

Planning and Highways Committee

Minutes of the meeting held on 1 June 2017

Present: Councillor Ellison (Chair).

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

Apologies: Councillor Fender.

Also present: Councillors: Hitchen, Flanagan, Wilson.

PH/17/46 Minutes

To approve the minutes of the meeting held on 27 April 2017 as a correct record.

PH/17/47 115096/FO/2017 - Malcolm House, Fernside House and Fernside Stables 27 Windsor Road Newton Heath Manchester M40 1QQ.

Members recalled that this planning application was deferred from consideration by the Planning and Highways Committee at its meeting on 27 April 2017 so that a site visit could be undertaken. Officers confirmed that a site visit had taken place prior to the meeting.

A local resident spoke in objection to the proposals and said that the development was not appropriate for the conservation area, and that they had concerns that there was not enough detail about the final form that the development would take. The resident also raised serious concerns that the proposals were not of high enough quality.

The applicant's agent spoke to the Committee and said that the proposals did in fact constitute a high quality development that would provide much needed accommodation in the area, whilst preserving the street scene of the conservation area. They also said that all the concerns raised by residents and local Councillors had been acknowledged and addressed in full.

Local Councillors spoke to the Committee and said that they had concerns that despite planning permission previously being refused, the property was currently in use as a House of Multiple Occupation. They requested that any decision be deferred to allow for further investigation of this issue.

The Committee expressed concern that there was also some evidence that trees at the site that were protected by TPO's had been removed without the correct permission. The Committee acknowledged the concerns raised by local Councillors, but were also mindful that they were bound to deal with the application before them rather than unproved allegations. The Committee also expressed concerns that the site was not adequately secured, and requested further information in this issue.

Decision

To defer the matter to a later date to allow for the provision of further information about security at the site.

PH/17/48 115299/FO/2017 - Land North Of Melland Road Sports Field (Former Running Track) South Of Melland Road Manchester M18 7QR.

A planning application 115299/FO/2017 for the erection of 131 two storey dwellinghouses with associated boundary treatment and landscaping and new internal access road with 2 new vehicular access points to Melland Road was received.

This application relates to part of the Mellands Playing Fields site. The majority of Mellands Playing Fields accommodates football pitches with a detached sports hall building fronting Mount Road. Along the majority of the northern boundary of the site there is some vacant greenspace, largely rectangular in shape, which formerly accommodated a running track although this has not been used for around 20 years. Otherwise the surrounding area is predominantly residential with housing to the north, east and west of the site. There were previously a number of trees on the site but these have been removed and the site is now relatively flat with some overgrown elements. The total area, of the application site, is approximately 3.28 hectares.

Planning permission is sought for the residential development of the site comprising the erection of 131 two-storey detached and semi-detached dwellinghouses. It is proposed to provide 34 x two bedroom houses, 82 x three bedroom houses and 15 x four bedroom houses. Two vehicular access points are proposed, from Melland Road, at either end of the site. Roads will run north-south, from these access points and link into a road running along the southern boundary of the site. A central 'loop' road would also be provided, linking into the southern road. The development would be outward facing with properties facing onto Melland Road and Wembley Road, with the majority of other houses facing onto an adoptable road, other than 8 houses which would front onto two areas of shared surfacing, accessed off the central 'loop' road.

Decision

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

PH/17/49 114920/FO/2017 - 23 New Mount Street Manchester M4 4DE.

A planning application 114920/FO/2017 for the change of use from offices (Use Class B1) (4656 sqm) together with erection of a roof extension to block fronting Naples Street and glazed atrium to form 59 residential apartments (Use Class C3a) with associated elevational alterations was received.

The application site measures approximately 0.15 ha and comprises three former printing works buildings associated with the Cooperative Society together with a former residential dwellinghouse. The buildings are arranged around Naples Street

to the north, Ludgate Street to the west, School Street to the east and New Mount Street to the south.

