



Planning and Highways Committee

Date: Thursday, 27 August 2020
Time: 2.00 pm
Venue: Virtual Meeting - https://manchester.public-i.tv/core/portal/webcast_interactive/485370

Everyone is welcome to attend this committee meeting.

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

Under the provisions of these regulations the location where a meeting is held can include reference to more than one place including electronic, digital or virtual locations such as internet locations, web addresses or conference call telephone numbers.

Membership of the Planning and Highways Committee

Councillors

Curley (Chair), Nasrin Ali (Deputy Chair), Shaukat Ali, Andrews, Y Dar, Davies, Flanagan, Hitchen, Kamal, J Lovecy, Lyons, Madeleine Monaghan, Riasat, Watson and White

Agenda

- 1a. **Supplementary Information on Applications Being Considered**
The report of the Director of Planning, Building Control and Licencing is now enclosed.

5 - 10

Meeting Procedure

The meeting (and any site visits arising from the meeting) will be conducted in accordance with the relevant provisions of the Council's Constitution, including Part 6 - Section B "Planning Protocol for Members". A copy of the Constitution is available from the Council's website at <https://democracy.manchester.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13279>

At the beginning of the meeting the Chair will state if there any applications which the Chair is proposing should not be considered. This may be in response to a request by the applicant for the application to be deferred, or from officers wishing to have further discussions, or requests for a site visit. The Committee will decide whether to agree to the deferral. If deferred, an application will not be considered any further.

The Chair will explain to members of the public how the meeting will be conducted, as follows:

1. The Planning Officer will advise the meeting of any late representations that have been received since the report was written.
2. The officer will state at this stage if the recommendation of the Head of Planning in the printed report has changed.
3. ONE objector will be allowed to speak for up to 4 minutes. If a number of objectors wish to make representations on the same item, the Chair will invite them to nominate a spokesperson.
4. The Applicant, Agent or their representative will be allowed to speak for up to 4 minutes.
5. Members of the Council not on the Planning and Highways Committee will be able to speak for up to 4 minutes.
6. Members of the Planning and Highways Committee will be able to question the planning officer and respond to issues that have been raised. The representative of the Highways Services or the City Solicitor as appropriate may also respond to comments made.

Only members of the Planning and Highways Committee may ask questions relevant to the application of the officers. All other interested parties make statements only. The Committee having heard all the contributions will determine the application. The Committee's decision will in most cases be taken under delegated powers and will therefore be a final decision.

If the Committee decides it is minded to refuse an application, they must request the Head of Planning to consider its reasons for refusal and report back to the next meeting as to whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse.

Information about the Committee

The Council has delegated to the Planning and Highways Committee authority to determine planning applications, however, in exceptional circumstances the Committee may decide not to exercise its delegation in relation to a specific application but to make recommendations to the full Council.

It is the Council's policy to consult people as fully as possible before making decisions that affect them. Members of the public do not have a right to speak at meetings but the Committee will usually allow applicants and objectors to address them for up to four minutes. If you have a special interest in an item on the agenda and want to speak, tell the Committee Officer, who will pass on your request to the Chair. Groups of people will usually be asked to nominate a spokesperson.

The Council is concerned to ensure that its meetings are as open as possible and confidential business is kept to the strict minimum. When confidential items are involved these are considered at the end of the meeting at which point members of the public are asked to leave.

Joanne Roney OBE
Chief Executive
Level 3, Town Hall Extension,
Albert Square,
Manchester, M60 2LA

Further Information

For help, advice and information about this meeting please contact the Committee Officer:
Ian Hinton-Smith
Tel: 0161 234 3043
Email: i.hintonsmith@manchester.gov.uk

This agenda was issued on **Wednesday, 26 August 2020** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 3, Town Hall Extension (Mount Street Elevation), Manchester M60 2LA

MANCHESTER CITY COUNCIL

PLANNING AND HIGHWAYS

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

**on planning applications to be considered by
the Planning and Highways Committee**

at its meeting on 27 August 2020

This document contains a summary of any objections or other relevant representations received by the Department since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment. These summaries are prepared on the day before the Committee. Very late responses therefore have to be given orally.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27 August 2020

Item No. 5

Application Number 126435/FO/2020

Ward Woodhouse Park
Ward

Description and Address

Conversion of the existing dwelling to create 2 no. three bedroom dwellings; and the erection of 2 x 4 bedroom dwellings with associated car parking and landscaping

27 Trenchard Drive, Manchester, M22 5LZ

1. Director of Planning

For clarity and to respond to concerns in relation to the overdevelopment of the site, the following images are included to set out the wider context of the development proposals, showing the street scene, width of road and plot sizes for surrounding development. This is provided for further illustration that the scheme proposals includes plots that are comparable to others in the area.



