

## **Planning and Highways Committee**

### **Minutes of the meeting held on 20 October 2016**

**Present:** Councillor Ellison (Chair).

**Councillors:** Ahmed Ali, Nasrin Ali, Shaukat Ali, Barrett, Curley, Fender, Kamal, Madeleine Monaghan, Paul and Watson.

**Apologies:** Councillors: Councillor Chohan, Loughman and Siddiqi.

**Also present:** Councillors: Sheikh.

#### **PH/16/121 Minutes**

To approve the minutes of the meeting held on 22 September 2016 as a correct record.

#### **PH/16/122 Halle St. Peter's, 40 Blossom Street, Manchester M4 6BF**

A planning application 113569/FO/2016 for the erection of basement, ground, first and part second floor extension to form rehearsal and practice facilities and archive (Class D2) together with ground floor cafe (Class A3) was received.

The Application site is located within the Ancoats area of Manchester, is approximately 0.13 hectares, and is bounded by Blossom Street to the north west, Murray Street to the north east, Hood Street to the south east, and public open space, Cutting Room Square, to the south west.

The site contains the permanent home of the Halle Concerts Society, within the grade II Listed former St. Peter's Church. The Halle completed the conversion of this former Anglican church in 2013. The building is known as Halle St. Peter's.

The space within Halle St. Peter's is used as permanent rehearsal and recording space for the Halle's youth and adult ensembles, and for education and community outreach work. Space can also be hired out for use by, for example, other music ensembles, for wedding services and receptions, and for corporate use.

Located between the southwestern building line of Halle St. Peter's and Cutting Room Square, the site contains an area currently bounded in black weldmesh fencing, which was identified as the location of a potential extension to St. Peter's at the time of the Halle's conversion of St. Peter's. The area is currently used as a temporary, informal parking and waste management area for the Halle.

The site is located within the Ancoats Conservation Area, which was designated in 1989, and contains a number of buildings and structures that mark the area's history as part of the Industrial Revolution, including the Murrays cotton mill complex, and canal waterways.

The Halle St. Peter's building is an attractive, landmark grade II Listed, red brick and slate building, with a tall eccentrically located campanile tower with flinted pyramidal slate roof, a feature rose window within the Cutting Room Square gable elevation, and an apsidal east end to Murray Street.

The area surrounding Halle St. Peter's is an emerging mixed residential and commercial area, as established by the Ancoats and New Islington Neighbourhood Development Framework (2014). Office and apartment buildings, with active café, bar and shop uses at ground floor, surround Halle St. Peter's, and the adjacent Cutting Room Square, which is a public square, containing seating and art installations.

Further significant developments are set to be constructed on adjacent sites to Halle St. Peter's. The Manchester Life Development Company has commenced work to develop residential and mixed use schemes on sites off Hood Street, Murray Street and Blossom Street (ref.s 111742/FO/2016/N1, 110077/FO/2015/N1, and 109593/FO/2015/N1).

The former church of St. Peter was designated a grade II Listed Building in 1974, as a disused church dating from 1859-60 by Isaac Holden and Son. St. Peter's was built for members of the local Anglican community, including mill workers and their families, to hold a congregation of approximately 1,350 people, and was consecrated in 1860.

The plan form of the building has not altered significantly, however, the surrounding townscape has altered, including the demolition of two-storey buildings that previously abutted the southwestern elevation, which contains the rose window, and where the area currently bounded by black weldmesh fencing exists.

Following the terminal decline of the cotton industry in the 1950's, St. Peter's closed shortly after its centenary in 1960. The vast majority of the interior of the church, including plasterwork to ceilings and walls, and timber work, including the timber floor and pews were lost through theft, water ingress, fire and vandalism between 1960 and 1997. A small section of front gallery panelling remains, and is currently incorporated into the balustrade to an internal access ramp. Cast iron work columns, which divide the building into a nave and two aisles, also significantly remain, along with one gasoliers.

Roofing slates were also stripped from parts of the roof, and the external railings stolen. The building was described during this time to be a symbol of neglect and dereliction in Ancoats.

The Ancoats Buildings Preservation Trust, established in 1996 to save significant buildings within Ancoats, acquired St. Peter's in 1997. Enveloping works commenced in 1998 in order to reinstate the fabric of the building, to protect the building from further decay. The Heritage Lottery Fund and the North West Development Agency funded further works to the building.

Further to the Halle's conversion of St. Peter's in 2013, the Halle Concerts Society is now applying for Planning Permission upon the area of the site currently enclosed by

weldmesh fencing, adjacent to Cutting Room Square, together with an adjoining section of Cutting Room Square, for the erection of a basement, ground, first and part second floor extension, to form rehearsal and practice facilities, and archive (Class D2), together with ground floor cafe (Class A3).

The applicant spoke to the Committee and explained the scope and concept of the proposals.

The extension will have a total floor area of 914 square metres, and is designed to operate in conjunction with the current operations within Halle St. Peter's. An area of 35 square metres of Cutting Room Square, which is owned by the Homes and Communities Agency, and maintained by the City Council is also included within the Application site, in order to allow for the provision of a disabled access ramp with a 1500mm wide internal clear width, and ambulant disabled steps, with tactile paving to top and bottom of steps.