The buildings are Grade II Listed and date from 1870, 1906 and 1920s. The buildings are currently predominately occupied as B1 serviced offices. Some of the internal spaces are currently unoccupied, namely the former dwellinghouse on the corner of School Street and Naples Street.

The application site is located within a predominantly residential area. There are a number of neighbouring older buildings which have been converted into residential accommodation together with new build developments. There is a car parking area to the south of the application site which has recently been granted planning permission for a 6 storey building to form 66 residential apartments (108455/FO/2015/N1).

A local resident spoke in objection to the proposals and said that the proposals would be an overdevelopment of the site, leading to a significant loss of amenity to existing residents. The resident also said that there would be an increase in noise pollution as a result both of the building works to the site and the usage of the building should permission be granted. They also pointed out that in their opinion the proposals would lead to a loss of light from the currently open aspect of the site. Residents also thought that the proposals did not take into consideration existing problems with parking and pressures on local amenities and services.

The applicant spoke to the Committee and said that this was a high quality development in a very sustainable site, which would provide superior accommodation. They added that they took the concerns of residents very seriously and had made significant amendments to the proposals to address all of the issues that had been raised.

The Committee expressed concerns that the conditions regarding the relocation of existing business were not as robust as they could be, and requested that this be addressed before any work should commence at the site. They also requested that the travel plan that had been submitted with the report be reviewed and strengthened.

Decision

Minded to approve subject to a revision of condition 20 and the revision of the travel plan.

PH/17/50 114921/LO/2017 - 23 New Mount Street Manchester M4 4DE.

This listed building consent application was considered in conjunction to the previous application.

Decision

Minded to approve subject to a revision of condition 20 and the revision of the travel plan.

PH/17/51 115200/FO/2017 & 115201/LO/2017 - Land Adjacent Manchester Hall 44 - 48 Bridge Street Manchester M3 3BW.

A planning application 115200/FO/2017 and listed building consent 115201/LO/2017 for the erection of an 8 storey building to form ground floor commercial (619 sqm) (Use Classes A1, A2, A3, A4 or A5) and upper offices (4055 sqm) (Use Class B1) with associated car parking, plant and other associated work was received.

The application site is 0.068 ha and bounded by Bridge Street to the north and Wood Street to the south. It is used for surface car parking associated with the Masonic Hall. The site has been clear since the 1960s, prior to which a three storey building occupied the site. There is a low masonry wall to Bridge Street to prevent access into the site. The topography is relatively flat although there is a slight downward slope from east to west.

The site is within the Deansgate Conservation Area and opposite the Parsonage Gardens Conservation Area, and is immediately adjacent to the John Rylands Library (Grade I) and the Masonic Hall (Grade II).

The Committee expressed concern that neither the applicant nor the agent had attended the Committee, bearing in mind that this was a very significant development proposal. The Committee also expressed some concern about the overall design of the building which they would have liked the opportunity to address with the applicant or agent.

Decision

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

PH/17/52 115533/FO/2017 - Units A3 & A7 Left Bank Manchester M3 3AN.

A planning application 115533/FO/2017 for the change of use of units A3 and A7 to a golf simulation facility with restaurant and bar area (*sui generis*) and an entrance canopy was received.

The proposal relates to a ground floor unit and a first floor unit within the Leftbank building in Spinningfields. The building is on the north west side of Leftbank and is bounded to the north west by the River Irwell. The upper floors are occupied by apartments, and some of the ground floor units are occupied by a mixture of food and drink uses, with some units, such as those that are the subject of this application, being vacant. Spinningfields is a mixed use area which includes Grade A office buildings, the provision of retail and food and drink uses, and apartments within Leftbank.

The proposal is to change the use of the units to a *sui generis* mixed use comprising a golf simulation facility with a restaurant and bar area. Access to the use would be via Unit A3 on the ground floor, which has an entrance on the south western side of Irwell Square. Unit A3 would accommodate a reception desk, storage areas and customer toilets. Access up to Unit A7 on the first floor would be provided via a lift or stairs. The first floor area would accommodate the main golf simulation area, which

would include five golf pitches with ancillary private booths, a raised putting green and a private bar. The proposals also include a public bar and restaurant area, which would be open to the general public. Externally, a freestanding canopy is proposed to the front entrance. The canopy would be constructed of hardwood with an acrylic canvas roof apex and sides. It would be weighed down by four hardwood planters and two baseplates.

