

TRAFFORD COUNCIL

SPD5.4a: Stamford New Road Conservation Area Management Plan

Consultation Statement

March 2016

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1. Introduction

- 1.1. In preparing Supplementary Planning Documents (SPDs), the Council is required to follow the procedures laid down in the Town and Country Planning (Local Planning) (England) Regulations 2012, and its adopted Statement of Community Involvement (SCI).
- 1.2. There are a total of 21 Conservation Areas in Trafford. Historic England guidance sets out, designation is not sufficient to preserve and enhance these areas. Instead local authorities need to develop policies which clearly identify what features of the area should be preserved or enhanced and set out how this should be done.
- 1.3. Such assessments help to generate awareness and encourage local property owners to take the right sort of action. The appraisals also identify areas where enhancement through development may be desirable.
- 1.4. Through the production of these documents the Council will be able to manage change in their historic areas in a way that will preserve and enhance them.
- 1.5. The Conservation Area Appraisal was carried out by consultants during 2015.
- 1.6. This Consultation Statement contains a summary of which bodies and persons were invited to make representations and how they were invited to make representations.

2. Statement of Community Involvement Review

- 2.1. The Council reviewed its Statement of Community Involvement (2010) and adopted a revised version in October 2015. This sets out the process by which the Council will consult appropriate bodies in the course of drafting all documents that are part of the Local Plan.

3. Public Consultation

- 3.1. A copy of the Management Plan (CAMP) was made available for a statutory 6-week public consultation from 26th October 2015 and 07 December 2015. A wide range of stakeholders were consulted including landowners, all residents within any of the proposed changes to the Conservation Areas. Developers, key agencies and service providers, Parish Councils, Registered Providers and other interested parties. A full list of the consultees that were formally invited to comment on the document is available in Appendix 1.
- 3.2. In addition three drop-in sessions were arranged during the consultation period for people to come and discuss the appraisals with officers from the Council. These were held on:-

- 5th November 2015 at Altrincham Town Hall between 12 and 2 pm.

- 10th November 2015 at Hale Library between 5 and 6.30pm.
- 12th November 2015 at the Swinging Bridge Restaurant, Trafford Boulevard, Urmston between 5 and 6pm.

3.3. A public notice was displayed in the 26th October 2015 issue of the Manchester Evening News and is available in Appendix 2.

3.4. The SPD and associated documentation was made available for inspection at the following locations:

- On the Council's website: <http://www.trafford.gov.uk>
- Trafford libraries
- Access Trafford offices

3.5. Comments were invited in writing, no later than 07 December 2015, either by post to: Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or alternatively by email to: strategic.planning@trafford.gov.uk.

3.6. Consultation responses and the identity of those making them are matters of public record and open to public scrutiny. Copies of the responses received to the consultation can be viewed on request to the Strategic Planning team, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

4. Consultation Responses and Main Issues

4.1. A total of 11 representations were received to the public consultation. A summary of these representations is available to view in table 4.1 below, together with the Council's response to the points raised.

4.2. Relatively few comments were made. General support for the policies with some minor amendments suggested to policies covering demolition, windows and bowling green.

4.3. Other more general comments are summarised below:-

- The inclusion of further wording and rewording to better reflect national policy and legislation on dealing with positive contributing buildings and designated heritage assets, for example listed buildings.
- The need for additional maps in the CAMPs to show positive contributing buildings identified in the CAAs.
- Requests for clarity in the policies and suggestions for additional text covering historical information.

- Request for the inclusion of a policy to cover street lighting in all CAMPs which specifies warm LED lights and appropriate column styles in CAs.

5. Main Changes to the SPD

5.1.Changes to the SPD have been made in response to the representations received:-

- Addition of townscape analysis maps
- Minor corrections and additions to the general text
- The addition of and changes to the position in the text of photographs
- Changes to the text and policies to add more detail, improve clarity and ensure conformity with legislation and NPPF.

