

## **Planning and Highways Committee**

### **Minutes of the meeting held on 29 June 2017**

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

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

**Apologies:** Councillor Madeleine Monaghan.

**Also present:** Councillors: A. Simcock.

#### **PH/17/58 Minutes**

To approve the minutes of the meeting held on 1 June 2017 as a correct record.

#### **PH/17/47 115766/FO/2017 - 97 Beech Road Manchester M21 9EQ.**

A planning application 115766/FO/2017 for the change of use from shop (Class A1) to a cafe (Class A3) including external seating area to front and installation of flue to rear was received.

This application relates to the ground floor of a two-storey, mid-terrace property on the south side of Beech Road, within the Chorlton Green Conservation Area. The ground floor is currently vacant but was previously a shop. There is a small, sloped forecourt in front of the property and a small rear yard opening on to an alley way to the rear. The application site is located within the Beech Road local centre and the frontage uses to Beech Road are a mix of shops, cafes and bars.

The applicant spoke to the Committee and explained that the business was designed to fill an unmet need in the area, namely a comfortable space to work. He explained that he had been a freelancer for several years, and as a resident had struggled to find a suitable space to work that had adequate WiFi and other relevant facilities. This business was aimed at local residents who worked at home but did not want to be confined to their properties all the time.

The Committee asked about the comment in the report that the proposals could proceed under permitted development, and officers confirmed that under recent changes to planning legislation, a change of use from Class A1 to Class A3 on units of less than 150 sq m is classed as permitted development, subject to an application for prior approval. In addition, a temporary change for a period of 2 years from an A1 to A3 on a unit of 150 sq m or less, requires notification only, not an application to the local planning authority.

Officers also confirmed that the applicant's agent has now notified the Council that the applicant intends to exercise the right to carry out a temporary change of use from 30 June, but still wishes to pursue a permanent consent for the use.

The Committee also asked whether the installation of the Flue to the rear was allowed under the same permitted development, and officers confirmed that this would not be allowed under permitted development but needed planning permission in its own right.

The Committee also asked whether cycle parking could be included in the proposals, as they noted that there was no cycle parking provision at all. Officers confirmed that they would be happy to explore this with the applicant, and could add a condition to require this, but that given the very small size of the unit ultimately it might not be possible to accommodate such parking.

### **Decision**

To approve the application subject to the conditions and the reasons set out in the report and the late representation, together with an additional condition regarding the provision of cycle parking.

#### **PH/17/48 115995/FO/2017 - 19 Westmorland Road Manchester M20 2UB**

A planning application 115995/FO/2017 for the erection of part single and part two-storey extension to rear and first floor extension to the front following demolition of existing single storey rear extension and detached garage was received. The application was referred to the Planning and Highways Committee as the applicant is related to an employee of the City Council.

### **Decision**

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

#### **PH/17/49 115648/FO/2017 & 115649/LO/2017 - Former Mabel Tylecote Building Cavendish Street Manchester M15 6BG**

A planning application 115648/FO/2017 for the erection of new arts and media building including retention of former Town Hall facade, to provide theatre, poetry library, exhibition and performance space, cafe / restaurant / bar, social space including roof terrace, University teaching, studio and office accommodation and associated storage, plant and operational floorspace and listed building consent 115649/LO/2017 for alterations to former Town Hall facade, in association with proposal to provide theatre, poetry library, exhibition and performance space, cafe / restaurant / bar, social space including roof terrace, University teaching, studio and office accommodation and associated storage, plant and operational floorspace were received.

The application site is 0.268 hectares at a prominent position on the corner of Oxford Road and Cavendish Street. It is at a gateway to the All Saints Campus and overlooks Grosvenor Square and All Saints Park. Oxford Road forms the eastern boundary of the site. It abuts the Grosvenor Building which is Grade II listed and occupied by the Faculty of Art and Design. The southern site boundary is defined by Boundary Street West, which is pedestrianized in this location, with the Geoffrey Manton Building beyond.

The site was occupied by the University's Mabel Tylecote Building which incorporates the façade of the former Chorlton-on-Medlock Town Hall on Cavendish Street which is Grade II listed. The building, apart from the listed façade, is being demolished prior to redevelopment.

The Committee welcomed the proposals and considered that this was an appropriate use of the site and the listed frontage.

Officers recommended that condition 34 in the report be modified to include details of additional secure cycle parking, and the Committee agreed that this was appropriate.

