

## **Planning and Highways Committee**

### **Minutes of the meeting held on 16 November 2017**

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

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

**Apologies:** Councillors Chohan and Paul.

**Also present:** Councillors: Ahmed Ali, Akbar, Davies, Leech, Karney and Nigel Murphy

#### **PH/17/107 Minutes**

To approve the minutes of the meeting held on 21 September 2017 as a correct record.

#### **PH/17/108 116157/FO/2017 - 4 Middleton Road Manchester M8 5DS.**

A planning application 116157/FO/2017 for the change of use of 'Roselands' from Class D1 (non-residential institution) to Class C2 (residential care facility) with associated two storey rear extensions, and erection of two 2 storey detached properties (residential care, and ancillary offices use) following the demolition of the existing bungalow to the rear of the site was received.

The Committee agreed that the proposed development would provide much needed specialised residential accommodation contributing positively to the character of the residential area within which it is located. The Committee considered that any impacts upon residential amenity would be mitigated through the imposition of planning conditions.

#### **Decision**

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

#### **PH/17/109 117159/FO/2017 - Land Bounded By Nunthorpe Drive/ Chataway Road/ Cottesmore Drive And Hazelbottom Road, Manchester M8 0GQ.**

A planning application 117159/FO/2017 for the erection of 12, two storey residential dwellinghouses (Use class C3a) with associated landscaping, car parking, boundary treatment and other associated works was received.

The Committee considered that that the proposed development secures a satisfactory configuration of houses which responds to the constraints of the site boundaries. The density of the proposed development has been related to the prevailing character of neighbouring residential development. Within this urban

context it is considered that a satisfactory quality accommodation has been achieved, which appropriate arrangements for the external functional requirements of amenity space and car parking.

### **Decision**

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

#### **PH/17/110 110589/OO/2015/N2 - 8 - 16 Park Grove, Levenshulme, Manchester M19 3AQ.**

A planning application 110589/OO/2015/N2 for the erection of building to form place of worship with ancillary education facilities (Class D1) to include access, appearance, layout and scale following demolition of existing building was received.

The site is currently occupied by a single storey building in use as a place of worship which has operated at the site, by the Al Raza Foundation, since 2003, following the granting of a temporary permission in December 2002 (065178/FU/NORTH2/02). A permanent planning permission was granted in March 2004 (070528/FU/2004/N2). This permission was subject to conditions, which included limiting operating times from 10.00am to 10.00pm each day.

In order to provide improved facilities for its members, it is proposed to demolish the existing single storey building and erect a new mostly two storey, and part single storey, building on site for use as a place of worship with ancillary education facilities comprising classrooms, library and administration space. At this time the applicants seek outline planning permission with approval of access, appearance, layout and scale sought at this time.

A local resident spoke objecting to the proposals. She said that the current operators, who are the applicants, are not good neighbours and that there are constant ongoing issues with inconsiderate parking, dumping of rubbish and noise and disturbance. She said that during events, the current operators use a tannoy system that they scream and shout through, often late at night that keeps local residents awake. The resident told the Committee that the evaluations of the number of people visiting the site that were contained in the report was, in her experience, completely underestimated, and that the situation for residents would only get much worse should the premises be allowed such a large expansion.

The applicant spoke to the Committee and said that they were aware of the issues raised by the residents, and that they had worked closely with planning officers to ensure that the proposals addressed all of the issues raised. They have employed a consultant to ensure that the parking and travel plan is suitable, with traffic marshalls being employed. They also confirmed that they will not offer Friday prayers, and that the twice yearly Eid prayers would be co-ordinated with the neighbouring mosque to minimise any disruption to residents.

Officers confirmed that the current planning permission had not included any conditions relating to parking provision or management of waste, noise and disturbance, and that this application had given them an opportunity to examine all of

the arrangements at the premises and to agree firm conditions that would alleviate any issues in the future.

The Committee expressed concern that issues related to parking would be much worse at the times pupils at the educational facility were dropped off and picked up, as they had experience of very poor parking practise at similar facilities across the city. Officers explained that the current car parking system at the site was inefficient, and that the advantage of this application was that the whole system had been looked at afresh and considerably improved. Officers also agreed that condition 19, which related to the travel plan could be amended to take "school run" traffic into account as a specific issue.

The Committee asked whether officers had the resources to ensure that all of the robust conditions could be enforced, and the Head of Planning, Building Control and Licensing confirmed that conditions were robust and enforceable, and that the resources were available to enforce conditions where necessary.

The committee carefully considered all of the representations, and while they acknowledged the concerns of local resident noted that local councillors had not received any complaints about the premises, or about parking, noise or litter. The Committee decided that that the conditions requested by Highways Services would ensure any impact on on-street parking, and residential amenity, would be kept to a minimum.

