

Planning and Highways Committee

Minutes of the meeting held on Thursday, 3 June 2021

Present: Councillor Curley (Chair)

Councillors: Shaukat Ali, Andrews, Baker-Smith, Y Dar, Davies, Hutchinson, Kamal, J Lovecy, Lyons, Riasat, Richards and Stogia

Apologies: Councillor Kirkpatrick

Also present: Councillors: Johns and Rawson

PH/20/26. Supplementary Information on Applications Being Considered

A copy of the late representations that were received in respect of applications 128864/OO/2020, 128698/FO/2020, 129251/FO/2021, 129252/LO/2021, 129406/FO/2021, 128248/FO/2020, 127241/FO/2020, 127016/FO/2020, 127017/LO/2020 and 129835/FO/2021 since the agenda was issued was circulated in advance of the meeting.

Decision

To receive and note the late representations.

PH/20/27. Minutes

Decision

To approve the minutes of the meeting held on 18 March 2021 as a correct record, subject to the replacement of the words “to undertake a site visit” with “to approve the application” at paragraph 23 of minute number PH/21/22.

PH/20/28. 128864/OO/2020 - Land Opposite 83-87 Vine Street, Manchester, M18 8SR - Gorton and Abbey Hey Ward

This application seeks outline planning approval for layout and access in connection with developing the site for 25 dwellinghouses. All other matters including appearance, scale and landscaping are reserved. A variety of house types are proposed, comprising a mix of 15 two-bedroom, 9 three-bedroom and 1 four-bedroom houses. All would meet the Council’s approved space standards. A parameters plan has been submitted which indicates that the proposed properties would be two storeys in height. Access would be taken from Vine Street at a location to the south of the existing access to the site, and the existing dropped cross over would be reinstated. The layout would be in the form of a spine road running east west from Vine Street through the centre of the site, which would terminate in a turning head at the western end of the site, with houses located to the north and south of the proposed road, orientated to face onto the street. Each house would

have a front and rear garden. The tenure for all the proposed houses would be affordable rent being delivered through a registered provider (Southway Housing).

The agent for the applicant addressed the Committee on the application.

The Committee was informed that there was no one present to speak in objection to the application.

The Planning Officer did not add anything further to the report and reiterated to the Committee that the application is for layout and access arrangements to the proposed development site.

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

A member referred to three trees located on the access point of the site on Vine Street and the proposed removal of one of the trees.

The planning officer reported that there would be a landscaping scheme submitted at a later stage as part of a reserved matters planning application

Councillor Andrews moved the recommendation for the Committee to be Minded to Approve the application. Councillor Shaukat Ali seconded the proposal.

Decision

The Committee is Minded to Approve the application as detailed in the report submitted, subject to the conditions included and subject to the section 106 legal agreement proposed to ensure that 20% of the properties are affordable and would remain so in perpetuity.

(Councillor Kamal declared a prejudicial interest in the application and left the meeting and took no part in the consideration or the decision made on the application.)

PH/20/29. 128698/FO/2020 - Vacant Land bounded by Stockport Road, Swallow Street, Siddall Street and Pennington Street, Manchester - Longsight Ward

The application related to a planning application relating to a cleared area of vacant, largely grassed land bounded by Swallow Street (north), Stockport Road (east), Pennington Street (south) and Siddall Street (west). The location of the site within Longsight ward, it is located within Levenshulme District Centre. The eastern boundary to Stockport Road would relate to neighbouring retail and commercial uses that characterise Stockport Road. A three-storey building used for the supply of building materials is located to the north of the site at the junction of Swallow Street and Siddall Street. Residential uses predominantly comprising of back of pavement, 2-storey housing is located to the north, west and south of the application site. A building with a maximum height of 3 storeys is located to the south of the site and at the junction of Stockport Road and comprises of ground floor retail and a commercial use with apartments above. The site is enclosed with fencing and has previously

been affected by fly-tipping. Some self-seeded bushes are situated centrally within the site. Double yellow lines (TROs) are located adjacent to the boundaries with Stockport Road returning at the respective junctions with Swallow Street and Pennington Street. The principle of a mixed use residential and retail development was established on 21 November 2021 by planning permission ref: 117411/FO/2017 for the erection of a four storey building to form 10 retail units on the ground floor with 24 apartments Page 66 Item 6 above with associated 25 space car parking area and new vehicular access from Siddall Street.

