

TRAFFORD COUNCIL

SPD5.11: Hale Station Conservation Area Appraisal

SPD5.11a: Hale Station Conservation Area Management Plan

Consultation Statement

July 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 2015 (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 2014.
- 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

Conservation Area Appraisal Consultation

- 3.1. A copy of the Conservation Area Appraisal (CAA) was made available for a statutory 6 week public consultation from 29th June 2015 and 10th August 2015.
- 3.2. 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.

3.3. In addition four 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:-

- 2nd July 2015 at Altrincham Town Hall between 12 and 2 pm.
- 7th July 2015 at Hale Library between 5 and 7pm
- 9th July 2015 at Devonshire Road Evangelical Church, Devonshire Road, Altrincham between 5 and 7pm.
- 14th July at the Swinging Bridge Restaurant, Trafford Boulevard, Urmston between 5 and 7pm

3.4. A public notice was displayed in the 29th June 2015 issue of the Manchester Evening News and is available in Appendix 3.

3.5. 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

3.6. Comments were invited in writing, no later than 10th August 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.

3.7. 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.

Conservation Area Management Plan Consultation

3.8. A copy of the Management Plan (CAMP) was made available for a statutory 6-week public consultation from 04 January 2016 and 15 February 2016. A wide range of stakeholders were consulted including landowners, developers, key agencies and service providers, Parish Councils, Registered Providers and other interested parties. A full list of other consultees that were formally invited to comment on the document is available in Appendix 1.

3.9. In addition three drop-in sessions was arranged during the consultation period for people to come and discuss the Management Plan with officers from the Council. These were held on:-

- Monday 11th January 2016 at The Hale Station Rooms, The Firs, Hale Station, WA14 2TQ between 5pm and 6.30pm.
- Tuesday 12th January 2016 at St Georges Parish Hall, Church Street, Altrincham WA14 4DB between 5 and 6pm.
- Monday 1st February 2016 at Altrincham Town Hall between 12 noon and 2 pm.

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

3.11. 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

3.12. 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.

3.13. 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 6 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. A notable number of comments were made, with general support for the policies and more specific points:-

- Resident comments on the problems of speeding traffic in the area, more priority to cyclists and pedestrians
- Issue raised about the problems of commercial litter and refuse bins
- Issue of loss of residential frontages to parking and loss of timber windows
- Suggestion that traffic problems could be alleviated by widening the A56

4.2. 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

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	Policy 60. In agreement with this policy. Cars go through Hale much too fast and it should be a 20 MPH area.	Support welcomed, however introducing a 20mph area would be beyond the scope of the CAA
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	No 4 Heath Road has 2 Leylandi trees which were in the house when it was bought 30 years ago. They are out of character with the area. The occupants would like to talk to someone about how this policy could be moved forwards.	Noted. Permission should be sort from the tree officer if these trees are wanted to be removed.
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	Policy 41, page 42. Indicates that the occupants cannot paint their stone gate pillars. These are already painted and now need re-painting; does this mean occupants cannot re-paint these pillars?	Policy 41 reworded to clarify gates pillars that are presently unpainted should remain so.
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	Page 33 has a photograph of the back of No. 4 Heath Road, with the caption ‘has potential for enhancement’. The occupants / this respondent would be very interested to know exactly what this means.	<p>The term means to improve the heritage values/significance of a place.</p> <p>The end elevation of that house is somewhat aesthetically detrimental to significance in terms of the mismatch of rainwater goods, the balcony and modern extension. Therefore it could be ‘enhanced’ with minor alterations to materials/design/condition etc.</p> <p>Minor wording change to the photo to make this clearer.</p>

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
12-Jan-16	Local Resident	1405	CAA Hale Station Draft-2015	2.11.8 should refer to number 1 not 2 Heath Road. Number 2 has not developed the cellars in any manner. However across the road the cellar has been developed into a garage, with entry from road level.	Noted. Change made to refer to No1 not 2 Heath Road
12-Jan-16	Local Resident	1405	CAMP Hale Station - Jan 2016	2.3.21 refers to 2-4 Heath Rd. This does not describe the property at No.4, which is south facing. This point should refer only to number.2. The property is referred to as 'Mid-20th century - the deeds of No.4 go back to 1870. No 4 is believed to be Victorian.	Agree. Para 2.3.21 has been revised to say:- "No. 2-4 Heath Road is a substantial 1880s pair of semi-detached villas in buff brick with projecting veranda, ground floor windows and a north facing turret extension above the roofline.
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest embedded stones set in road at entrance to village on Ashley Road to indicate start of village	Noted. Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Approve of the draft plans	Support welcomed
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Proposes a 20 mph speed limit through the village.	Noted. However this is beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Vehicle engines should be switched off when train barrier down	This is beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggests avoidance of bin clutter by use of communal refuse bins	Noted Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest the prohibition of audible business alarms. These are regularly causing nocturnal disturbance.	Beyond the scope of the CAMP