The design for the proposed extension was chosen through a RIBA (Royal Institute of British Architects) competition. The winning design submitted by Stephenson Studio, Manchester, is that currently under consideration through this Application.

Spaces created within the extension are designed for orchestral and choral practice for both adult and children's choirs and orchestras; they will also provide green rooms, storage/archive spaces, community engagement workshop and visiting artist space. The concept is to create a diverse and flexible facility within an enlarged Halle St. Peter's building, which can be used in several modes, and can be hired out. The café is an integral proposal to the use of the building, as it will be available to people hiring the Halle, staff and visitors to the Halle, and members of the public.

It is proposed that the enlarged building will continue to operate within the opening hours and servicing hours of the existing Halle St. Peter's operation. The building being open 7:30 to 22:00 Sunday to Thursday and 7:30 to 00:30 Friday and Saturday. The café is proposed to be open 07:30 to 23:00 in line with surrounding food and drink uses, and the Ancoats and New Islington Neighbourhood Development Framework (2014).

In terms of use, the Halle explains there is not a typical week, due to the flexibility of the use. The Orchestra is the principle user of the venue, and the Orchestra's activities therefore, set the schedule and availability of spaces for other users. A typical week will involve in the region of 1000 people visiting the site. Private functions could involve up to 350 guests.

This Planning Application was considered in conjunction with Listed Building Consent Application 113662/LO/2016.

The Committee carefully considered the representations made in objection to the application, but considered that the conditions contained in the report and the late representation would be sufficient to address the concerns raised.

The Committee welcomed the application and expressed satisfaction that the facilities provided by the development would also be available to the wider community and members of the public.

### **Decision**

To **approve** the application subject to the terms and conditions in the report and late representation.

#### **PH/16/123 Halle St. Peter's, 40 Blossom Street, Manchester M4 6BF**

A Listed Building Consent 113662/LO/2016 for the erection of basement, ground, first and part second floor extension to form rehearsal and practice facilities and archive (Class D2) together with ground floor cafe (Class A3) was received.

This Listed Building Consent Application was considered in conjunction with Planning Application 113569/FO/2016.

### **Decision**

To **approve** the application subject to the terms and conditions in the report and late representation.

#### **PH/16/124 Land Bounded By Mellor Street, Tideswell Avenue and Esplanade Adjacent To Rochdale Canal, Miles Platting, Manchester**

A planning application 112305/FO/2016/N1 for the erection of 73 x two and three storey dwelling houses (Class C3) together with associated access roads, parking, landscaping and boundary treatment was received.

The application site is located within the Miles Platting Neighbourhood Area and the Neighbourhood Planning process for the Miles Platting Neighbourhood began in 2004 with a number of drop-in events designed to gather resident's views. A draft plan was formulated in 2006 following the appointment of the Renaissance Consortium as the preferred developer. The plan underwent a series of revisions following further consultations with residents and key stakeholders including the commercial sector and community groups. The final version of the neighbourhood plan reflects the aspirations of the local community.

The principal of development of this land for housing formed part of the Neighbourhood Plan for Miles Platting approved as part of an outline application approved 5th September 2006 (ref: 079633/OO/2006/N1) for the re-development of the Miles Platting Neighbourhood area. This permission established the guiding principles for the regeneration of the area, including a parameters plan indicating the areas where new development will come forward and where existing properties will be refurbished. It included the opportunity to create a new east west link

This current planning application is a full detailed application for the works to be undertaken as part of the Private Finance Initiative (PFI) contract, this development

site being identified as Cell 5. It is located at the heart of the PFI area, and would provide a wide choice of family homes for sale.

The area is predominantly residential in character, with the newly developed Platting Park facing the proposal site to the south east, as does the Rochdale Canal.

The Committee were aware that this development was part of the wider regeneration Masterplan, and asked whether this application was part of the initial stage of the Masterplan for the area or a later stage. The planning officer told the Committee that this application was one of the latter phases of the PFI Masterplan, and that there had been substantial regeneration prior to the submission of this application.

Initial phases of work were approved by Reserved Matters and subsequently built out. These early phases included the whole scale refurbishment of the retained properties, selective demolition and limited new development providing specialist accommodation for older people and a number of large family homes which were in short supply in the area. This element of re-provision was affordable Council properties to meet a targeted demand.

The retained properties are primarily available for social rent which was the main tenure in the area. And in order to create a more sustainable economically active neighbourhood, the ambition has always been to increase the number of owner occupiers choosing to move into the area. In the number of properties currently available and with a mix that delivers greater choice and variety to the community in terms of size style and tenure. This comprehensive regeneration, and the improved mix of dwellings, will ensure that the Miles Platting neighbourhood has a sustainable future. Cell 5 has always been designated as a build for market sale site. In addition the monies from these sites finance the refurbishment of the social housing, and the public realm improvements such as Platting Park, making Miles Platting a desirable place to want to live.

A significant number of refurbished affordable properties remain in Miles Platting and the surrounding neighbourhoods of East Manchester and the outline planning consent clearly established that the new development should deliver other forms of tenure in order that a sustainable economically active community could be created. To achieve this, the ambition has always been to increase the number of owner occupiers choosing to move into the area.

On completion the Miles Platting neighbourhood will have a sustainable community comprising of over 3300 dwellings, a net increase of over 40%  
A high quality PRS scheme in this key regeneration area will assist in diversifying the housing market in this area which is predominately socially rented or privately owned.