A local resident spoke to object to the proposals and said that if the development were approved, local residents would suffer significant loss of amenity due to increased noise levels both from inside the venue and from customers smoking and drinking outside. In addition they said that the proposed opening hours were excessive, and requested that the Committee consider reducing them to 11pm should permission be granted.

The applicant also spoke to the Committee and said the proposed use is considered to be entirely appropriate within the City Centre and would bring units, which have been vacant for many years, into use. The proposed use is supported by appropriate management, dispersal and crime and disorder policies and while they fully acknowledged and appreciated the concerns that residents raised, the measures taken would ensure that loss of amenity was minimal.

Officers also confirmed that prior to any commercial activity taking place, acoustic tests would be carried out to ensure that noise transfer levels are adequately dealt with.

Decision

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

PH/17/53 115250/JO/2017 - Great John Street Hotel Great John Street Manchester M3 4FD.

A planning application 115250/JO/2017 for the variation of planning condition 4 of planning permission 114398/FO/2016 to allow use of the glass extension between the hours of 07:00 and 00:30 seven days a week was received.

The application relates to the former Great John Street School which has been converted into a boutique hotel. It is Grade II Listed and has been modified internally and has a roof top extension which allows the hotel to hold wedding receptions and other events.

The building is three storeys in height together with the roof top extension. It is within the Castlefield Conservation Area and the St Johns regeneration area where a number of major development projects are being undertaken. The area is characterised by a range of commercial and residential developments.

Planning permission was granted in December 2016 for the erection of a single storey glass extension to form ancillary accommodation following removal of an awning and lighting on the Little John Street elevation of the hotel (114398/FO/2016).

The approved hours of operation were between 08:00 and 22:00, the same as the previous outside seating area.

The nearest residents are at Bauhaus adjoining the application site and Rossetti Place which is 7 metres from the application site, and line Little John Street.

The applicant has applied to vary this planning condition to allow the use of the extension between 07:00 and 00:30.

A representative of the Bauhaus Residents Association spoke to the Committee and said that they had significant concerns that the proposals would lead to loss of residential amenity due to the close proximity of the Hotel to residential buildings. They also pointed out that the nearest residential property is 2.4 metres from the proposed extension.

The applicant spoke to the Committee and said that they take the greatest care possible to prevent any nuisance to residents in the vicinity. He added that in 7 years of operation, the Hotel had not attracted a single complaint about their operation, and that the proposals would not result in any increase in the capacity of the Hotel. He also told the Committee that the design of the proposed extension took full account of resident's concerns, and would be of very high quality, and double glazed throughout.

Decision

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

PH/17/54 115233/FO/2017 - 3 St John Street Manchester M3 4DN.

A planning application 115233/FO/2017 for the change of use of the existing ground plus two-storey building (but excluding the existing ground floor retail unit) and development of an additional two storey roof level extension, and external improvements, to create 12 residential apartments (Class C3), with storage provision at basement level was received.

3-5 St John Street (also known as 268 Deansgate) is bounded by Deansgate, 270 Deansgate, Longworth Street and St John Street. Planning permission is sought to erect a two storey roof top extension and to change the use of the first and second floors to create 12 residential apartments (Class C3), with some changes to the appearance of the building. Storage would be provided in the basement and the ground floor retail unit would be retained.

There would be 11 two bedroom apartments and a one bedroom apartment with seven being within the existing building and five in a two storey roof extension. The apartments would be large with the one bed apartment at 63 m² and the two beds ranging from 70 m² to 93 m² and two would have roof terraces.

The building has been around 40% vacant since spring 2015 and is difficult to let due to its age and format. It is understood that the building requires significant investment

to bring it up to standard and compete with other comparable office locations in the city centre.