Wider context



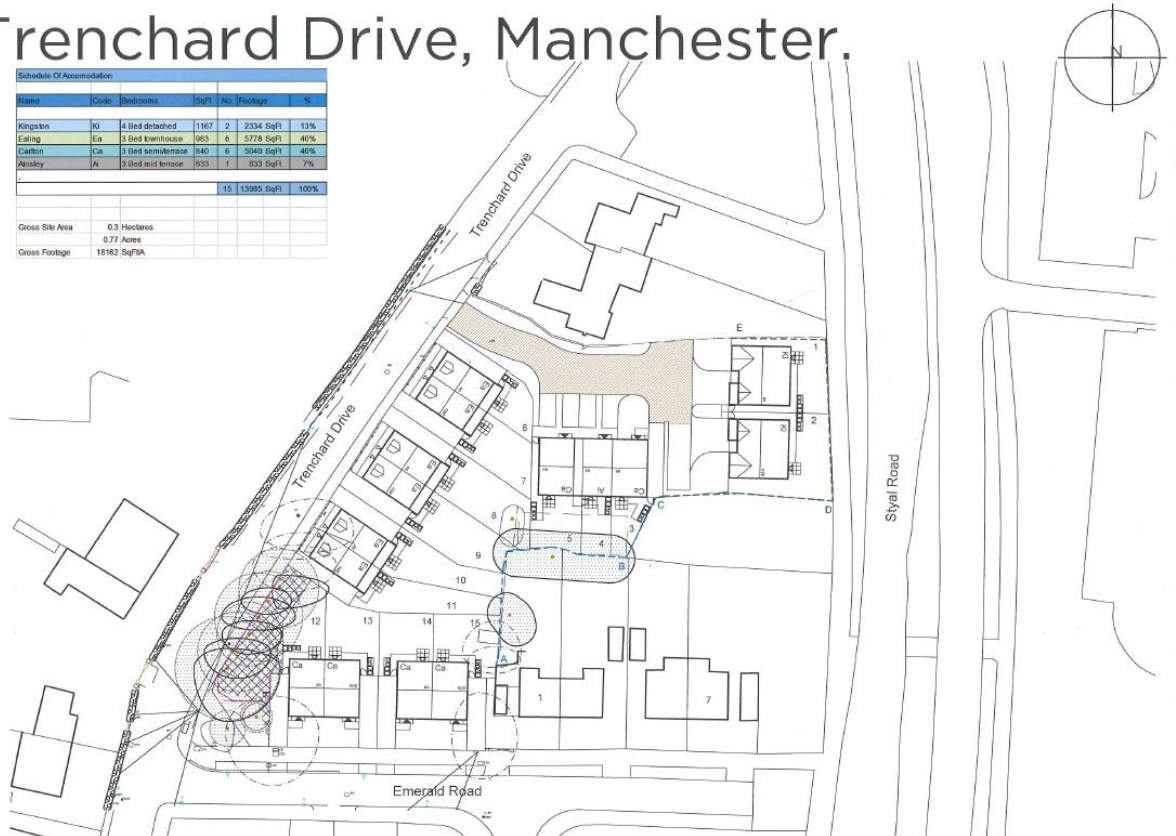
Road Widths



Plan showing Existing and Proposed Street Scene

Trenchard Drive, Manchester.

Schedule Of Accommodation						
Waste	Crcls	Bedrooms	Sqft	No.	Percentage	%
Kingston	K1	4 bed detached	1167	2	2334 Sqft	13%
Easting	Ea	3 bed semi-detached	963	6	5778 Sqft	46%
Carlton	Ca	3 bed semi-detached	840	6	5040 Sqft	40%
Penley	Pa	3 bed mid terrace	833	1	833 Sqft	7%
			15	13985 Sqft	100%	
Gross Site Area						
			0.3 Hectares			
			0.77 Acres			
			Gross Footage	18162 Sqft/A		



Scheme approved to the east side of Trenchard Drive (on cleared plot of land the site of No.'s 30-40 Trenchard Drive) for 15 dwellings under planning permission reference 118924/JO/2018.



Street scene for planning permission reference 118294/JO/2018.

The recommendation of the Director of Planning is to **APPROVE**.

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27 August 2020

Item No. 8

Application Number 126608/FO/2020

Ward Piccadilly Ward

Description and Address

Erection of part 4, part 11 storey residential (Class C3) development (with roof top plant room) comprising 66 (Class C3) residential units (3 x 2 bed town houses, 46 x two bed apartments and 17 x one bed apartments) together with associated car parking (10 spaces including 5 EVC spaces), cycle parking (66 spaces) communal roof terrace (level 6), landscaping and ancillary infrastructure including rooftop PV panels, alterations to access onto Store Street

Land To The South Of Store Street, Manchester

1. Head of Planning - Further Observations

For clarity, the reference to a “non-contributory 20%” contribution within the recommendation to approve refers to the provision of 20% on site affordable housing.

The recommendation is therefore amended as follows: **MINDED TO APPROVE** - subject to a legal agreement in respect of securing the provision of 20% on site affordable housing (shared ownership - aligned with Manchester’s average income level).

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 27 August 2020

Item No. 9

Application Number 125871/LL/2020

Ward Piccadilly Ward

Description and Address

Listed Building Consent: Demolition of 42, 44 and 46 Thomas Street (including 41, 43 and 45 Back Turner Street) to facilitate redevelopment of the wider site under extant planning permission and listed building consent ref: 113475/FO/2016 and 113476/LO/2016

42 - 46 Thomas Street (including 41-45 Back Turner Street), Manchester, M4 1ER

1. Director of Planning - Further Observations

Members are considering whether to grant Listed Building consent for the demolition of the recently-listed 42-46 Thomas Street to allow the extant 2017 planning permission and listed building consent at 7 Kelvin Street to be implemented.

In determining the application for listed building consent, Members are requested to consider s16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires Members to have special regard to the desirability of preserving 42-46 Thomas Street or its setting or any features of special architectural or historic interest which it possesses. This, rather than the requirement of S66 of that Act, is the key consideration for Members and forms part of the basis upon which the recommendation is made.

References within the Report to the requirements under S66 of the Act to give “special consideration and considerable weight to the desirability of preserving the setting of listed buildings” relate only to the potential impact of alternative viable forms of development on the setting of 7 Kelvin Street and other nearby listed buildings and not to the determination of the listed building application in respect of 42-46 Thomas Street.

The requirement to refer this application is contained in the Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015 and not the 2009 Direction and the recommendation is amended accordingly.

Recommendation: **MINDED TO APPROVE**: subject to referral to the Secretary of State in accordance with the Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015.