Furthermore, this proposal will bring substantial regeneration benefits to the area by developing an under used site which no longer contributes to the vitality and viability of the area.

On this basis, the proposal is in accordance with the Council's approved guidance in relation to affordable housing. This type of accommodation which, as noted, will

diversify the housing offer is also fully supported by the principles embedded in the East Manchester Strategic Development Framework.

## **Decision**

To **approve** the application subject to the conditions in the report and the late representation.

### **PH/16/125 811 Stockport Road, Manchester, M19 3BS**

A planning application 113707/FU/2016 for the change of use of ground floor from vacant shop (A1) to cafe (Class A3) together with associated fume extraction flue was received.

The application site is located on the eastern side of Stockport Road at its north-east junction with Carrill Grove East. The application site is also located within Levenshulme District Centre. Commercial and other non-residential uses continue on to Carrill Grove East. However, Carrill Grove East is characterised by terraced housing beyond its junction with Cardus Street. Double yellow lines are in place at the immediate junction of Stockport Road and Carrill Grove East (with unrestricted parking along the remaining extent of Carrill Grove East). The adjacent section of Carrill Grove East also has a 20 mph speed limit. Stockport Road (A6) is a main radial route into the city centre and is thereby served by a comprehensive bus services. The site is also within walking distance of Levenshulme Railway Station.

The entire curtilage of the application site extends by 24.25 metres from the back of pavement to Stockport Road to a rear alleyway accessed via Carrill Grove East. The full curtilage of the site is covered with red brick buildings comprising: a 3-storey pitched roof building constructed to the back of pavement to Stockport Road and Carrill Grove East; a pitched roof, 2-storey lean-to extension and a single storey flat roof extension adjoined to a pitched roof storage building. All of the rear extensions and outbuildings are constructed to the back of footpath to Carrill Grove East and incorporates roller shutters with projecting boxes to windows and doors. The adjacent rear alleyway is gated.

The main 3-storey building incorporates a shop front with fascia to Stockport Road and a separate display window to Carrill Grove East. The display windows at ground floor level incorporate roller shutters with projecting boxes. Windows are located at first and second floor levels to the front, side and rear elevations. The application premises are currently vacant. It is understood that the last authorised use of the premises were last used was a college / educational facility (Class D1) granted under planning application 084045/FO/2007/N2 on 21 November 2007. Notwithstanding the above, the applicant maintains that a ground floor retail use was undertaken prior to the application premises becoming vacant in March 2015. The upper floors also appear to be currently vacant.

The application site was the subject of the following planning application, which was refused planning permission on 29 July 2016:

Planning application Ref: 111977/FO/2016/N2 - Change of use of ground floor from retail shop (Class A1) to hot food takeaway (Class A5) together with a fume extraction flue to the rear

Planning permission was refused [in respect of planning application [111977/FO/2016/N2] on the grounds that a hot food takeaway (Class A5) use would:

- i. Exacerbate an existing over proliferation of such (Class A5) uses within Levenshulme District Centre and would thereby fail to: secure an appropriately balanced provision of uses that contribute positively to the respective day-time and evening / night-time economies and delivery a sustainable use that would contribute positively to the character, vitality, viability and mix of uses within Levenshulme District Centre;
- ii. In conjunction with other existing Class A5 uses within Levenshulme District Centre, have a harmful, adverse and cumulative impact on the residential and visual amenities of the area due to the additional dispersal of litter, localised noise, activity and disturbance and the appearance of the shop front in relation to Stockport Road (A6) as a result of the potential day-time closure of roller shutters to the application premises.

The proposed development relates to the formation of a restaurant (Class A3) with the associated internal reconfiguration of internal spaces entire ground floor of the premises including its extension and outbuildings. The ground floor has split level with the lower section to be used as a customer area accessed via the doorway to Stockport Road with 4 tables and a 17 seat capacity. The raised area would be accessed via 3 steps leading to a customer waiting area. Beyond the public areas the following would be formed: serving counter; kitchen; 2 x storerooms, office, accessible WC and bin store. No alterations are proposed to the existing shop front and separate advertisement consent for the display of signage has not been sought at this stage. The positioning of an extraction flue has been shown to the rear of the building, which breaks through the roof plane of the 2-storey lean-to extension and attached to the rear wall (of the main 3-storey building). The flue would have an exposed height of 4 metres terminating height of the ridge line to the main 3 - storey building.

The applicant proposes the following opening hours:

Monday to Sunday (including Bank Holidays) - 10.00 am to 11.00 pm.

The applicant has indicated that waste bins would be located in the larger rear extension positioned adjacent to the adjacent alleyway with a roller shutter access on to Carrill Grove East.

An objector spoke to the Committee and said that they had significant concerns that approval of the application would effectively result in a Class A5 premises rather than a Class A3 premises as they had no confidence that the applicant would adhere to the conditions attached to Class A3 use. The objector said that the plans showing the proposed internal layout of the premises were more appropriate for a Class A5 takeaway than a Class A3 Café or restaurant. In addition, the objector said that there

was only 1 WC to provide toilet facilities for all staff and customers, which apparently would not be accessible from inside the premises.