The Committee was informed that there was no one present to speak in objection to the application.

The applicant addressed the Committee on the application.

The planning officer informed the Committee that a previous application had been granted for a four-storey building on the Stockport Road boundary of the site. However, the proposed application is an improvement on the existing application and provides regeneration opportunities for Levenshulme District Centre.

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

In welcoming the development and the improvement it would bring to the development site and surrounding area a member of the committee made reference to the s.106 Agreement for a reconciliation re-appraisal of the development for an affordable housing contribution. Reference was also made to the enhancement of the street scene through the planting included in the scheme.

Councillor Andrews moved the recommendation for the Committee to be Minded to Approve the application. Councillor Riasat seconded the proposal.

Decision

The Committee is Minded to Approve the application as detailed in the report submitted, subject to the conditions and the s.106 Agreement to secure a reconciliation re-appraisal to determine if the delivered development should be related to an affordable housing contribution

(Councillor Richards declared a prejudicial interest in the application and left the meeting and took no part in the consideration or the decision made on the application.)

PH/20/30. 129251/FO/2021 and 129252/LO/2021 - 98-116 Deansgate and 35-47 King Street West, Manchester, M3 2GQ - Deansgate Ward

The planning application proposes the use of floors 1-9 as offices and includes elevational alterations and the erection of a three storey rooftop extension to Kendal Milne and use of the ground, lower ground and basement levels as flexible commercial space. The Fraser Building and link bridges would be demolished and replaced with a 14 storey office building (Use Class E), including plant level, amenity space and ground and basement commercial units. The application for Listed

Building Consent is for internal and external alterations to Kendal Milne building as part of proposals for change of use and three storey rooftop extension to form 9 floors of offices and commercial uses at ground, lower ground and basement levels.

The Planning Officer informed the Committee that the development would support city centre growth and infrastructure and the St Mary's Parsonage Strategic Regeneration Framework and there is a demand for office accommodation post-covid. The Committee was also informed that there had been a modification made to Condition 9 and this had been included in the Supplementary Information circulated prior to the meeting.

The Agent for the applicant addressed the Committee on the application.

The Committee was informed that there was no one to speak in objection to the application.

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

A member of the Committee referred to the loss of some of the glass block windows within the building and asked officers if other solutions had been explored before this decision had been made.

The Planning Officer reported that the heritage appraisal and the options analysis had interrogated this issue and the only way to retain the glass blocks would have been a 'black box' use such as a cinema or conference facility. Such usage would have a significant impact on the building. The applicant has since agreed to retain more of the glass blocks than had originally been proposed.

A member requested the inclusion of age friendly seating within the public realm element of the scheme. It was reported that condition relating to the public realm and the seating scheme would be amended to include age friendly seating.

Councillor Andrews moved the recommendation to approve the application.
Councillor Stogia seconded the proposal.

Decision

The Committee agreed the applications as detailed in the report submitted and subject to the conditions included in the report and subject to:

- Amendment to Condition 9, as set out in the Supplementary Information report.
- Amendment to the condition relating to public realm works for the inclusion of 'age friendly' seating within the scheme.

PH/20/31. 129406/FO/2021 - Land at Deansgate South, Manchester - Deansgate Ward

The application proposes a 28-storey purpose built student accommodation (PBSA) building providing 534 bed spaces. There have been 28 objections and 12 in support.

Deansgate Ward Councillors Marcus Johns and William Jeavons have objected to the proposal.

