

# **TRAFFORD COUNCIL**

## **SPD5.2a: Goose Green 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. Goose Green is one of the first to undergo reappraisal as required by national guidance. 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. This Conservation Area Management Plan 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 draft Management Plan was made available for a statutory 6-week public consultation from 4<sup>th</sup> January to 15<sup>th</sup> February 2016. 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.

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. Firstly on

the 11<sup>th</sup> January 2016 at The Jubilee Centre, The Firs, Bowdon, WA14 2TQ, between 5pm and 6.30pm, Secondly on the 12<sup>th</sup> January 2016 at St George's Parish Hall, Church Street, Altrincham, WA14 4DB, between 5pm and 6pm, and finally the 1<sup>st</sup> February 2016 at Altrincham Town Hall between 12 noon and 2pm.

3.2. A public notice was displayed in the 4<sup>th</sup> January 2016 issue of the Manchester Evening News and is available in Appendix 2.

3.3. The SPD and associated documentation were made available for inspection at the following locations:

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

Individual copies of the documents were also made available on request.

3.4. Comments were invited in writing, no later than 15<sup>th</sup> February 2016, either by post to: Strategic Planning, Trafford Town Hall, Talbot Road, Stretford, M32 0TH or alternatively by email to: [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk).

3.5. 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 10 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.

- General support for the policies with some minor amendments suggested to policies covering canopies, public realm, windows and awnings.
- There were also a comment disagreeing with the policy which states enclosure of forecourts in front of cafes because it is considered inappropriate
- A comment disagreeing with appropriateness of public realm works
- A comment stating consideration should be given to conservatory styled frontages
- A comment that considered any canopies or awnings are not appropriate

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. The majority of the suggested changes, outlined above have been taken on board in the documents. However the suggestions in relation to forecourts, conservatory style frontages are not considered to be appropriate and therefore no changes have been made in relation to these matters. The main changes are listed below:-

- 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**

25 Jan 2016	Local Resident	1410	CAMP Goose Green Draft 2016	2.3.3. The council at present have been pressing for large modern canopies and contemporary chrome and canvas dividers between all the properties. These are stylistically inappropriate.	The wording in 2.3.4 states well designed awnings maybe acceptable. Therefore any new applications for awnings should be in compliance with this guidance
25 Jan 2016	Local Resident	1410	CAMP Goose Green Draft 2016	The document contains pictures that are a mixture of pre-works and post-works, as does some of the text. It is clear that an attempt to justify the works within a conservation framework has been attempted, but without any success.	The assessment was carried out during the works. Any future works should adhere to the guidance in the policies
25 Jan 2016	Local Resident	1410	CAMP Goose Green Draft 2016	2.5.1 This is only true now, post public realm works, as the original boundaries and brick planter features that created part of the 'secluded hamlet' have been removed. Further disagreement with appropriateness of public realm works	The public realm works were agreed prior to the CAMP but were considered against Conservation Area status and the current planning guidance
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016	Overall far more robust in tone than Stamford New Rd and OMP	Noted
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016	Windows of 8a, 9, 10, 11, 12 and 13 probably not ever small-paned as those are late Victorian houses not Georgian or early Victorian.  It also shows the addition of extra windows it should certainly not be held up as a good thing	Noted Changes made
25 Jan 2016	Bowdon Downs Residents	1159	CAMP Goose Green Draft 2016	Awnings of any kind are not appropriate in Goose Green as the buildings were originally purely domestic (north side) or domestic	Awnings are present already in the area and

	Association			and workshops (west side). Muted awnings with no signage are only acceptable on parades of shops which are larger scale and designed as such	the CAMP has a policy that details their design to be appropriate for the Conservation Area.
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016	Would be good to see mention of a need for handy summary booklet/folded leaflet for all the town centre CAs (as done in the other CAMPs).	A section mentioning this has been added to 4.1.1
25 Jan 2016	Bowdon Downs Residents Association	1159	CAMP Goose Green Draft 2016	It is considered there is still the lack of a List of Heritage Assets - both within and outside CAs. Those in the Appraisals are inaccurate and incomplete and technically are not a List in a NPPF sense.	Any consideration of a local list will be made outside of the CAA and CAMP process
16 February 2016	Local Resident		CAMP Goose Green Draft 2016	It is considered that the Public Realm works that have taken place in 'Goose Green' have had such a huge contemporising effect and feel that it is no longer appropriate to have Goose Green designated as a conservation area.	The public realm works were agreed prior to the CAMP but were considered against Conservation Area status and the current planning guidance

## 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 – 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](http://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](mailto: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 4<sup>th</sup> January 2016 and 5.00p.m 15<sup>th</sup> February 2016.**

**Stephen James**

**Head of Strategic Growth**