Elected Members spoke on behalf of residents and said that they agreed with all of the concerns raised by the resident. They also told the Committee that local residents wanted a functioning, diverse district centre with a strong retail offer, and that this area was in danger of being overwhelmed by Hot Food takeaways. In addition the Members expressed concern that the operating hours for the premises did not appear to be suitable for the intended use of the premises as a Café given that many Cafés rely on early morning breakfast trade and that this premises would only operate from 10am onwards.

The planning officer acknowledged the concerns that the residents had raised, and said that it is considered that the future management of the premises can be secured through the planning conditions as set out in the planning report. Any failure to comply with these conditions, including the restrictions relating to the undertaking of a Class A5, would be addressed through any required Planning Enforcement measures.

The Committee acknowledged the concerns raised by residents and Elected Members and discussed how these concerns could be mitigated. The Committee decided that it was appropriate for additional conditions to be added to any permission granted to address these concerns. The additional conditions would restrict the granting of any planning permission to this applicant only, so that further permission would be required should the premises or business be sold on. The Committee also decided that it would be proportionate for a condition to be added which would limit the sale of food for consumption off the premises, which would address the concerns of the residents and Members that the operator of the premises would fail to adhere to the conditions attached to Class A3 use.

## **Decision**

To **approve** the application subject to the Head of Planning, Building Control and Licensing executing conditions to:-

1. Restrict planning permission to this applicant only.
2. Restrict the sale of hot food for consumption off the premises.

*(Councillor N Ali declared an interest in this item of business and took no part in the decision)*

## **PH/16/126 863-871 Stockport Road, Levenshulme, Manchester, M19 3PW**

A planning application 112528/FO/2016/N2 for the change of use of ground floor to two units, comprising one restaurant and one cafe ( Class A3) with 3 apartments above, single storey rear extension and associated elevational alterations was received.

This application relates to a 2-storey building, which is located in Levenshulme District Centre and presents its frontage to Stockport Road. To the immediate north



of the site is a former public house, which has been converted as part of a mixed use retail and residential development. To the south is a parade of 2-storey shops two hot food take-aways (Class A5), an insurance brokers (Class A2) and a retail shop (Class A1). Bankley Street is located to the rear (east) of the site and access via Alexandra Terrace. Bankley Street is characterised by former warehouse building accommodating light industrial uses and provide access to an enclosed service yard.

The ground floor of the premises is vacant but was last used for retail purposes with its Stockport Road elevation incorporating display windows with entrance doorways, roller shutters and separate doorway to the first floor. The first floor elevation to Stockport Road is rendered in contrast to the red brick rear elevation, which also incorporates a 2-storey flat roof outrigger.

During the consideration of this planning application, the applicant amended its description to omit the inclusion of a hot food take-away, which was originally proposed as part of the ground floor restaurant use. The revised proposals comprise of:

- i. The sub-division of the ground floor into two Class A3 units. The first would be a restaurant incorporating a single storey flat roof extension and internal public dining area, WC, kitchen and food preparation area. The restaurant would have an internal area of 182 sq metres. The proposed extension would be extended to across approximately half to the rear yard and to a position adjacent to the boundary with Bankley Street. The extension would have a maximum height of 3.2 metres. The development also involves the formation of a smaller self-contained café with an internal area of sq. metres and incorporating a public dining area, WC, kitchen and external drinking and dining area;
- ii. Ground floor elevations would be altered to replace the existing centrally position ground floor double doors with glazing to match the existing. A single doorway with level access would be installed in relation to the proposed restaurant. A pair of sliding doors, again with level access, would be formed in respect of the proposed café;
- iii. The 3 proposed first floor flats would be linked internally by an L-shaped corridor connecting the front door adjacent to 873 Stockport Road with a new rear first floor doorways and external staircase to the ground floor. The proposed flats would comprise:
  - a. Flat 1 – Two bedrooms, kitchen/living room and bathroom with an area of 84 sq. metres;
  - b. Flat 2 - Two bedrooms, kitchen/living room and bathroom with an area of 61 sq. metres;
  - c. Flat 3 - One bedrooms, kitchen/living room and bathroom with an area of 54 sq. metres.

The applicant proposes to locate waste and recyclable containers within the retained rear yard with access via new gates to Bankley Street. The following hours of operation are proposed in respect of the ground floor Class A3 uses:

Monday to Friday: 9.00 am to 10.30 pm;

Saturday: 9.00 am to 11.00 pm;

Sunday and Bank Holidays: 9.00 am to 10 .30 pm.

An objector spoke to the Committee and said that they had significant concerns that approval of the application would effectively result in a Class A5 premises rather than a Class A3 premises as they had no confidence that the applicant would adhere to the conditions attached to Class A3 use. The objector said that the plans showing the proposed internal layout of the premises were more appropriate for a Class A5 takeaway than a Class A3 Café or restaurant.

Elected Members spoke on behalf of residents and said that they agreed with all of the concerns raised by the residents. They also told the Committee that local residents wanted a functioning, diverse district centre with a strong retail offer, and that this area was in danger of being overwhelmed by Hot Food takeaways. In addition the Members expressed concern that the operating hours for the premises did not appear to be suitable for the intended use of the premises as a Café given that many Café's rely on early morning breakfast trade and that this premises would only operate from 9am onwards. Elected Members also expressed significant concern that the application had originally been for an A5 use, and were not convinced that the subsequent amendment to A3 use was a viable option.