### **Decision**

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

#### **PH/17/111 117014/FO/2017 - Mount Pleasant House 162-164 Oldham Road Manchester M4 6BG.**

A planning application 117014/FO/2017 for the retention of the facade of existing building together with single storey roof top extension and erection of four storey extension to form 28 residential apartments (Use Class C3a) and creation of ground floor commercial (Use Classes A1, A2, A3, A4 or A5) (230 sqm) together with associated car parking and other works was received.

The Committee considered that the proposals would have a positive impact on the regeneration of this part of the City Centre including contributing to the supply of high quality housing.

### **Decision**

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

#### **PH/17/112 116558/FO/2017 - 52 King Street Manchester M2 4LY**

The applicant requested that this matter be deferred to allow for further negotiations with officers. .

## **Decision**

To agree to defer the matter to a later date.

### **PH/17/113 116089/FO/2017 - Land Bound By Back Turner Street, Soap Street, Shudehill & High Street Manchester M4 1EZ**

The Committee decided that the report did not give them enough information on the impact that the proposals would have on the heritage of the site and the surrounding area, and decided that a site visit would be necessary.

## **Decision**

To defer the matter to allow a site visit to be carried out.

### **PH/17/114 113473/FO/2016 - Thorncross Close Off Ellesmere Street Manchester M15 4LU.**

A planning application 113473/FO/2016 for the demolition and redevelopment of the site to create a mixed use development comprising 419 apartments within five new residential buildings rising from 5 to 16 storeys in height together with 2,997 sq. m of commercial / leisure floorspace (A1, A2, A3, A4, B1, D2) at the lower floor levels. The development also includes associated car and cycle parking, hard and soft landscaping and ancillary works was received.

This matter had been deferred from the previous meeting to allow a site visit to be carried out, which had been completed during the morning of the day of this meeting.

The applicant's agent spoke to the Committee and confirmed that they have sought to ensure that the impact of the proposed development and associated works on residents and the community would be as minimal as possible. They have committed to producing a robust construction management plan that will co-ordinate construction activity and alleviate any temporary highways issues as much as possible. He said that the scheme will provide significant regeneration benefits, and was of exceptional design quality. The scheme would also have the impact of increasing regeneration in the vicinity and was a redevelopment of a current brownfield site, reducing the pressure to build on green space. The residential accommodation would be highly accessible and would encourage the use of public transport rather than private car, and would include extensive public realm and highway improvement works.

A local Councillor spoke to the Committee and said that he welcomed the proposals for highways improvements, but had some concerns about the level of development that was in the pipeline and the negative impact that this would have on existing residents, particularly from the construction phases. He also pointed out that the current access along Hulme Hall Road was inadequate for current residents, and that this and other proposed development would have the effect of doubling the population in this part of the city. He pointed out that while each scheme is considered on its own merits, the cumulative impact on residents produced a huge

level of disamenity. The Councillor said that he had concerns about the impact on the infrastructure in the area, which was already under pressure.

The Councillor also said that the hours of construction activity should be restricted to 0730 – 1800 Monday to Friday, and 0830 – 1400 on Saturday with no work being undertaken on Sunday, so that residents would at least have some respite from construction noise.

Officers acknowledged that there is a significant amount of development in the immediate area, and that previously the works had not been co-ordinated strategically but on a site by site basis. They said that past experience has shown that a more appropriate response is better co-ordination of works, and that to this extent a co-ordination group is being established through neighbourhood officers, highways officers, resident groups and all the developers and construction operatives in the area. The initial meeting of this co-ordination group will take place this month. Officers confirmed that there is a willingness from all parties to work together to minimise disruption to the local community. Officers also confirmed that all of the issues raised by the Councillor will be addressed in the construction management plan and the co-ordination group.

### **Decision**

MINDED TO APPROVE subject to a S106 agreement for a financial contribution towards affordable housing and subject to the conditions and reasons set out in the report and late representation.

### **PH/17/114 117078/FO/2017 - Grounds Of Langdale Hall Upper Park Road Manchester M14 5RJ.**

A planning application 117078/FO/2017 for the erection of 6no.three storey six bedroom townhouses to provide student accommodation (Class C4) with landscaping, cycle parking and other associated uses was received.

This matter had been deferred from the previous meeting to allow a site visit to be carried out, which had been completed during the morning of the day of this meeting.

A local resident spoke objecting to the proposals, and said that over 40 residents had taken the time to submit written objections. He pointed out that both the Manchester Civic Society and the Rusholme & Fallowfield Civic Society also objected to the proposals, on the grounds that this would be a completely inappropriate development that would be contrary to several Council policies regarding special protection for conservation areas and listed buildings. The resident also said that none of the statutory consultees actively support the scheme, and that objections have also been submitted by all 3 local Councillors and the MP for Manchester Central.