Table 4.1 Summary of representations and the Council’s response

10-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	Request for the consideration of the potential for Heritage Partnership Agreements in conjunction with a Local Development Order to remove obstacles to the change of use of upper floors.	Wording added to policy 55 "The use of Heritage Partnership Agreements could assist with this." The emerging Altrincham Neighbourhood Business Plan contains policies that encourage bringing upper floors back into active use.
14-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	Have you considered adding a section to each management plan setting out how policies will be funded by way of an action plan. This should be approved by members, ensuring that policies are prioritised and deliverable.	It is considered that the policies will be delivered as funding becomes available and projects developed by land owners. It is not considered appropriate to put an action plan in place. Many of the policies will be delivered through conditions as part of planning permissions.
10-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	Suggesting the need for a policy within the CAMP, to refresh of Trafford's shopfront, advert and signage guidance (dating from 1997) to better reflect current legislation and best practice.	The Shopfront guidance will be revised as resources permit.
10-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	Recommendation of the rewording of the policies relating to the demolition and replacement development (policy 57) to better reflect paragraphs 132-134 in the NPPF. A map clearly indicating national designations and positive contributor buildings would also help the reader.	Noted Policy 57 has been reworded and a map showing listed buildings and positive contributors added. "Demolition may only be permitted if it involves the replacement of a property that has not been defined as a positive contributor (as shown in map 2) to the Conservation Area and where any replacement development preserves or enhances the conservation area;. Also it can be demonstrated that the substantial harm or loss meets criteria as set out in NPPF. The design of any replacement building must reflect the character and appearance of the Conservation Area as a whole"

10-Dec-15	Historic England	1074	CAMP Stamford New Road Draft-2015	The section "Control measures brought about by law" should clarify the law and national policy relating to the alteration, extension or demolition of designated heritage assets. A caveat should be included stating that some of the CAMP policies relating to the use of specific materials to protect local distinctiveness may not be applicable when dealing with designated heritage assets.	wording added to the suggested section in Appendix C - "When applied to designated heritage assets such as listed buildings, legislation and national policy may take precedent over policies in local Conservation Area Management Plans" Wording added also to the Planning section (1.5.4, 1.5.5) to reference the Enterprise and Regulatory Reform Act (2013) to cover these points.
15-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	Quite a few of the windows on the parades of shops are unique and very much part of the character of the building. If they are replaced due to being rotten or through double-glazing, the cheap and easy method would be to put in plain sheets of glass with standard design, rather than recreating the original. This would affect the look of the building, the streetscene and be a false economy as it devalues the building due to the historic visual impact being reduced.	Policy 14 in the CAMP has been strengthened to say "The use of UPVC window frames and plastic panes will not normally be acceptable"
14-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	The Policies will have far more influence if there can be a brief explanation as to why they are being implemented e.g. painted brickwork - to let it breathe so it doesn't damage the building (as well as visual coherence and original look) and lime mortar rather than cement to prevent erosion of softer brick, stone etc.	Noted. Text added with more explanation

14-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	Unlike the Appraisals which are 'Policy', these Management Plans seem to be only 'Guidelines'. As it is the Management Plans that will be used the most, surely they should be Policy and also be consistent with the Appraisals? Three of the Areas are 'At Risk', so the most robust documents possible are required, in order to fulfil the duty to protect and enhance.	The Management Plans will be adopted as SPD as have the appraisals. This is planning policy as part of the Local Development Framework. Stamford New Road and Old Market Place were removed from the "at risk" register in October 2015 and the final CAMPs will reflect this position.
14-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	There is concern the Bowling Green will be built upon or the car park extended there, despite it being an ideal location for a public green space (or else back outdoor eating and play space for Down Hotel and Kings Court restaurants). Therefore the reference to this needs to be very robust in order protect it from this declared threat.	It is acknowledged this space should be reused but suggesting a specific use is not appropriate for this type of document as it could be restrictive. Any proposal would be considered under its designation of open space under Policy R5 of the Core Strategy
14-Dec-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	A major omission is any mention of The Causeway, which has so much potential as a town centre public green space and connecting route.	Noted. Wording added
13-Nov-15	Bowdon Downs Residents Association	1159	CAMP Stamford New Road Draft-2015	There are no Article 4s proposed for Stamford New Road. This will lead to the replacement of windows with standard design, rather than recreating the original. This would affect the look of the building, the streetscene and be a false economy as it devalues the building due to the historic visual impact being reduced.	Article 4 is only considered necessary for residential houses as it takes away certain permitted development rights. Because Stamford New Road contains commercial properties which do not have the same permitted development rights as residential properties, it is not considered appropriate to introduce an Article 4 Direction to restrict the replacement of windows.

