

Planning and Highways Committee

Minutes of the meeting held on 27 April 2017

Present: Councillor Ellison (Chair).

Councillors: Ahmed Ali, Nasrin Ali, Shaukat Ali, Barrett, Dar, Fender, Madeleine Monaghan, Paul and Watson.

Apologies: Councillor Chohan, Curley, Kamal and Siddiqi.

Also present: Councillors: Hitchen.

PH/17/38 Minutes

To approve the minutes of the meeting held on 6 April 2017 as a correct record.

PH/17/39 115325/FO/2017 - 102 Manchester Road Chorlton Manchester M21 9SZ.

A planning application 115325/FO/2017 for the change of use of ground floor from office to form 2 no. restaurant units (Use Class A3), single storey front extension, external bin store, car parking, together with elevational alterations was received.

This application relates to a 3-storey 1960s office building, which is located towards the northern edge of Chorlton District Centre. The application property is set back from the Manchester Road frontage but due to its siting and size is prominent within the street scene, the application site also contains a rear yard laid out for car parking which is accessed via Albany Road. The ground and upper two floors of the building have been historically used as offices but as set out within the planning history section of this report below the property has recently been subject to a notification of prior approval for a change of use of these upper floors to 16 no. self-contained apartments.

The Committee expressed concern that the number of car parking spaces allocated for the restaurant units was not adequate, but were assured by the planning officer that the car parking management strategy is considered to accord with the guidance contained within saved policy DC10 of the UDP and to policies T1, SP1 and DM1 of the Core Strategy and policy 2 of the emerging SPD.

The Committee also commented that the proposals may result in a public footpath at the side of the building being shut off, and were told by the planning officer that this path had not been designated as a public footpath, and that no representations had been received to this effect.

Decision

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

PH/17/40 114898/FO/2016 - 1 And 3 Abberton Road Manchester M20 1HQ.

A planning application 114898/FO/2016 for the conversion of two, five-bed houses in multiple occupation (Class C4) into seven apartments, including the erection of a two-storey rear extension and a two-storey side extension, formation of lightwells and associated works to car parking, landscaping and boundary treatment was received.

This application relates to a pair of two-storey villa-style houses. The applicant states that they are currently in use as two, five-bed Houses in Multiple Occupation (HMO), although there is no record of planning permission for HMO use. They are located in a primarily residential area with a mix of house types and sizes, and many of the larger properties have been converted to flats or HMOs.

The proposal originally involved the conversion of the two properties to eleven flats with two-storey rear and side extensions and six parking spaces. Concerns were raised regarding the number of flats proposed and the lack of adequate car parking provision. Following discussions with the applicant's agent the scheme has now been revised and reduced to seven flats with a smaller rear extension, and will now include seven parking spaces.

The Committee expressed regret that a mature magnolia tree would be removed as a result of the development, but were assured that a condition requiring the submission, approval and implementation of a landscaping scheme to ensure a good quality treatment in mitigation of the losses would be implemented in full.

Decision

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

PH/17/41 111091/FO/2016/S2 - 58 Kingston Road Didsbury Manchester M20 2SB.

A planning application 111091/FO/2016/S2 for the erection of a two-storey detached dwellinghouse with living accommodation in the basement, including car parking and landscaping following the demolition of existing bungalow was received.

The application site is located within Didsbury St James Conservation Area, it is irregular in shape and is currently occupied by a bungalow. The site is bounded by Kingston Road and adjacent properties on Kingston Road and Millgate Lane.

There are two extant dropped kerbs from the site to the adjacent highway.

The immediate adjacent streets are characterised by detached residential properties in a range of styles from converted stables, early and late Victorian Villas of three storeys, two storey Arts and Crafts style properties and more contemporary vernacular houses.

The applicant is seeking permission to erect a two-storey detached dwellinghouse with living accommodation in the basement, including car parking and a car port and landscaping following the demolition of the existing bungalow.

This follows an amendment to the original proposal which sought permission for two, two storey detached dwellinghouses.

The applicant's agent spoke to the Committee and explained the development would have a footprint very similar in size to the current building, and that the design submitted would be in keeping with the character of the conservation area and would be a significant enhancement on the existing bungalow.

The Committee expressed regret that mature trees would be removed as a result of the development, but were assured that a condition requiring the submission, approval and implementation of a landscaping scheme to ensure a good quality treatment in mitigation of the losses would be implemented in full.

Decision

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

PH/17/42 114882/FO/2016 & 114888/LO/2016 - Old Saint Mary's Hospital Manchester Royal Infirmary Oxford Road Manchester M13 9WL.