The Elected Members also pointed out that the application contained no plan for provision for parking for customers of the premises or the residences above, provided little information about how commercial or residential waste management would be administered, and that in their opinion the proposals did not comply with the aims of the Levenshulme District Centre Action Plan 2009-2019, which is a long-term plan that aims to address the current and future development needs of the District Centre, with a focus on strengthening the commercial and neighbourhood qualities of the area, looking specifically at the long-term social and economic future of Levenshulme. The plan emphasises the need to provide services and facilities for Levenshulme residents. The Elected Members requested that conditions be imposed on any permission granted to compel the applicant to provided dedicated parking for customers and residents of the premises rather than relying on street parking bays that were already heavily used. Elected Members also requested that any permission should also include conditions restricting the sale of food for consumption off the premises.

The planning officer confirmed that there were existing conditions within the report that should alleviate most of the concerns raised by residents and that it would be possible to attach conditions as requested by the Elected Members.

The Committee were not satisfied that the conditions contained in the report would be sufficient to alleviate all of the concerns raised by residents and Elected Members. In addition the Committee were not satisfied that the proposals did not contain any provision for parking for customers or residents at the premises, and that the proposals for waste management were not robust enough. With this in mind, the Committee were minded to refuse the application.

## Decision

**Minded to refuse** the application due to inadequate parking provision and an inadequate waste management strategy.

*(Councillor N Ali declared an interest in this item of business and took no part in the decision)*

### **PH/16/127 Lower Ground Floor 1 The Birchin , 1 Joiner Street, Manchester, M4 1PH**

A planning application 113442/FO/2016 for the change of use from Office (Use Class B1) to indoor game/puzzle centre (Use Class D2) was received.

The application relates to the lower ground floor of The Birchin, a 10 storey building on the corner of Church Street, Joiner Street, Birchin Lane and Bridgewater Place. The upper floors of the property are currently occupied by residential apartments. The application building is situated within the Smithfield Conservation Area and is located adjacent to the Grade II Listed Debenhams department store building.

The lower ground floor of the application premises has previously been in use as B1 'business' and has largely been vacant since 2015. The building, however, is currently in use as an eye care business.

Located within the 'retail commercial core' on the edge of the Northern Quarter, the surrounding area is characterised by a variety of commercial and residential uses. To the east of the application site is a pay and display surface car park which is accessed off Tib Street. To the north and east of the application site area various commercial uses, with upper floor residential accommodation, located along Church Street and High Street including a public house and convenience store. To the south is the Debenhams department store building with its principal access from Market Street.

The applicant is seeking planning permission to change the use of the B1 accommodation to a indoor game/puzzle centre (Use Class D2). The internal floor space will be re-configured to provide a total of 6 games rooms. Players/participants will then enter the rooms to complete tasks to move on to the next game/room.

## Decision

To **approve** the application subject to the conditions contained in the report.

### **PH/16/128 Land Bounded By Quay Street & Manchester College To The North, Gartside Street & Quay Street To The East, Granada House & Studios & The Victoria & Albert Marriott Hotel To The South & Water Street & The River Irwell To The West, Manchester**

A planning application 109660/FO/2015/C1 for the demolition of existing buildings and structures, including Albert Shed and Globe and Simpson Building, to enable the construction of four buildings comprising : hotel use (Class C1) and residential use

(Class C3) within building 1 (ground floor plus 51 storeys); hotel use (Class C1) within building 2 (ground floor plus 7 storeys); residential use (Class C3) within building 3 (ground floor plus 17 storeys); and, residential use (Class C3) within building 4 (ground floor plus 3 storeys), providing a total of 387 residential units; retail use (Class A1) or Financial and Professional Services use (Class A2) or Restaurant and Cafe use (Class A3) or Drinking Establishment use (Class A4) at the lower floors of all buildings, together with associated external seating areas; creation of new public realm and landscaping, riverside walkway, car and cycle parking, access arrangements and highways works, rooftop plant, and other associated works was received.

The Site is bound by Quay Street, Manchester College, Gartside Street, the site of the proposed Village Phase 2 and the Victoria and Albert Marriott Hotel. It comprises a variety of buildings associated with the former ITV Quay Street estate, including the Albert Shed and the Globe and Simpson Building. The site is located within the Castlefield Conservation Area and is nearby to the St John Street Conservation Area.

There are no listed buildings or non-designated heritage assets within the site but it is adjacent to a Grade II Listed Victoria and Albert hotel, and there are a number of Listed structures and non-designated heritage assets in the wider area including the Grade I Listed Liverpool Road Station and Goods Warehouse, Grade II Listed Colonnaded Railway Viaduct, Grade II Listed Victoria and Albert Hotel and the Bonded Warehouse.

The Globe and Simpson Building, is a two storey office building, previously used by ITV as a business service centre. It is constructed of red-brick with a more detailed, low-rise, modest Art Deco clock tower using painted stone/concrete blocks. A Heritage Appraisal confirmed that the building is not considered to be a non-designated heritage asset and whilst it has some local townscape value, it is of low significance. The building is currently in temporary use as workspace and associated sound studio.

