wildlife will be taken into consideration, also wherever possible developers will be encouraged to create new features which will sustain wildlife.

Policy E2.6- Protects where possible the loss of existing trees. Broadleaf tree planting schemes will also be encouraged to approve the appearance of built up areas.

Transport

Policy T2.6 - Will ensure that all new development within the City provide adequate car parking provision for disabled persons so they may gain easy access.

Policy T3.7 - States that the council will encourage the provision of secure cycle facilities and that it is expected that all major development should make adequate provision.

The Guide to Development in Manchester 2

In support of the above-mentioned policies consideration should also be given to guidance set out within the emerging ' Draft Guide to Development in Manchester 2' (September 2006). This document is a draft Supplementary Planning Document, which is currently undergoing public consultation. Therefore it should be afforded consideration during the determination of an application.

The Guide provides a framework for all development within Manchester and has particular reference to the importance of good quality design through building design and landscaping, the retention of the character of an area and the promotion of sustainability through new development. The Guide also states that new developments should comply with standard details within 'Design for Access 2'

Wythenshawe Strategic Regeneration Framework-

The framework was published in December 2004 and provides a guide to development within Wythenshawe. The document sets out a detailed policy framework which aims to meet objectives within the following sub categories;

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Capitalising on economic assets, investing in the future, neighbourhood regeneration and quality of life.

In terms of new housing developments the framework attaches importance to 'diversifying the density of developments responding to geographical context and changing household patterns' as well as creating a rich variety of built form, which will reinforce 'local distinctiveness and augment sustainable neighbourhoods'.

Regional and National Planning Guidance

In terms of Regional policy, The Regional Planning Guidance for the North West (RPG13) provides further guidance and contains policies that promote sustainable development through its four Core Development Principles: the economic use of the land and buildings, enhancing quality of life, improving quality of design; and promoting sustainable economic growth and competitiveness. Policy DP3 requires that new development demonstrates good quality design and respect for its setting. Policy SD1 seeks to concentrate development in the North West Metropolitan Area, which includes the regional poles of Liverpool and Manchester, along with the surrounding areas and Policy UR3 promotes social inclusion through accessibility.

The Draft Regional Spatial Strategy for the North West, published for public consultation on 20th March 2006 states within Policy MCR1 that plans and strategies in the Manchester City Region should, amongst other goals, accommodate housing growth in locations that are accessible by public transport in areas with strong economic prospects. Policy RDF1 encourages new developments to promote environmental excellence and good environmental management.

In addition to the above, Central Government provide national planning guidance in the form of Planning Policy Guidance Notes (PPG) and more recently on some planning issues, Planning Policy Statements (PPS).

PPS1 - 'Delivering Sustainable Development' identifies sustainable development as a core principle underpinning planning. Emphasis is placed on the need for good design to ensure, attractive, usable, durable and adaptable places.

PPS3 - 'Housing' underlines the need for sustainable development. It highlights that smaller developments such as conversions or redevelopment of existing housing should contribute to achieving goals such as:

- "Creating streets and places which meet the needs of people, which are attractive, have their own distinctive identity and positively improve character; and
- Which promote design and layouts that are inclusive, safe, take account of public health, crime prevention and community safety, and ensure adequate natural surveillance"

Principle - It is considered that the redevelopment of this site for residential purposes is acceptable in principle given the predominantly residential nature of the surrounding area. However, issues such as the density of the development and its effect upon existing trees and wildlife as well as highway issues all need to be assessed.

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Impact on Landscaped Setting - The building is in the spacious setting of its gardens. That setting is considered to contribute to the visual quality and character and appearance of the area. The Head of Planning believes that the proposed scheme taking into context its surroundings will offer a quality development that will not have a detrimental impact upon the visual character of the area or landscaped setting and in turn will potentially provide a positive contribution to this particular area.

Density - The development has been assessed by comparing to the scale, massing and character of development within this particular area. Whilst, it is acknowledged that this particular proposal seeks to replace a large detached property located within the centre of a large site, it will be and replaced with 10 large detached family homes with generous amounts of amenity space. The development will create a spacious environment and will offer a distinctive development that will be in keeping with the character of built form in this particular area of Wythenshawe.

Siting - The layout of the development has been organised around a small road created to serve each plot. Properties towards the north of the site have been orientated to front on to Hollyhedge Road to provide an element of natural surveillance. On balance, subject to satisfactory elevations and details illustrating ground levels the Head of Planning is satisfied that the development complies with guidelines within the Design Guide for Manchester 2 and that an acceptable balance has been achieved between built form, car parking and amenity space.

Design - The external appearance of the houses is reserved for future consideration.

Site Access - This development proposes the construction of a new wider vehicular access off Crossacres Road. The small cul de sac lane has been designed to accommodate a single lane each way with a turning point at the end.

As this development proposes to see a small increase in both vehicular and pedestrian activity to the site, in order to protect against pedestrian and vehicular accidents, negotiations are currently taking place for the implementation of a new pedestrian island off site at the junction of Crossacres Road/ Hollyhedge Road which will form part of the Section 106 agreement should consent be received.