The Planning Officer reported that a number of issues had been raised by the applicant and were included in the Supplementary Information report. The issues raised had been addressed by officers within the report submitted. The recommended reasons for refusal had been modified as set out in the supplementary information and related to:

- Principal of use
- Design quality – inadequacy of the proposed building materials
- Urban design – impact on surrounding building and the lack of open space around the building.
- Impact on nearby Listed Buildings
- Impact on the Conservation Area
- Wind environment

The Chair invited a spokesperson representing objectors to the proposal to address the Committee.

The objector stated that the proposal would have a negative impact on the surrounding buildings and the city centre. The proposal does not fit the Great Jackson Street Framework. The proposed structure is overbearing and obtrusive and there would be a loss of day light, a loss of privacy and a loss of the view from the neighbouring residential properties. The impact of the proposal would be detrimental to the Conservation Area and Listed Buildings. In addition, the universities do not support the proposal for student accommodation for this area of the city centre.

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

Councillor Johns (Deansgate Ward) addressed the Committee in objection to the application and requested that the application be refused as recommended for the reasons outlined.

The Planning Officer reported that the applicant had been consistently advised that the use was unacceptable and the building too tall. It would not be consistent with core strategy policy H12 or the Great Jackson Street framework. There are no obvious regeneration benefits and the proposal which would have a negative impact on the surrounding area. The building materials are not of a quality required and the proposal has been recommended for refusal.

Councillor Andrews moved the recommendation to refuse the application. Councillor Stogia seconded the proposal.

Decision

The Committee refused the application for the reasons detailed in the report submitted and in the officer's presentation.

PH/20/32. 128248/FO/2020 - Land Bound by Gould Street, Williamson Street, Bromley Street and Bilbrook Street, Manchester, M4 4DD - Piccadilly Ward

The application proposes 1202 homes and 192 sqm of commercial space within 9 buildings ranging from 8 to 34 storeys in height with car parking, public realm and landscaping following demolition of existing structures. Neighbour notification generated seven objections together with comments from the Marble Arch Inn and Friends of Angel Meadow (FOAM).

The Planning Officer informed the Committee that an additional condition had been added and this was detailed in the Supplementary Information report which requires details of the interim treatment of all land not included in phase one to be submitted to and approved in writing by the Local Planning Authority before development commences. All works approved in discharge of the condition to be implemented in full before the first occupation of any home in phase one.

There was no objector present at the meeting.

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

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

A member of the Committee referred to the inclusion of affordable housing and asked officers for the reason why the proposal had been set a level of 7%, which included remediation in view of the 20% policy.

The Planning Officer reported that a viability appraisal had been independently assessed on behalf of the Council which concluded that the development would only be viable with a 7% level of affordable housing. This would be reviewed at a later date to determine any changes in viability. If further affordable housing is considered appropriate it would be included within the development or as a contribution to off-site provision.

A member of the Committee noted the scale of the proposal and questioned whether social infrastructure such as nurseries and GP surgeries would be included within the development. The planning Officer was also asked whether the proposed development had been designed to promote intergenerational living and include provision for residents with a disability.

The Planning Officer reported that Victoria North is a very large-scale development that will take between 15-20 years to complete within the lower Irk Valley area. The overview and vision includes social infrastructure and that will be included within individual proposals as development proceeds. The units within the development will include town houses and 1-3 bedroom flats to promote intergenerational living to ensure the development is successful.

A member of the Committee referred to the importance of ensuring the transporting of contaminated soil is done away from adjoining residential neighbourhoods and to conduct environmental assessments of the development land. Also, planning officers

were informed that the proposed hours of work for the construction of the development appeared to be outside that of the current policy. In view of the scale and the length of time the development would take to complete and the close proximity of a residential neighbourhood, the proposal was made to include a condition for construction times to be as follows:

8.30am-6.00pm Monday to Friday

10.00am-2.00pm Saturday

No construction to take place on bank holidays or on Sunday.