The Albert Shed, is an early 20th Century utilitarian 'shed' structure incorporating parts of an early 19th Century former warehouse wall. It is an open sided shed with three new gable ends with a series of new window openings. Although not considered a non-designated heritage asset, the shed does have some local value but is of low significance. The building is partially derelict but does provide some car parking for use by the Victoria and Albert hotel (approximately 60 spaces).

There is a small triangular parcel of land adjacent to the Globe and Simpson Building that is partly used as car parking. There are a number of semi-mature trees and other vegetation on site which are afforded a degree of protection by being in a conservation area.

The former ITV Quay Street Estate remains the focus of the area. Across the River Irwell is a Premier Inn Hotel and a new multi-storey car park along with residential and office blocks in Salford Central. Spinningfields is immediately to the north.

The Site is accessible from Salford Central and Deansgate Stations and Oxford Road, Piccadilly and Victoria are accessible via Metroshuttle. The Site is within walking distance of St Peter's Square and Deansgate Castlefield metro link stations.

The St Johns SRF established the following key principles for development in this area:

- \* The sites represent an exciting opportunity to create a strong visual profile with buildings of scale.
- \* There is an opportunity to deliver a landmark building that will terminate the vista along Quay Street and emphasise its role as a western gateway to Manchester City Centre.
- \* The sites offer an opportunity to create new linkages, and public accessibility, to the River Irwell.
- \* There is an opportunity to deliver new residential apartments and hotels in this location.
- \* Active frontages should be provided to Quay Street.
- \* A gateway public space at the head of Quay Street would promote a strong visual link to Spinningfields.
- \* The length of Quay Street between Gartside Street junction and Water Street should be considered for closure, in order to optimise the development area at this nodal point

The planning officer told the Committee that there were several additional conditions contained in the late representations, and that this major development would provide jobs, leisure and other facilities as part of a key regeneration programme. The applicant also spoke to the Committee and explained that the proposals were part of a larger regeneration strategy that would enhance this part of the city. The proposals would also return to productive use currently derelict land at the site of the old Granada TV studio.

The Committee welcomed the provision of cycle parking at nearly 100% per unit and nearly 50% per bedroom for the residential development and were also pleased at the proposal for charge points for electric cars. The Committee also questioned whether the proposed flood mitigation strategy would include a degree of dredging of the river Irwell, and were told that dredging was not contained in the proposals or the conditions. The Committee were satisfied with the local employment proposals, particularly given the number of permanent positions that would be created.

## **Decision**

To **approve** the application subject to the conditions contained in the report and the late representations.

**PH/16/129 Land Bounded By Chapeltown Street, Fair Street, The Metrolink And Congou Street, Crusader Works, 72-76 Chapeltown Street, Manchester, M1 2WH.**

Planning applications 113363/FO/2016 and 113364/LO/2016 for the Conversion of former Crusader Works to create 126 apartments (Use Class C3) and associated elevational alterations; the erection of a 10 storey building containing 75 apartments (Class C3) following the demolition of Block 4; the creation of a new landscaped courtyard following the demolition of existing buildings within a shared yard space;

and, the provision of 201 cycle parking spaces, lighting and other associated works (113363); and Listed Building Consent for internal and external works associated with the conversion of Crusader Works to 126 apartments and associated alterations to its elevations and demolition of Block 4 (Former Cotton Mill) - along with creation of new landscaped courtyard with associated hard and soft landscaping following demolition of existing buildings within shared yard space, provision of 201 cycle parking spaces, lighting and other associated works (113364) were received.

The site measures 0.43 hectares, and is bounded by Chapeltown Street, Fair Street, Congou Street and the Manchester to Ashton Metrolink tracks. It comprises a group of 4 industrial mill buildings which were originally part of a complex of 6 buildings which is known collectively as Crusader Works. The application site has a shared access with the other 2 buildings which are owned separately and comprise a 19th century industrial building (identified as Block 5 on the Block Plan below) and a more modern warehouse (Block 6).

Crusader Works formed part of the much larger Phoenix Works which is now partly demolished and operated from Chapeltown Street from the mid-19<sup>th</sup> century. The complex is grade II listed.

Although the architecture of The Crusader Works is robust, the low value uses within the complex and under-utilisation has not supported the on-going maintenance and investment in its historic fabric. A survey for damp penetration and timber decay related building defects at Crusader Works Buildings 1-4' identified the following general defects

- Evidence of periodic leakage and isolated areas of decay to the foot of the roof is anticipated.
- Extensive spalling damage to bricks at the parapet and upper floor level and heavy erosion of mortar joints in the ground floor where salt/damp has caused chronic damp and staining.
- Heavily damaged sandstone window sills in the ground floor storey contributing to water penetration. Spalling, cracking and erosion damage to minority of sandstone sills. Most in good condition.
- Poor quality patch repairs of spalled brickwork.
- General failure of roof drainage due to lack of maintenance.
- Decay expected to beam ends and floor joists in downpipe locations.
- Generally repairs to rooflights have previously been undertaken with mineral felt and mastic compounds.
- Trusses modified by removing tie rods/struts in places.
- Fractures to stone lintels and vertical cracking at extremities.