Parking Provision - This site is well served by public transport, which runs at frequent intervals along both Hollyhedge Road and Crossacres Road. It is also considered that this development has met adequate off street parking provision for at least one vehicle per unit to meet the needs of the future occupiers of these family homes.

In order that the development meets City Council's objectives towards sustainability it is also recommended that a condition should be attached requesting the provision of cycle storage at each property.

The proposed dwellings on the north of the site have been designed to access Hollyhedge Road via small footpaths. There is a danger of potential traffic

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incidents due to this and in order to reduce this, parking restrictions will be required to prevent parking along Hollyhedge Road. A financial contribution will be required from the applicant to fund the imposition of the restrictions by way of a traffic regulation order.

Amenity Space - Whilst the proposed development introduces additional built form to the site when compared to the existing, the proposed siting of the dwellings would allow for an appropriate landscaping scheme and amount of amenity space to be provided.

Residential Amenity - It is not anticipated that the development would have a detrimental impact, in terms of overshadowing and overlooking, upon the amenity of occupants of nearby residential properties.

Disabled Access - Details of internal arrangements for disabled people are to be secured during the consideration of reserved matters. Disabled access is dealt with by condition at this stage. It is expected that development of this nature should be of a high standard and comply with guidelines within the Design for Access Guide 2.

Trees and Landscaping - Situated around the boundary of this site are a variety of mature trees, which assist in enhancing the 'leafy' character of this particular area of Wythenshawe. Whilst 22 trees are proposed to be removed in order that a new vehicular access be built onto the site, the development does propose to retain 46 trees.

The applicant also proposes the removal one street tree. In order to compensate for this loss, the applicant will be required to fund the planning of a replacement.

The landscaping of the site is reserved for future consideration. In order to understand the impact of the development upon tree coverage within the site it is recommended that an indicative landscaping scheme be submitted and approved prior to a decision for approval being issued. The City Council will require that there will be a net gain in trees of 10% over existing on site in line with recommendations of the Guide for Development in Manchester 2.

In order to prevent against damage to trees conditions requiring both a method statement and tree protection plan should be submitted in accordance with BS5837; 2005 'Trees in relation to Construction.'

Crime and Disorder - Although details of boundary treatment have yet to be secured, it is expected that a development of this nature could achieve Secure by Design accreditation. Therefore an appropriate condition is proposed.

Refuse and Storage - It is recommended that a condition be attached to a consent securing details of refuse storage and recycling.

Wildlife - As part of this application a licensed bat consultant undertook a bat survey. However, it was considered that although there was no evidence of bat activity within the building there was some evidence of activity in three trees on site. As these three trees are to be retained the Head of the Ecology Unit was satisfied that any bats residing in the trees would not be harmed during construction.

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Sustainability - It is expected that a development of this nature should achieve a rating of at least 'very good' within a BREEAM pre-assessment. Therefore with a consent it is recommended that a condition be attached requesting the submission of a pre-assessment.

Environmental Impact Assessment - As this site covers an area of more than 0.5 hectares under schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (as amended) it was considered that it was necessary to undertake an EIA screening opinion. During the screening opinion it was considered that the proposed development would not have a significant effect on the environment. Therefore it was considered that an EIA was not required as part of this application.

Construction Issues - In order to protect against potential issues which could come up during the construction phases such as levels of noise and disturbance. It is considered that such issues will be addressed through both conditions attached to the consent and will also be monitored by both the City Councils Environmental Health Department and Building Control Services. In addition to this it is advised that a condition should also be attached should consent be granted requesting that details of a wheel wash be submitted prior to works commencing on site. The Head of Planning is therefore, satisfied that these issues will be dealt with in a satisfactory manner.

Human Rights Act 1998 considerations - This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation HEAD OF PLANNING MINDED TO APPROVE following Wythenshawe Area Committee's request to reduce numbers from 10 to 8 houses.

Subject to a section 106 agreement for contributions to highway safety improvements, recreational provision, a replacement street tree and an indicative landscaping scheme. Also on the basis that the proposal is in accord with the City Councils Unitary Development Plan and there are no material considerations of sufficient weight that suggest otherwise. It must be noted that Wythenshawe Area Committee asked for a reduction in numbers from 10 to 8 houses.

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Conditions and/or Reasons

1) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the drawings numbered 2491-05-502 stamped as received by the Local Planning Authority on 21st August 2006, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans.

3) Before the development is commenced, the applicant shall submit detailed plans and particulars to the Council, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters: external appearance, design and landscaping.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

4) No house shall be occupied until a certificate confirming achievement of the Secured by Design standards in respect of it has been issued by Greater Manchester Police, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To reduce the risk of crime, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester, and to reflect the guidance contained in PPS1 - 'Delivering Sustainable Development'.