He continued and said that if approved, the proposal would do significant damage to the Listed Langdale Hall, and to the surrounding community, setting a precedent for harm in the Victoria Park Conservation Area, and every Conservation Area across the City. He told the Committee that local residents are permanent members of the

Manchester community, and to allow this development would promote a transient student population who would have no interest in the current cohesive community. He said that the development would have a permanent detrimental impact on the quality of life of residents, and that it contravened several council policies that had been put in place to protect this quality of life. He added that there was no public benefit to justify this harm, and that harm cannot be conditioned away. He said that on his analysis, the majority of the technical conditions were unenforceable, and that this could not be mitigated. He told the Committee that the report and the details contained in the application vastly understated the harm that would be caused, and vastly overstated the possible mitigation of this harm.

The applicant's agent spoke to the Committee and said that Langdale Hall is already providing student accommodation, and that in 5 years of operation by the current applicant, there have been no complaints from local residents. He said that there was a robust management plan, and that the current accommodation is specifically marketed at the quieter mature student market, such as year 3 undergraduates, post graduate students and students from overseas. He said that the current accommodation is always oversubscribed, which shows a need for further accommodation of this type, which these proposals will deliver. He added that the siting, massing and design of the proposals was completely different to the previous plan that had been rejected, and that the proposals complied with all policies relating to the provision of student accommodation.

He continued and said that this was a very high quality design, and was sensitive to the setting of the Conservation Area and to Langdale Hall itself. The proposals and the agreed conditions would address all of the issues raised by all parties. He said that the applicant had no wish to upset residents, and had worked closely with officers to offer the best possible scheme for the site.

A local Councillor also spoke to the Committee in support of the residents objections. He said that he completely agreed with all the points that the residents had raised, and reiterated that City Council Policy states that it must preserve and enhance the character of designated conservation areas. He said that the lawns and gardens of Langdale Hall form an essential part of its character and setting, and that to lose this as a result of this scheme would be contrary to several Council policies.

The Committee carefully considered all of the representations and the information contained in the report. The Committee were further informed by the site visit that they had undertaken earlier in the day.

The Committee expressed concern at the modern design of the development given the unique Victorian heritage of the Conservation Area. The Committee were also concerned about the possible precedent that might be set bearing in mind current and future regeneration plans, and the impact that this would have in the Conservation Area. The Committee expressed concern at the loss of green space in an urban setting, the loss of the tennis court and other facilities should the proposals be approved, the potential loss of privacy to neighbouring residents and impact on existing trees.

The Committee expressed particular concern about the fact that the use was proposed as Class C4 - Houses in multiple occupation – small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. In addition the Committee questioned the possible building over of back gardens which was being disregarded, as they considered that this development was essentially building over the back garden of Langdale Hall. Concern was also expressed in relation to security measures and the lack of detail in relation to proposed lighting for the development proposed.

The Committee were not satisfied that the proposals were appropriate for the reasons that they discussed and asked that a report be brought back which addresses these concerns and provides potential reasons for refusal for further consideration.

### **Decision**

Minded to refuse on the basis of impact on the conservation area and the setting of Langdale Hall, loss of recreational facility, contrary to policy on HMOs, removing a rear garden area, loss of privacy and issues connected with waste and security.

### **PH/17/115 117801/VO/2017 - Longford 37 Edge Lane, Chorlton, Manchester M21 9JU**

A planning application 117801/VO/2017 for the change of use of former residential care home to residential support facility and erection of 2m high wooden fencing was received.

The proposal involves the change of use of the building to a facility providing temporary, emergency, residential accommodation to prevent people becoming homeless and to provide support services to help them move on to independent accommodation, employment, training and other opportunities.

Facilities include:

- 38 bedrooms with washing facilities
- Residents' and catering kitchens
- Lounges and dining room
- Bathrooms
- Toilets
- Office space
- ICT suite
- Interview room
- Laundry
- 2m high timber fencing is proposed at the rear of the property to enclose part of the garden area.

There are no external alterations proposed in association with the change of use.

The Committee heard from a local resident, who requested that an age limit be set of over 25 years for residents at the facility. They said that bullying of younger people is

endemic in such facilities, and that to prevent this separate facilities should be provided.

Officers confirmed that the question of an age limit was not a matter that could be addressed by a planning condition, and that this would need to be dealt with by a robust management plan and management structure. The Committee were satisfied that the additional supporting information provided by the applicant addressed the majority of the concerns. The Committee decided that the proposal would secure much-needed, emergency accommodation and support services that would be actively and appropriately managed, in a building which requires minimal intervention.

### **Decision**

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

#### **PH/17/116 114187/FO/2016 - The Madina Hall 122 Withington Road Manchester M16 8FB**

A planning application 114187/FO/2016 for the change of use from a mixed use comprising basement storage, ground floor offices and Prayer Hall and residential to residential comprising a total of 30. No. (1+2+3 Bed) apartments, erection of a three storey extension incorporating accommodation in basement and roof space with associated elevational alterations, access, parking and amenity space was received.