- Some 19<sup>th</sup> century window frames remaining; many modifications, some crude renewals and many UPVC installed on Metrolink side.
- Cast iron lintels to courtyard showing corrosion at bearing ends.
- Extensive cement mortar usage to pointing which reduce service life and retard drying times.
- There is evidence of water ingress, in particular on the upper floors of the former office (Block 1).
- Where windows, rainwater goods and other elements of building fabric have been removed, the replacements have been low value and have not been sensitive to the historic and architectural character of the complex.

The physical layout between the buildings has created a number of shared yards, some of which were roofed in the 20<sup>th</sup> century to provide covered areas. The buildings are also all interconnected via bridge links although these are now disused.

The buildings within the application site are currently occupied by a number of textile businesses and artist's studios and some parts of the building are vacant. The main access to the site is from Fair Street and Congou Street off Chapeltown Street. Chapeltown Street slopes down towards Piccadilly Station and there is a level difference of 1m across the central courtyard between buildings 1 and 2. There is a further 2.6m difference in level between the Chapeltown Street elevation and the highest tier of the Quantum building, a residential development located further along Chapeltown Street at its junction with Great Ancoats Street. Chapeltown Street slopes further down to Store Street via Sparkle Street and provides links into the city centre and Piccadilly Station.

Piccadilly Village is on the opposite side of Chapeltown Street. It is a gated and self managed development built around courtyards and two canal basins. It has some mature tree planting to Chapeltown Street. Immediately to the east is a residential development known as Quantum which varies in height 5 to 8 storeys that continues the street along Chapeltown Street to Great Ancoats Street. To the south of the tram tracks are a series of surface level car parks and a range of brick-built offices and commercial units. This development overlooks a cleared site.

On the opposite side of Great Ancoats St is New Islington where new residential developments have been constructed including a 20 storey building at Islington Wharf (known as Isis). Planning permission has been granted for a 31 storey residential building at the corner of Store Street and Great Ancoats Street (application ref no 110276).

The application sites lies within Flood zone 1 and is deemed to be classified as a low risk site.

The planning officer confirmed that the proposals were part of a wider regeneration policy for the area, and formed part of a wider strategic redevelopment plan in that part of the city.

## Decision

To **approve** the application subject to the conditions contained in the report and the late representations.

### **PH/16/130 British Muslim Heritage Centre, College Road, Whalley Range, Manchester, M16 8BP.**

A planning application 112122/FO/2016/S1 for the retention of temporary marquee for a further temporary period was received.

The British Muslim Heritage Centre is a grade II\* listed building, set in extensive landscaped grounds between College Road and Clarendon Road in the Whalley Range Conservation Area. Boundary treatment includes a stone wall and railings to College Road, and the gate posts and entrance here are grade II listed. This entrance is, however, rarely used and the main vehicle access is currently taken from the north east corner of the site on College Road. To the Clarendon Road boundary the wall is red brick with stone coping and patterns of slightly recessed panels. The building sits fairly centrally within the site with more formal gardens to the north and hard standing and grassed areas to the south. There is significant, mature tree cover around the site. The area surrounding the site is predominantly residential, mainly a mix of terraced and semi-detached housing but with some larger detached properties in spacious grounds.

Planning Permission and Listed Building Consent (100277 and 100278) were granted in September 2013 for the siting of a marquee located on the hard standing and grassed area to the south of the west wing. The marquee was erected shortly after approval was granted and the structure is a standard, white, pvc and glazing construction with an internal area of 900 sq m. The height to eaves level is 4m and to the ridge is 8.9m. The structure also has ancillary accommodation for kitchens, toilets and bin storage, and it includes ramps and an entrance canopy.

The purpose of the marquee is to provide large floorspace for functions, such as weddings, attended by up to 600 people. Consent was originally sought for a temporary period of 3 years with hours of use from 9.00 am to 11.00 pm seven days a week, although it was stated at the time that it would be unlikely to be in use every day. The aspiration was to bring in funding from these activities to contribute towards longer term proposals for the site and the listed building.

Consent is now sought for the retention of the marquee for a further five years.

## Decision

To grant **TEMPORARY APPROVAL** subject to the conditions contained in the report.

### **PH/16/131 British Muslim Heritage Centre, College Road, Whalley Range, Manchester, M16 8BP.**

A planning application 112123/LO/2016/S1 for Listed Building Consent for the retention of a temporary marquee for a further 5 years was received.



The British Muslim Heritage Centre is a grade II\* listed building, set in extensive landscaped grounds between College Road and Clarendon Road in the Whalley Range Conservation Area. Boundary treatment includes a stone wall and railings to College Road, and the gate posts and entrance here are grade II listed. This entrance is, however, rarely used and the main vehicle access is currently taken from the north east corner of the site on College Road. To the Clarendon Road boundary the wall is red brick with stone coping and patterns of slightly recessed panels. The building sits fairly centrally within the site with more formal gardens to the north and hard standing and grassed areas to the south. There is significant, mature tree cover around the site. The area surrounding the site is predominantly residential, mainly a mix of terraced and semi-detached housing but with some larger detached properties in spacious grounds.

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Consent is now sought for the retention of the marquee for a further five years.

### **Decision**

To grant **TEMPORARY APPROVAL** subject to the conditions contained in the report.

### **PH/16/132 45 St Werburghs Road, Whalley Range, Manchester, M21 0UN.**

A planning application 112570/FO/2016/S1 for the erection of detached 3 storey 5 bedroom dwellinghouse (Plot 1) and 2 pairs of 2 storey 4 bedroom semi-detached dwellings (Plot 3,4,5 and 6) with associated car parking, landscaping and boundary treatments was received.