Appendix 1 – List of Consultees

Duty to Cooperate Bodies:

- Association of Greater Manchester Authorities;
- Cheshire East Council;
- Civil Aviation Authority;
- Environment Agency;
- Greater Manchester Combined Authority;
- Greater Manchester Local Enterprise Partnership;
- Greater Manchester Local Nature Partnership;
- Historic England;
- Homes and Communities Agency;
- Manchester City Council;
- Natural England;
- NHS England;
- Office of Rail Regulation;
- Salford City Council;
- Trafford Clinical Commissioning Group;
- Trafford Local Highways Authority;
- Transport for Greater Manchester;
- Warrington Council;

Specific Consultation Bodies:

The following Specific Consultation Bodies will be consulted as a matter of course on all GMSF, Local Plan and Neighbourhood Plan documents and, where relevant, Supplementary Planning and Other Planning Documents.

Please note: This list also relates to successor bodies where re-organisations occur.

- Agden Parish Council
- Ashley Parish Council
- Carrington Parish Council
- Cheshire East Council;
- Dunham Massey Parish Council
- Environment Agency
- Greater Manchester Combined Authority;
- GM Local Enterprise Partnership
- Highways England;
- Historic England;
- Homes and Communities Agency (HCA)
- Little Bollington Parish Meeting
- Lymm Parish Council
- Manchester City Council;
- Natural England
- Network Rail Infrastructure Limited
- NHS England
- Partington Town Council
- Rixton with Glazebrook Parish Council
- Rostherne Parish Council
- Salford City Council
- The Coal Authority
- The Marine Management Organisation
- Warburton Parish Council

- Warrington Council;
- Any person to whom the electronic communications code applies and who owns or controls electronic communications apparatus within the Borough e.g. Mobile Operators Association, Hutchinson 3G, etc.
- A person to whom a licence has been granted under the Electricity Act 1989 e.g. Electricity NW Ltd;
- A person to whom a licence has been granted under the Gas Act 1986 e.g. National Grid
- A sewerage undertaker e.g. United Utilities
- A water undertaker e.g. United Utilities

General Consultation Bodies

The following General Consultation Bodies will be consulted as appropriate on all GMSF, Local Plan and Neighbourhood Plan documents and, where relevant, Supplementary Planning and Other Planning Documents.

- Voluntary bodies, some or all of whose activities benefit the Borough
- Bodies representing the interests of different racial, ethnic or national groups within the Borough
- Bodies representing the interests of different religious groups in the Borough
- Bodies representing the interests of disabled persons in the Borough
- Bodies representing the interests of persons carrying on business in the Borough

Other Consultation Bodies

The following groups/ organisations will be consulted on GMSF, Local Plan, Neighbourhood, Supplementary and Other Planning Documents and Planning Applications as and when this is deemed to be appropriate by the Council in relation to the subject matter and their area of interest. *Please note: This list is not exhaustive and will be amended as and when it is necessary to do so.*

- Adactus Housing Group;
- Altrincham and Bowdon Civic Society;
- Altrincham and Sale Chamber of Commerce;
- Altrincham Forward;
- Altrincham Town Centre Business Neighbourhood Forum;
- Ancient Monuments Society;
- Arawak Walton Housing Association;
- Arriva Bus;
- Arriva Trains Wales;
- Association of Greater Manchester Authorities (AGMA) Joint Units;
- Bowdon Conservation Group;
- British Chemical Distributors and Traders Association;
- British Energy Association
- British Gas
- British Geological Survey;
- British Telecommunications PLC
- British Waterways
- Campaign for Better Transport;
- Campaign for Real Ale;
- Centre for Ecology and Hydrology;
- Cheshire Wildlife Trust;
- Church Commissioners;
- Citizens Advice Bureau
- Civic Trust;
- Commission for Architecture and the Built Environment at the Design Council;