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest that all food outlets be responsible for collecting refuse and debris in vicinity of premises and disposing of same.	Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest the gradual elimination of UPVC windows and doors throughout Conservation Area	Noted. Policies in the CAMP for the introduction of an Article 4 area should ensure the replacement of more timber windows
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggests the putting of pedestrians and cyclists before motorists	Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest the improvement of the pedestrian area around Hale Clock by expanding it.	Beyond the scope of the CAMP
12-Jan-16	Local Resident	1407	CAA Hale Station Draft-2015	Suggest no loss of frontages of properties especially for parking.	Noted. Policies in the CAMP seek to encourage this through Article 4 designation
07-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	David Miller's booklet on Peel Causeway has been provided for information.	Noted

Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
14-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	The history at the back is of Altrincham, but needs to be the one of Hale as that is far more relevant. Please incorporate any amends from David Miller.	Disagree. Although medieval Hale was part of the barony of Dunham-Massey, its recent history, to which the Hale Station Conservation Area directly relates, is much more closely connected to the history of the wider area of Altrincham. Altrincham's historical development is therefore included. No change proposed
07-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	List of amendments provided by David Miller	Noted. Amendments made
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	The bottom picture at 4.3.6 is actually Ashley Road in Altrincham (looking towards Railway Street), so should be deleted.	Agree. Change made
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	Attached are some postcards which could be used. Please credit Altrincham Area Image Archive	Noted. Added as appropriate
02-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	The extensions should be far wider, as many more roads in Hale need protection	Noted. Further extensions are being consisted as part of South Hale CA that is adjacent to Hale Station
14-Sep-15	Bowdon Downs Residents Association	1159	CAA Hale Station Draft-2015	A rewrite of paragraph 4.3.6 is provided	Noted. Text added
10-Feb-16	Natural England	1037	CAMP Hale Station - Jan 2016	Natural England does not consider that the Draft Conservation Area Management Plans poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.	Noted

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Date Received	Organisation	Person ID	Document Name	Summary of Representation	Proposed Council Response
10-Feb-16	Environment Agency	1096	CAMP Hale Station - Jan 2016	The Environment Agency has no comments to make to the Draft Conservations Management plans.	Noted
15-Jan-16	Health & Safety Executive	1250	CAMP Hale Station - Jan 2016	Has no comment to make	Noted

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 Hale Station 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;
- Hale Station 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

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- Royal Society for the Protection of Birds;
- 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 – Conservation Management Plan

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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 –Ashley Heath - Consultation Draft
- Conservation Area Management Plan – Bowdon - Consultation Draft
- Conservation Area Management Plan – Devisdale - Consultation Draft
- Conservation Area Management Plan – George Street - Consultation Draft
- Conservation Area Management Plan – Goose Green - Consultation Draft
- Conservation Area Management Plan – Hale Station - Consultation Draft
- Conservation Area Management Plan – Sandiway - Consultation Draft
- Conservation Area Management Plan – The Downs - Consultation Draft

Proposed subject matter of the Documents

The Conservation Area Management Plans provide guidance for property owners or occupiers to ensure historic features are protected and/or enhanced within the conservation area. Guidance is also given for owners who want to make changes to their properties.

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/residents/leisure-and-lifestyle/libraries/libraries-intrafford/libraries-in-trafford.aspx>

The documents, including the comments form, 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, M32 0TH or by e-mail to strategic.planning@trafford.gov.uk. If you have any queries please call 0161 912 3149.

Period in which representations must be made: Written representations must be made between **9.00am 4th January 2016 and 5.00p.m 15th February 2016.**

Stephen James

Head of Strategic Growth

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**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

Revised Trafford Statement of Community Involvement – Consultation Draft;
Review of Planning Guidance in Trafford – Consultation Document;
Conservation Area Appraisal – Ashley Heath - Consultation Draft
Conservation Area Appraisal – Barton-Upon-Irwell - Consultation Draft
Conservation Area Appraisal – Bowdon - Consultation Draft
Conservation Area Appraisal – Devisdale - Consultation Draft
Conservation Area Appraisal – Hale Station - Consultation Draft
Conservation Area Appraisal – Linotype Consultation Draft and Management Plan
Conservation Area Appraisal - Sandiway - Consultation Draft
Conservation Area Appraisal - South Hale - Consultation Draft

Proposed subject matter of the Documents

- The proposed revised Trafford Statement of Community Involvement sets out how and when the community in Trafford will be involved in the preparation of a Local Plan and other planning documents and how they will be consulted on planning applications.
- The Review of Planning Guidance in Trafford sets out the scope of a proposed review, including details of how the Council will update or replace existing guidance and produce new guidance for development proposals in the Borough;
- The proposed Advertisements, Signage and Shop Fronts Supplementary Planning Document sets out and explains the Council's requirements and expectations in terms of design, location and positioning of adverts, signage and shop fronts across the Borough, in the interests of creating and maintaining high quality commercial and residential environments;
- The proposed conservation area appraisals provide an assessment of special interest; an audit of heritage assets; an assessment of condition and; set out a plan for further action. Additionally, the proposed conservation areas identify the proposed boundary for each of the conservation areas and Linotype Management Plan proposes development management policies.

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, including the comments form, 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, M32 0TH Tel: 0161 912 3149 (e-mail: strategic.planning@trafford.gov.uk).

Period in which representations may be made: Written representations may be made between 9:00am **Monday 29th June 2015** and **5:00 p.m Monday 10th August 2015**.

Rob Haslam Head of Planning