The Chair accepted a request for a site visit.

### **Decision**

To defer the matter to the next meeting of the Planning and Highways Committee to allow time for a site visit.

### **PH/16/133 393 Parris Wood Road, Manchester, M20 5WA.**

A planning application 113534/FH/2016 for the Erection of a 2 storey side extension and a part single storey/part 2 storey rear extension to form additional living accommodation was received.

The application site is a large semi-detached dwelling house with a front garden that provides space for two vehicles and a large rear garden. The property has had no previous extensions or alterations.

The property is two storeys in height constructed of mainly brick and render incorporating a projecting bay at front which are distinctive feature of the properties within the street scene.

The applicant is seeking planning permission to erect a two storey side extension and a part single storey/part two storey rear extension to form additional living accommodation.

The current proposal is a revised scheme, due to concerns raised by officers regarding the height of the two storey element and the proximity of the two storey rear element to the shared boundary of 391 Parrs Wood Road, plans have been received which have increased the gap between the two storey element that projects from the rear of the property and the shared boundary with no. 391 Parrs Wood Road by 800mm.

The application is being reported to the Planning and Highways Committee as the applicant is an officer of the Council.

### **Decision**

To **approve** the application subject to the conditions contained in the report.

### **PH/16/134 33 Petersfield Drive, Brooklands, Manchester, M23 9PS.**

A planning application 112525/FU/2016 for the change of use from shop (Class A1) to hot food take-away (Class A5) was received.

This application was presented to Wythenshawe Area Committee on the 22nd September 2016 who recommend the proposal be refused in accordance with the reason set out in the report.

The application site comprises a vacant shop unit (former off license) near the corner of Wadebridge Avenue and Petersfield Drive, within a local shopping parade of nine units on the north side of Petersfield Drive.

The parade consists of the application site, a mini market (double unit), a chemist, a hot food take away (fish & chips), a tanning salon (sui generis), a pet grooming salon and two vacant units previously occupied by an office for a home care business without the benefit of consent (one of those units being an additional unit added to the parade after 2007).

Petersfield Drive is located off Altrincham Road in an area of mixed residential accommodation. There are detached, semi detached, terraced and flatted accommodation with associated car parks for the residents. The Jolly Butcher Public House is located to the south of the shopping centre on the opposite side of Petersfield Drive.

The hours of use proposed for the A5 use are as follows:

Monday to Friday	16.00 – 23.00
Saturday	14.00 – 23.00
Sundays and Bank Holidays	14.30 – 23.00

The proposal would involve the installation of a fire resistant door to the rear elevation and the installation of a flue. No other elevational alterations are proposed.

The parade has a communal parking / servicing area to the rear accessed from Petersfield Drive. The applicant has not shown any waste storage facility within their site edged red. They have submitted a plan showing two bins in the communal parking area to the rear of the shopping parade.

The Committee considered the representations from residents when reaching their decision. Objections included the following:-

- Previous take-away granted late night opening hours caused noise disturbance and created waste issues and this use would have a similarly adverse impact upon residential amenity.
- The take-away is opposite the pub, which will attract drinkers to congregate in a secluded location. The late night use would also attract groups of adolescents. This would cause a crime and safety issue.
- Increase in traffic would exacerbate existing chaotic parking circumstances
- Worry that odours would arise from the use over and above the odours from the fish and chip shop.
- Query over extent of consultation area, stating that housing on the opposite side of Petersfield Drive had not received notification letters (a wide consultation area was selected including properties on the opposite side of Petersfield Drive).
- Suggestion that the hours of opening are restricted to 20.00. The objector states that this is the time that the Fish and Chip shop is open to (the local planning authority is aware that the Fish and Chip shops opens until 21.00).
- Comment that this would be the third take-away unit (the local planning authority has been made aware of a possible breach of planning control at 31 Petersfield Drive, this is under investigation, these premises are not operating)
- Reference to a previous refusal at No. 41A Petersfield Drive in 2009 under reference 089950/FO/2009/S2.

- Concern that the servicing area is not used and would not be used in conjunction with any approved use.
- The application is contrary to the Council's Draft Hot Food Take-away Supplementary Planning Document, in particular policies 1 and 2.
- There is no need for another take-away.

The Committee also considered the recommendations of the planning officer, who said that the proposed hot-food takeaway (Class A5) would, by virtue of its relationship and close proximity to residential uses, proposed hours of operation and increased vehicular and pedestrian activity, be contrary to saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, C10 and DM1 of the Core Strategy for the City of Manchester, policy 2 of the emerging Supplementary Planning Document on A5 Hot Food Take Aways and the National Planning Policy Framework.

The proposed opening times of	
Monday to Friday	16.00 – 23.00
Saturday	14.00 – 23.00
Sundays and Bank Holidays	14.30 – 23.00

and the consequent lack of activity within the premises outside of those hours would adversely impact on the character and vitality of the local parade. The proposed development is therefore contrary to the provisions of Core Strategy policy C10 and policy 1 of the emerging Supplementary Planning Document on A5 Hot food take aways.

### **Decision**

To **refuse** to grant the application.