- Commission for Equality and Human Rights;
- Council for British Archaeology
- Council for the Protection of Rural England;
- Crown Estate Office;
- Department for Business Innovation & Skills;
- Department for Culture, Media and Sport;
- Department for Environment, Food and Rural Affairs;
- Department for Transport;
- Department of Health;
- Department of Work and Pensions;
- Diocesan Board of Finance;
- Disabled Persons Transport Advisory Committee;
- Fields in Trust;
- First Group PLC;
- First TransPennine Express;
- Forestry Commission;
- Freight Transport Association;
- Friends of the Earth;
- Garden History Society;
- Georgian Group;
- Greater Manchester Archaeological Advisory Service;
- Greater Manchester Chamber of Commerce;
- Greater Manchester Ecology Unit;
- Greater Manchester Fire and Rescue Service
- Minerals and Waste Unit;
- Greater Manchester Police
- Greater Manchester Waste Disposal Authority
- Great Places Housing Group;
- Gypsy Council
- Hale Civic Society;
- Health and Safety Executive
- Home Builders Federation
- Home Office
- Irwell Valley Housing Association;
- Lancashire Wildlife Trust;
- Lead Local Flood Authority;
- Living Streets;
- Local businesses;
- Major land/property owners
- Manchester Airport;
- Manchester Barton Aerodrome;
- Manchester Ship Canal Company;
- Ministry of Defence;
- Ministry of Justice;
- NASSEA;
- National Trust;
- Network Rail;
- New Economy;
- Northern Trains;
- Peel Ports;
- Renewable Energy Association
- Road Haulage Association;
- Royal Mail Property Group
- Royal Society for the Protection of Birds;

Trafford Council

- Sale Civic Society;
- Society for Protection of Ancient Buildings;
- Sport England;
- St Vincent's Housing Association;
- Stagecoach Bus;
- Stretford M32 Group;
- The Rail Freight Group;
- The Showmen's Guild of Great Britain
- The Theatres Trust;
- Timperley Civic Society;
- Trafford Cycle Forum;
- Trafford Housing Trust;
- Trafford Partnership & Locality Partnerships
- Trafford Ramblers;
- Transport for Greater Manchester;
- Traveller Law Reform Project;
- Twentieth Century Society;
- Voluntary Community Action Trafford;
- Women's National Commission;
- Woodford Aerodrome;
- Woodland Trust;

Appendix 2 – Local Advertisement

TRAFFORD BOROUGH COUNCIL

Planning and Compulsory Purchase Act 2004 Localism Act 2011

The Town and Country Planning (Local Planning) (England) Regulations 2012

Supplementary Planning Document – Regulation 12 Public Participation

Proposed titles of the Documents

- Conservation Area Management Plan - Barton Upon Irwell - Consultation Draft
- Conservation Area Management Plan- Old Market Place - Consultation Draft
- Conservation Area Management Plan - South Hale - Consultation Draft
- Conservation Area Management Plan - Stamford New Road - Consultation Draft

Proposed subject matter of the Documents

The proposed Conservation Area Management Plans support the Conservation Area Appraisals providing more detail on historic features and setting out proposals for the preservation and enhancement of specific parts of the conservation areas to manage future change.

Notification of Adoption of the Documents

Any representations may be accompanied by a request to be notified at a specified address of the approval of the documents / adoption of the Supplementary Planning Documents.

Availability of documents: All the Draft Documents are available for public inspection at all public libraries/Access Trafford offices in Trafford, during normal opening hours. For more information about location and opening hours go to: <http://www.trafford.gov.uk/leisureandculture/libraries/librariesintrafford/>

The documents can also be found on the Council's website: www.trafford.gov.uk. If needed, summary material can be made available in large print, Braille and other languages. For further information please contact the Planning helpline on 0161 912 3149.

Address to which representations must be sent: Written representations should be submitted to Planning Services, Trafford Town Hall, Talbot Road, Stretford, M320TH [Tel:01619123149](tel:01619123149) (e-mail: strategic.planning@trafford.gov.uk).

Period in which representations may be made: Written representations may be made between 9:00am **Monday 26th October 2015** and **5:00 p.m. Monday 7th December 2015**.

Stephen James

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