5) No house shall not be occupied until a Building Research Establishment Ecohomes rating of at least "Very Good" has been awarded by an assessor licensed by the Building Research Establishment in respect of the house, unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In the interest of minimising the impact of the buildings on the environment, pursuant of policy E1.6 of the adopted UDP for the City of Manchester, policy ER13 of the Regional Spatial Strategy policy and guidance in Planning Policy Statement 1 (PPS1)

6) The development shall not be occupied until the boundary of the site and the individual plots have been treated in accordance with details previously

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submitted to and approved in writing by the City Council, as local planning authority. The submitted details shall show the colour of materials to be used.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity and character of the area within which the site is located, pursuant to policies H2.2, E3.3 and E3.5 of the adopted UDP.

7) Notwithstanding the provisions of the Town and Country Planning Order Act 1990, no garage shall be used for any purpose other than the parking of vehicles, unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure there is adequate off-street car parking in order to reduce on-street parking pursuant to policy T2.4 of the Unitary Development Plan for the City of Manchester.

8) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

9) Before the development hereby approved commences a scheme for cycle storage shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that adequate provision is made for bicycle storage so that persons occupying or visiting the development have a range of options in relation to mode of transport. Pursuant of policy T3.7 of the Unitary Development Plan for the City of Manchester

10) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason

To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud. Pursuant of H2.2 of the Unitary Development Plan for the City of Manchester

11) In this condition "retained tree" means an existing tree, shrub or hedge on site which is to be retained and a tree, shrub or hedge on a neighbouring site whose root structure extends into the site as shown on plan number 2491-05-

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502; and paragraphs (a), (b) and (c) below shall have effect until the expiration of 1 year from the date the last of the houses is first occupied.

(a) No retained tree shall be cut down, uprooted or destroyed.

(b) No retained tree shall be topped or lopped other than in accordance a scheme (which is in accord with British Standard 5837:2005) previously approved in writing by the City Council as local planning authority and following the City Council's previous written approval.

(c) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the City Council as local planning authority.

(d) All retained trees shall be protected in accordance with a scheme (which is in accord with British Standard 5837:2005 or such other standard as may replace it) previously approved in writing by the City Council as local planning authority before any equipment, machinery or materials are brought on to the site. The approved protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made within those areas, without the written consent of the City Council as local planning authority.

Reason

In order avoid damage to trees, shrubs and hedges adjacent to and within the site which are of important amenity value to the area. Pursuant of Policy H2.7 E2.6 and E2.4 of the adopted UDP for the City of Manchester

12) Details of access proposals for mobility impaired persons including route widths, levels and gradients and a timetable for implementation shall be submitted to and approved in writing by the City Council as local planning authority before development commences. The approved details shall be implemented in accordance with the timetable and no house shall be occupied until the approved details have been implemented in respect of it.

Reason - To ensure that satisfactory disabled access is provided pursuant to policy DC7 of the Unitary Development Plan for the City of Manchester.

13) No development shall be commenced until the ground levels of each of the houses and of the roads within the site have been approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with the approved ground levels.

Reason

To ensure that any change in ground level is acceptable given the nature of the site and adjoining uses.

14) No house shall be occupied until that part of the road which provides access to the house from Crossacres Road has been constructed in accordance with

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drawing number 2491-05-502 stamped as received by the Local Planning Authority on 21st August 2006.

Reason

To ensure that the development is carried out in accordance with the approved plans.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 078880/OO/2006/S2 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted on the application:

Stockport MBC The Director Of Development And Planning
Greater Manchester Ecology Unit
Environment & Operations (Trees)
Greater Manchester Police
Chief Executive's Landscape Practice Group
Wilson's State Registered Chiropodist, 297 Hollyhedge Road, Cheadle, Stockport, SK8 4HH
Clovelly, Styal Road, Sharston, Manchester, SK8 4JQ
Brooklea, Styal Road, Sharston, Manchester, SK8 4JQ
301 Hollyhedge Road, Cheadle, Stockport, SK8 4HH
299 Hollyhedge Road, Cheadle, Stockport, SK8 4HH
295 Hollyhedge Road, Cheadle, Stockport, SK8 4HH
293 Hollyhedge Road, Cheadle, Stockport, SK8 4HH
291 Hollyhedge Road, Cheadle, Stockport, SK8 4HH
1 Crossacres Road, Sharston, Manchester, M22 5AD
9 Crossacres Road, Sharston, Manchester, M22 5AD
7 Crossacres Road, Sharston, Manchester, M22 5AD
13 Crossacres Road, Sharston, Manchester, M22 5AD
11 Crossacres Road, Sharston, Manchester, M22 5AD
Doctors Surgery, 283 Hollyhedge Road, Cheadle, Stockport, M22 4QR
289 Hollyhedge Road, Cheadle, Stockport, M22 4QR
287 Hollyhedge Road, Cheadle, Stockport, M22 4QR
285 Hollyhedge Road, Cheadle, Stockport, M22 4QR

Representations were received from the following third parties:

Mr And Mrs Moran, Clovelly, Styal Road, Sharston, Manchester, SK8 4JQ
P Dawson, 295 Hollyhedge Road, Cheadle, Stockport, SK8 4HH
V Donohue, 7 Crossacres Road, Sharston, Manchester, M22 5AD
T And S Wells, 11 Crossacres Road, Sharston, Manchester, M22 5AD

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