

Planning and Highways Committee

Minutes of the meeting held on Thursday, 19 November 2020

This Planning and Highways meeting was conducted via Zoom, in accordance with the provisions of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Present: Councillor Curley (Chair)

Councillors: Nasrin Ali, Shaukat Ali, Andrews, Y Dar, Davies, Hitchen, Kamal, Leech, J Lovecy, Lyons, Madeleine Monaghan, Riasat, Watson and White

Apologies: Councillor Flanagan

Also present:

Councillors Jeavons (ward Councillor) and Shilton-Godwin (ward Councillor)

PH/20/63. Supplementary Information on Applications Being Considered

A copy of the late representations that were received in respect of applications (126142/FO/2020, 126328/FO/2020, 127538/FO/2020, 127539/LO/2020 and 126912/FH/2020), since the agenda was issued, was circulated.

Decision

To receive and note the late representations.

PH/20/64. Minutes

Decision

To approve the minutes of the meeting held on 22 October 2020 as a correct record.

PH/20/65. 126142/FO/2020 - Vacant Land to the North of 9 and 11 Ennerdale Avenue, Manchester, M21 7NR - Chorlton Park Ward

This application relates to the erection of eight dwellings with associated vehicular access, parking and landscaping following demolition of two existing houses on Ennerdale Avenue. The eight dwellings are arranged to form two pairs of semi-detached properties (two (2 bedroom) three person and two (3 bedroom) 4 person dwellings) and two buildings to form four cottage flats (two (1 bedroom) two person and two (2 bedroom) 3 person dwellings). All the proposed buildings are to be developed to provide social rented properties and have been designed to meet Manchester's Space Standards and have been laid out to provide for future adaptations such as lift provision.

The proposed dwellings have been designed to have a contemporary appearance

and reflect the design of other recent proposals brought forward by the applicant elsewhere in south Manchester. The main materials to be used in the construction are traditional in nature (red brick with grey brick detailing). Each dwelling is provided with outdoor amenity space, cycle parking, an off-street car parking space (2 spaces each for the larger semi-detached properties) and refuse storage space.

The Planning Officer reported that the supplementary information submitted contained details of an on-site indicative tree replacement scheme which were included within the proposed conditions.

The applicant addressed the Committee on the proposals contained within the application.

An objector to the application addressed the Committee and referred to concerns relating to the loss of hedges, the demolition of properties, the loss of trees, overlooking of neighbouring properties, loss of light and reduced security and the impact on the lives of residents as well as raising concerns in relation to the sustainability credentials of the proposed buildings and embedded energy in the houses to be demolished.

The Planning Officer reported that points raised including overlooking had been addressed and included within the proposed conditions, it was not considered that loss of light would be significant in view of the length of the garden areas, the orientation proposed and the issue of security that had been addressed through input of GMP Secure by Design, which proposed landscaping, boundary treatment and improvements to the natural surveillance of the area.

Councillor Shilton-Godwin (ward Councillor) addressed the Committee and welcomed the application that would help to address a shortage in the number of social dwellings.

Councillor Dar made a proposal to move the recommendation and this was seconded by Councillor Shaukat Ali.

Decision

The Committee approve the application, subject to the conditions and reasons set out in the report submitted.

(Councillor White declared a personal interest in the application for the reason that he is a Council appointed member of the Southway Housing Trust People and Places Committee.)

(Councillor Leech declared a prejudicial interest and withdrew from the meeting during the consideration of the application.)

PH/20/66. 126328/FO/2020 - Speakers House, 39 Deansgate, Manchester, M3 2BA - Deansgate Ward

This application is for the erection of a seventeen-storey building comprising office use (Use Class B1a) and flexible ground floor commercial units (Use Classes A1 shop, A2 financial and professional services, A3 restaurant/cafe and A4 drinking establishment), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building.

Additional information had been included in the Supplementary Information.

Councillor Jeavons (ward Councillor) addressed the Committee to request the Committee to hold a site visit.