### **Decision**

To approve the application subject to the conditions and reasons in the report and the amended condition 34 in the late representation.

#### **PH/17/50      115529/FO/2017 & 115530/LO/2017 - Land To Rear Of 56 Dale Street Mangle Street Manchester M1 2HN**

A planning application 115529/FO/2017 for the construction of 14 new build residential apartments (Use Class C3) and associated ancillary spaces. Minor alterations to Grade II listed building (56 Dale Street) and listed building consent 115530/LO/2017 for minor alterations to Grade II listed building (56 Dale Street) were received.

The application site is at the corner of Back Piccadilly and Mangle Street in the Northern Quarter. It is 0.179 hectares in size and consists of a vacant 'brownfield' site and a small part of a five storey Grade II listed building known as Finlay's Warehouse. The site is located in the Stevenson Square Conservation Area and has been vacant since buildings were demolished in the early 1960s.

The Committee welcomed the proposal as an appropriate use of a currently derelict site. In addition, the Committee were satisfied that the development would deliver a contribution to meet demand for housing, near to employment opportunities, in a sustainable location.

The applicant was represented but no comments were made.

### **Decision**

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

#### **PH/17/51      115178/FO/2017 - Part Site Of Existing Car Park Bounded By Ducie Street, The Rochdale Canal, Peak Street, Tariff Street (Multi-Storey Car Park) And Remainder Of Surface Car Park Manchester M1 2JL**

A planning application 115178/FO/2017 for the erection of 2 linked buildings ranging in height from 8 to 10 storeys (plus roof top plant room) to provide residential accommodation (Use Class C3) comprising 18 x 1 bed, 84 x 2 bed, 15 x 3 bed, 2 x

duplex (4 bed) and 9 townhouses (7 x 3 bed, 1 x 2 bed and 1 x 4 bed) (128 units in total) works to create provision for access and servicing, hard and soft landscaping (to include a secure external area and public realm linking Ducie Street to the Rochdale Canal) and associated works following the demolition of existing buildings. Development to include 128 cycle parking spaces was received.

Officers clarified that the recommendation in the report should read "Minded to approve subject to a section 106 agreement on affordable housing." In addition, officers clarified that although the report states that residents would be able to purchase car parking spaces, this was incorrect and that residents would be able to lease parking spaces rather than purchasing them outright.

The applicant's agent spoke to the Committee and said that this was a very high quality development in a sustainable location close to public transport and employment hubs. He also said that the proposed mix of units would positively contribute to the housing mix available in the City Centre.

The Committee were told that a great deal of work had been undertaken to ensure that the amenity enjoyed by current residents would be affected as little as possible by the development.

The Committee were satisfied that issues of air quality management had been addressed by the development plan, and that concerns raised by residents had been taken into account by the applicant during the application process. The Committee asked whether access to the canal towpath would remain, and officers confirmed that there was no plan to block or remove this footpath or access to the footpath along the canal.

## **Decision**

Minded to approve subject to a section 106 agreement relating to affordable housing and subject to the conditions and reasons in the report.

### **PH/17/52      115947/FO/2017 - Land Bounded By Vesta Street, Old Mill Street, Ashton Canal Basin And Ashton Canal Towpath Manchester M4 6EQ**

A planning application 115947/FO/2017 for the erection of part 9, part 8, part 7 storey building to form 169 residential apartments (Use Class C3a) together with the erection of 3 x 3 storey residential dwellings (Use Class C3a) with associated car parking, boundary treatment, landscaping, creation of access from Vesta Street, replacement substation together with other associated works was received.

The applicant's agent spoke to the Committee and said that the proposal will see the redevelopment of a vacant brownfield site within the heart of one of Manchester's key regeneration. A total of 169 residential units (which will be available for sale) will be created which will contribute to the City's residential growth strategy and help support neighbourhoods of choice. The applicant will support local labour and has set up an apprenticeship scheme which will help recruit local people. Careful consideration has been given to the siting, scale and appearance of the development to ensure it

provide a high quality development along with minimising the impact on existing residents.

The Committee expressed disappointment that the proposal contained no provision for affordable housing, and officers confirmed that a full viability study had concluded that the development would not be able to support an element of affordable housing.

### **Decision**

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

#### **PH/17/53      116069/JO/2017 - Land Between 81 And 85 Cleveland Road Manchester M8 4GT.**

A planning application 116069/JO/2017 for the variation of condition 2 (specified plans) on approved planning application 111134/FO/2016 to extend ground floor bay window to first floor to front elevation only was received.