The Planning Officer reported that the majority of the contaminated material had been removed. The remaining contaminated soil would be removed in a safe manner. An additional condition could be added to address concerns on the hours of operation of the site.

A member referred to the long-term vision for the development of the area and wider area of the lower Irk Valley and expressed concern that plans for this vision for the inclusion of social infrastructure planning for families needed to be forthcoming sooner rather than later.

Councillor Andrews moved the recommendation of Minded to Approve for the application, subject to the signing of a section 106 agreement in relation to affordable housing and to the inclusion of an additional condition requiring the hours work to be amended as proposed. Councillor Stogia seconded the proposal.

Decision

The Committee is Minded to Approve the application, subject to the conditions contained in the report and supplementary report, and to the signing of a section 106 agreement in relation to affordable housing and to the inclusion of an additional condition requiring the hours work to be amended as follows:

8.30am-6.00pm Monday to Friday

10.00am-2.00pm Saturday

No construction to take place on bank-holidays or on Sunday.

(The Committee adjourned at this point for 10 minutes.)

PH/20/33. 127241/FO/2020 - 515-521 Barlow Moor Road, Manchester, M21 8AQ - Chorlton Park Ward

The application relates to a change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self-contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self-contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6 no. car parking spaces.

The Planning Officer reported that video footage had been received that show bats to be flying in the area around the development and a further bat survey of the area would take place to assess this.

A spokesperson representing objectors to the application addressed the Committee.

Councillor Rawson addressed the Committee to object to the application.

Councillor Andrews requested that the Committee hold a site visit to the development site to visualise the area and allow time for a bat survey to be completed and assessed. This was seconded by Councillor Richards.

Decision

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

PH/20/34. 121897/FO/2018 - Unity House 42 Great Southern Street, Manchester, M14 4EZ - Moss Side Ward

The application relates to the erection of second-floor extension and infill extensions to courtyard to provide prayer hall and classrooms.

The Planning Officer did not add anything further to the report submitted.

There were no spokespersons representing objectors or the applicant present.

Councillor Andrews moved the recommendation to approve the application.
Councillor Shaukat Ali seconded the proposal.

Decision

The Committee agreed the application as detailed in the report submitted and subject to the conditions included.

PH/20/35. 127016/FO/2020 and 127017/LO/2020 - 363 Wilmslow Road, Manchester, M14 6XU - Withington Ward

The application relates to the erection of two storey rear extension to create 9no. self-contained flats together with various other works including internal alterations, the rebuilding of gate piers, the laying out of car parking area and the provision of a cycle store and refuse store.

The Planning Officer advised the Committee that there were two applications to consider relating to development and Listed Building Consent.

The applicant's agent addressed the Committee on both of the applications.

Councillor Andrews moved the recommendation to approve the application.
Councillor Shaukat Ali seconded the proposal.

Decisions

1. The Committee agreed the application for development, as detailed in the report submitted and subject to the conditions included.
2. The Committee agreed the application for Listed Building Consent.

PH/20/36. 129835/JO/2021 - Untapped 67 Church Road, Manchester, M22 4WD - Northenden Ward

The application relates to Application to remove Condition numbers: 1 (time period for operation), 2 (personal consent) and 8 (External Seating Area) from planning approval 124313/FO/2019 to allow the business to operate permanently, remove the personal consent and allow the property to be operated by any operator, and to allow an external seating area, and the variation of Condition 4 (opening hours) to amend the opening hours to allow opening between 10am to Midnight 7 days a week and to allow the operation of an external seating area between the hours of 10am and 9pm. Permission is also sought to amend Condition 9 (Management Plan) to reflect changes in management relating to the external seating area.

The Planning Officer did not add anything further to the application submitted.

The applicant addressed the Committee on the application.

Councillor Andrews moved the recommendation to approve the application.
Councillor Richards seconded the proposal.

Decision

The Committee agreed the application as detailed in the report submitted and subject to the conditions included.