An objector spokesperson addressed the Committee and referred to the size, height and overbearing nature of the proposed building which would result in a loss of light and overlooking on the existing adjacent residential accommodation.

Reference was also made to the contents of the deeds for the proposed site.

The applicant's agent addressed the Committee on the application.

The Planning Officer advised the Committee that the issues raised had been addressed within the planning application and the proposed conditions. The Committee was advised that the reference made to the deeds of the proposed site were a private matter and not a material planning consideration.

The Chair invited the Committee to comment and ask questions on the application.

A member of the Committee supported the request for a site visit and commented that it would be useful for the Committee to visit the site.

A member acknowledged the request for a site visit but considered that the proposal would have a negative impact on St Anne's Square area. In addition, it was noted that the economic benefits had been set out in the report however, the heritage benefits would not be enhanced by the proposal.

A member requested if it was possible to view the land deeds for the application site.

The Director of Planning reported that the member could see the land deed but advised that it should not be discussed in the context of determining the planning application.

Councillor Davies made a proposal for a site visit and this was seconded by Councillor White.

Decision

To defer consideration of the planning application to allow a site visit to be carried out by the members of the Committee.

PH/20/67. 127538/FO/2020 & 127539/LO/2020 - 67-75 Piccadilly and 4-6 Newton Street, Manchester, M1 2BS - Piccadilly Ward

This application relates to an application for the erection of 11 storey building on site of 67 Piccadilly, as a Hotel (Use Class C1) with associated ground floor retail and leisure uses (Use Class A3 (Restaurant and Café), A4 (Drinking Establishment) and D2 (hotel leisure gym/ fitness area); provision of flexible amenity space at roof level; installation of external plant at roof level; provision of new public realm and associated works following demolition of 67 Piccadilly/4 - 6 Newton Street ('67 Piccadilly') including internal and external alterations to 69-75 Piccadilly (Halls Building) (comprising refurbishment and infilling of an existing rear void of to provide a 9-storey infill) relating to the reuse, refurbishment of the building for use along with the new 11 storey building. The application also refers to Listed Building Consent for internal and external alterations to 69-75 Piccadilly (Halls Building) (including refurbishment and infilling of an existing rear void of to provide a 9-storey infill and formation of connections) relating to the reuse, refurbishment and extension of the building for use along with an adjacent new 11 storey building as a Hotel (Use Class C1) on site of 67 Piccadilly (application ref no 127538)

Additional information had been included in the Supplementary Information and further representations had been received regarding noise levels and the use of the roof terrace.

The applicant's agent addressed the Committee on the application.

The Chair invited the Committee to comment and ask questions on the application.

A member welcomed the proposal and commented that the building would compliment and enhance Piccadilly. Reference was made to the use and roof top terrace and would a sound system be installed. Members requested that a condition is added to ensure there is no amplified music played on the roof terrace and local councillors be involved in the discussions regarding conditions on the hours of operation, capacity of the terrace.

The Planning Officer reported that the proposed roof terrace is a small area and would be used for organised events only. It would not have amplified music. The hours of operation would be determined in consultation environmental health officers.

Decisions

1. The Committee approve the application, subject to the conditions and reasons set out in the report submitted.
2. The Committee delegate authority to the Director of Planning Building Control and Licensing and consultation with the Chair of the Planning Committee to determine conditions for the roof terrace aspects of the application relating to: capacity, hours of operation and playing of music.

PH/20/68. 126912/FH/2020 - 1C Ardern Road, Manchester, M8 4WN - Crumpsall Ward

This application relates to Erection of a two-storey side extension and a single storey rear extension together with the installation of a front dormer, including a Velux window and a dormer to the rear, porch and canopy to form additional living accommodation.

The Director of Planning reported that additional late information had been received from the applicant and objectors to the application. In view of the lateness of the submissions made, it was recommended that consideration of the application be deferred to allow officers time to properly consider the submissions.

Decision

The Committee deferred consideration of the application to the next meeting of the Committee, to allow the planning officer time to consider additional late information.