Officers confirmed that should the Committee be willing to approve the application, an additional condition was recommended to ensure that the residential accommodation remained as C3 useage only.

The applicants agent also spoke to the Committee and explained the scope and concept of the proposals. He said that the proposed development will ensure the future of a prominent building within the Whalley Range Conservation area as well as introducing a high quality extension that will it is considered enhance the area.

The Committee carefully considered all of the representations and the information in the report and the late representation. On balance the Committee considered that the proposal accorded with both national guidance and local policies and was acceptable in all respects.

### **Decision**

To approve the application subject to the conditions and reasons in the report and the late representation, with the inclusion of an additional condition to ensure that the residential accommodation remained as C3 use only.

#### **PH/17/117 116882/MO/2017 - Former Manchester Metropolitan University Didsbury Campus 799 Wilmslow Road Manchester M20 RW**



A Reserved Matters application 116882/MO/2017 with respect of access, appearance, landscaping, layout and scale on plots 19,20,21,22,23,24, 29,30,31,32,33,34,35,36,37,38,39,40 and 41 (amendments to house types, siting, landscaping and drainage following planning permission reference 108541/OO/2015/S2) was received.

This application relates to changes to 19 of the previously approved residential plots, the proposals do not alter the number of residential units proposed but do amend the design, layout and siting of them. The proposals have been subject of revisions by the applicant since they were originally submitted, following negotiations and concerns raised by officers in relation to the originally proposed amendments. Residents were renotified of these revisions and given a further opportunity to comment.

The applicant has indicated within their submission that the amendments to the redevelopment of the site are as a result of the sales interest from the rest of the site, to rationalise the siting and elevational treatment of house types, and a number of house types were proving uneconomical to build.

The Committee carefully considered all of the representations, and the information contained in the report. The Committee considered that revisions made by the applicant have attempted to address concerns raised by neighbours and as detailed in this report the proposals follow the general principles for the development of the site envisaged through the outline planning approval granted for the wider site

### **Decision**

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

### **PH/17/118 116980/MO/2017 - Former MMU Campus And Broomhurst Halls Of Residence Site Wilmslow Road Manchester M20 2RR**

A Reserved Matters application 116980/MO/2017 with respect of access, appearance, landscaping, layout and scale on plots 25 and 42 (amendments to house types, siting, landscaping and drainage following planning permission reference 108541/OO/2015/S2) was received.

This application relates to changes to 2 of the previously approved residential plots, the proposals do not alter the number of residential units proposed but do amend the design, layout and siting of them. The proposals have been subject of revisions by the applicant since they were originally submitted following negotiations and concerns raised by officers in relation to the originally proposed amendments. Residents were renotified of these revisions and given a further opportunity to comment.

The applicant has indicated within their submission that the amendments to the redevelopment of the site are as a result of the sales interest from the rest of the site, to rationalise the siting and elevational treatment of house types, and a number of house types were proving uneconomical to build.

The Committee carefully considered all of the representations, and the information contained in the report. The Committee considered that revisions made by the applicant have attempted to address concerns raised by neighbours and as detailed in this report the proposals follow the general principles for the development of the site envisaged through the outline planning approval granted for the wider site

### **Decision**

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

### **PH/17/119 117088/FH/2017 - 43 Dene Road Manchester M20 2TG**

A planning application 117088/FH/2017 for the erection of part single/part 2 storey side and rear extensions and a detached outbuilding at the rear following demolition of single storey extensions and existing garage was received.

The application site is an early 20th century two-storey semi-detached property of red brick and render construction surmounted by a grey/brown clay tile roof. It is situated on the south side of Dene Road and orientated north-south with the rear facing south. There are gardens to the front and rear with access along the eastern side, off-road parking and a detached timber shed in the rear garden. Characteristically for this house type, there is a single storey outrigger on the rear elevation off-set from the common boundary with the adjoining property, no.45 Dene Road.

Houses of this type on Dene Road loosely follow an Arts and Crafts design with bay windows, catslide roof to the front gable, decorative porthole window on the front elevation and red brick combined with either white render or roughcast. There is also a small porch with sloping tiled roof over on the front elevation.

A local resident spoke in objection to the proposals, and said that the size and scale of the proposals was an overdevelopment of the site and would lead to issues with loss of privacy, overlooking, loss of sunlight and were not in keeping with other properties in the area.

The applicant spoke to the Committee and said that this was a high quality innovative design that would enhance the street scene rather than detract from it.

Officers confirmed that the high quality design and materials are welcomed whilst the linearity of the design and modern materials present a strong yet integrated juxtaposition of old and new, the interface between traditional workmanship and modern techniques visually highlighting the evolution of the house into a 21st century home.

### **Decision**

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