The applicant spoke to the Committee and said that they have a commitment to delivering a very high quality residential scheme that exceeds the quality standards set by Council Policy.

Officers confirmed that they have submitted an amendment to condition 5, to ensure that the condition is as robust as possible.

Decision

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

PH/17/55 115591/FO/2017 - Land At Chester Road (A56) Bridgewater Viaduct Manchester M3 4LB.

A planning application 115591/FO/2017 for the erection of a 13-storey building comprising 53 residential apartments (Use Class C3a) together with ground floor commercial unit (135 sqm) (Use Classes A1 / A2 / A3 / A4 / B1a or D1), landscaping, loading bay and pedestrian access was received.

Planning permission was granted in March 2016 for the erection of a 13-storey building comprising 53no. one and two bedroom apartments (Use Class C3), a commercial unit (Use Classes A1/ A2/ A3/ A4/ B1/D1), 13 parking spaces in the basement, landscaping and vehicular and pedestrian access (110730/FO/2015/C1).

The applicant has recently acquired the site and has undertaken detailed investigative works which have revealed that it is not possible to construct the basement as close to the Bridgewater viaduct as originally envisaged. A consequence of this is that it is not possible to include any parking spaces in the basement. In addition to this, the following minor changes are proposed to the appearance of the building and to some internal layouts.

The applicant spoke to the Committee and said that they have a commitment to delivering a very high quality scheme that would greatly enhance the gateway to the City and contribute positively to the regeneration of the Great Jackson Street area.

The Committee noted that the submitted travel plan was a draft only, and requested that a revised travel plan that included provision for disabled parking be considered.

Decision

To approve the application subject to a revision to the travel plan to include provision for disabled parking.

PH/17/56 114186/FH/2016 - 152 School Grove Manchester M20 4SD.

A planning application 114186/FH/2016 for the erection of first-floor side extension and two-storey front extension to form additional living accommodation was received.

Members are advised that this application is brought before them for resolution as the applicant has appealed to the Planning Inspectorate against the non-determination of the application.

The Committee carefully considered the report and concluded that the proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

Decision

Minded to refuse the application for the reasons given in the report and the late representation.

PH/17/57 114425/FO/2016 - Cotton Hill Manchester M20 4XR.

A planning application 114425/FO/2016 for the installation of a pitched roof to form a 2nd floor and to create 6 x two bedroom apartments (forming a total of 18 apartments) with associated elevational alterations, landscape works and the provision of 6 additional car parking spaces was received.

This application relates to a 1950's apartment building (nos. 1-23 Cotton Hill, indicated overleaf by the X on the aerial photograph) located between Cotton Hill and Henwood Road. The apartment building consists of three wings located around a landscaped courtyard facing and opening onto Cotton Hill.

The applicant's agent spoke to the Committee and said that the block is in need of improvement and the provision of the additional apartments will help to facilitate this. The elevational alterations combined with the comprehensive landscaping scheme will improve the streetscene and the resultant levels of visual amenity enjoyed within the vicinity of the site. Furthermore, the proposal has been substantially amended to lessen its impact upon neighbouring properties and this has resulted in a proposal that is comparable in height and scale to these properties and one that will not lead to overlooking.

A local Councillor spoke to the Committee and said that he supported the concerns raised by residents, and were the flats to be extended to three storeys, the building would be much taller than the surrounding properties and out of character with the area. The additional third floor would be overbearing to the surrounding properties and the proposed flats on the north side of the development would overlook the adjacent houses on Cotton Lane and their gardens leading to a loss of privacy. Similarly, the gardens of the properties to the south side of the block on Henwood Road would be overlooked by the proposed flats. He also suggested that the revised plans would be insufficient to alleviate the resident's concerns.

The Committee acknowledged the concerns raised by residents and the local Councillor. However, they concluded that the proposals would not constitute an overdevelopment or would not be in keeping with surrounding properties.

Decision

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