Planning Permission was granted in June 2016, upon this gap site, for the erection of one pair of semi-detached family dwellinghouses (two houses in total) (Use Class C3 (a)), with associated car parking, landscaping, and boundary treatments (ref. 111134/FO/2016/N1).

This planning application seeks to amend the approved plans specified within condition 2 of the previous planning approval 111134/FO/2016/N1. The changes to the approved plans include, the construction of two-storey bay windows to the front elevation, in place of the approved single-storey bays; changes to the fenestration within the side and rear elevations; and alterations to the configuration of the internal floorplan to provide family bathrooms, and relocated downstairs W.C.s.

The application was referred to the Planning and Highways Committee as the applicant is an employee of the City Council

### **Decision**

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

*(Councillor Curley declared an interest in this item and withdrew from the meeting while the matter was being discussed)*

#### **PH/17/54      115139/FO/2017 - Clarksville Farm Crescent Road Manchester M8 5UR.**

A planning application 115139/FO/2017 for the erection of 44 no. 2 and 2.5 storey semi-detached and detached, three and four bedroom dwellings with associated external works, including retaining walls, boundary treatment, car parking, landscaping and associated highway works, including alterations to existing access road - Saddlecote Close, following demolition of existing Sexton's House / Clarksville Farm was received.

The application seeks approval for the erection of 44 dwellinghouses. The proposal would involve the creation of 20 three bedroom and 24 four bedroomed houses. The houses would be in the form of semi-detached, and detached properties, with front and rear gardens.

The proposed development would necessitate the demolition of the existing Sexton's House on Crescent Road.

In respect of scale, all dwellinghouses would be 2 and 2.5 storeys in height.

Vehicular and pedestrian access would be from Saddlecote Close.

The Committee were disappointed that the scheme was not able to make any provision for affordable housing, and officers confirmed that a viability study had concluded that due to the nature of the site and the cost of the groundworks required, the scheme would not be viable if affordable housing was included.

### **Decision**

To approve the application subject to the conditions and reasons in the report and late representation, with an additional condition regarding a long term landscape management plan.

### **PH/17/55 Confirmation of The Manchester City Council (Land at 319 Brooklands Road, Brooklands) Tree Preservation Order 2017**

The committee was asked to consider 1 objection made to this order. This relates to a Tree Preservation Order (TPO) served at the above address on 3 Sycamores, 2 Magnolia an Oak and Silver Birch within the front garden and area of adjoining woodland.

Brooklands Road Action Group (BRAG) reported that trees were being felled across the site. Following investigation it was found that some trees have been removed within the frontage immediately adjacent to Brooklands Rd and an area of adjacent woodland. It was considered expedient to survey the remaining trees at 319 Brooklands Rd and the adjacent area of woodland, and as a result of this a provisional TPO was made on February 22nd 2017.

The Committee were told that the owner of the property had objected to the TPO in writing, however was not present at the Committee.

The Committee carefully considered all representations, and concluded that there was no substantial reason to not confirm the TPO.

### **Decision**

To instruct the City Solicitor to confirm the Tree Preservation Order at 319 Brooklands Rd, Manchester, M23 9HE, under Section 199 of the Town and Country Planning Act 1990, and that the Order should cover the trees as plotted on the plan attached to this report.

**PH/17/56 Confirmation of The Manchester City Council (Land at 2 Oriel Road, Didsbury) Tree Preservation Order 2017**

The committee was asked to consider 1 objection made to this order. On 9 January 2017 permission was refused (Application ref 114893/TCA/2017) for the felling of a Monkey Puzzle tree within the front garden of the 2 Oriel Road, Didsbury and as required a TPO was made on the tree. The property is situated on the west side of Oriel Road, and within the Blackburn Park Conservation Area.

The objector was present and spoke to the Committee, saying that he had concerns that his grandchildren may be at risk from the sharp spines of the tree. He also said that the size and location of the tree within the site was potentially causing damage to his property with branches touching the house and his vehicle.

The Committee carefully considered all representations, and concluded that the issues identified by the home owner could be mitigated by undertaking the work recommended by the City Arborist and detailed in the report.

**Decision**

To instruct the City Solicitor to confirm the Tree Preservation Order at 2 Oriel Road, Didsbury, Manchester M20 6XF , under Section 199 of the Town and Country Planning Act 1990, and that the Order should cover the trees as plotted on the plan attached to this report.