A planning application 114882/FO/2016 for the partial demolition of existing link bridge and construction of a six storey building for Office (Use Class B1a), Research and Development (Use Class B1b), Clinic, Health Centre, non-residential Education and Training (Use Class D1), including external repairs to the Chapel, servicing, highway works, temporary landscaping and relocation of six car parking spaces; and Phase 2: Partial demolition of existing north and central rear wings of Old St Mary's Hospital, refurbishment of retained buildings, including the Chapel, and construction of a seven storey building for Office (Use Class B1a), Research and Development (Use Class B1b), Clinic, Health Centre, non-residential Education and Training (Use Class D1), retail (Use Class A1) and Café / Restaurant (Use Class A3), associated servicing, highway works and permanent landscaping was received.

A further application 114888/LO/2016 for Listed Building Consent for the partial demolition of, and alteration to the Old St Mary's Hospital buildings and curtilage structures, remediation and repair works and refurbishment of the Old St Mary's Hospital buildings was also received.

The Committee considered both applications simultaneously.

The Site comprises two separate pieces of land. The first is 1.22 ha and is bounded by Oxford Road, York Place, the Boulevard and Hathersage Road. The second, is 235sqm and is the south of the Children's Ward, and is bounded by a hospital access road, two car parks and a pavement. The Site is not fall within a Conservation Area.

The main site comprises the Old Saint Mary's Hospital and Chapel, which are Grade II Listed and are in partially used as clinical facilities (Use Classes D1 / B1). The eastern part is used for temporary car parking.

The CMFT campus includes a range of large hospital buildings. There are grassed areas along the Boulevard, providing public amenity space. The Whitworth Art Gallery (Grade II) and Whitworth Park lie across Oxford Road.

Wilmslow Park House, which comprises basement car parking, ground floor retail units, and student accommodation, is on the opposite side of Hathersage Road.

The applicant's agent spoke to the Committee and explained the scope and concept of the proposals, as contained in the report provided.

The Committee expressed concern that the proposals did not include enough parking provision, especially given the current issues with congestion in the vicinity. They were also concerned that a number of parking spaces allocated for this stage of the development had already been included in the traffic management and parking plans for the previous phase of the development.

The Committee also noted that the condition of the surrounding roads had deteriorated significantly since the traffic increase that resulted from the previous phase, and were concerned that this issue was not adequately addressed in the report. The Committee acknowledged that this issue was a Highways issue rather than a planning issue, but were of the opinion that it was an important consideration that they had to take into account.

The planning officer confirmed that this is a highly sustainable location and the Council in partnership with all other relevant bodies had made significant investment in the area to improve both the infrastructure and the amenity of the area as a whole. The officer also confirmed that a proportion of the parking that had been proposed in the initial phase of development had not been needed and had been leased back to the hospital trust as a result. A similar proposal was expected should the parking provision within this application be an oversupply for the development.

Officers also confirmed that they would raise the concerns expressed by the Committee regarding the poor state of the roads surrounding the site with the relevant officers in the Highways Department.

Decision

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

PH/17/43 115096/FO/2017 - Malcolm House, Fernside House and Fernside Stables 27 Windsor Road Newton Heath Manchester, M40 1QQ.

A planning application 115096/FO/2017 for the creation of 9 no. self-contained apartments (Use Class C3a) 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/17/44 115685/FO/2017 - Former School Buildings Barrass Street Manchester M11 1WP.

A planning application 115685/FO/2017 for the change of use of former school (Class D1) to a mixed use facility involving: the formation of artists studios, exhibition and performance space, dance studios and creative workshops following the partitioning of internal rooms (Sui Generis use); laying out of external car parking area and retained residential use of former caretakers house (Class C3) was received.

This planning application relates to the buildings comprising the former Varna Street School buildings and caretaker's house. The application site has a Grade II listing. The buildings are currently vacant following the relocation of staff and pupils to a new school. The buildings were also temporarily occupied by Rodney House special needs school; a facility that subsequently moved to an alternative site.

The application buildings are currently owned by the City Council but are to be transferred to the applicants, an artists' co-operative known as Rogue Artists, subject to the granting of planning and listed building consent (which has been considered under application ref: 115686/LO/2017 and included within this agenda). Rogue Artists are seeking to relocate to the application buildings as their lease within Crusader Mill is to imminently expire. The initial occupation would therefore be focussed around the relocation of existing artists.

The Applicant spoke to the Committee and explained the reasons for the relocation to this site, as well as pointing out that most artists require peace and quiet in order to work. In addition he said that while he could understand concerns from local residents that the change of use would result in an intensification of use at the site, the reality was that most artists also need to undertake full time employment in order to financially support themselves rather than operating as artists on a full time basis. This meant that artists working at the site all day every day was a very unlikely prospect.

The Committee expressed the view that this was an interesting and productive use of a building that would otherwise be left to decay, with a detrimental impact on the immediate vicinity.

Decision

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

**PH/17/45 115686/LO/2017 - Former School Buildings Barrass Street
Manchester M11 1WP.**

This application was considered simultaneously to the previous application 115685/FO/2017.

Decision

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