

## **Planning and Highways Committee**

### **Minutes of the meeting held on Thursday, 29 July 2021**

**Present:** Councillor Curley (Chair)

**Councillors:** Shaukat Ali, Andrews, Y Dar, Davies, Hutchinson, Kamal, Lyons, Riasat, Richards and Stogia

**Apologies:** Councillor Baker-Smith, Kirkpatrick and J Lovecy

**Also present:** Councillors Igbon, Strong and Wright

#### **PH/20/44. National Planning Policy Framework - Update**

The Chair agreed to the submission of an item of urgent business.

The Director of Planning reported that the National Planning Policy Framework had been updated on 20 July 2021. Following a review of the changes made to the Framework, it was concluded that there would not be any amendments to planning applications or recommendations to be considered by the Committee.

#### **PH/20/45. Supplementary Information on Applications Being Considered**

A copy of the late representations received had been circulated in advance of the meeting regarding applications 129327/FO/2021, 129324/LO/2021, 128191/FO/2020, 130356/FO/2021, 130357/LO/2021, 129923/FO/2021, 129924/LO/2021 and 124335/JO/2019.

#### **Decision**

To receive and note the late representations.

#### **PH/20/46. Minutes**

#### **Decision**

To approve the minutes of the meeting held on 1 July 2021 as a correct record.

#### **PH/20/47. 129327/FO/2021 & 129324/LO/2021 - 59 - 61 George Leigh Street, Manchester M4 5DR - Ancoats & Beswick Ward**

The application is for a change of use of a vacant unit to a bistro and associated internal and external alterations, including the installation of a retractable awning as well as the provision of an outside seating area. The application relates to a vacant corner unit at the junction of George Leigh Street and Sherratt Street. The shop front is currently boarded up to prevent vandalism and unauthorised access. The property comprises ground and basement accommodation. Original timber shop front and

doors are in situ along with other decorative internal and external features such as wood block flooring, cast iron columns, raised bench display window and terracotta.

The Planning Officer addressed the Committee on the application stating that a further five objections to the proposal had been received from residents. Members of the Committee were advised that the City Council has an interest in the site concerned as landowner and were reminded that this status must be disregarded and to exercise their duty as Local Planning Authority only. An amendment was also proposed to Condition 9 of the report to restrict amplified sound both internally and externally. An additional condition had been added within the late representations report for a condition to require that all windows and doors are to be shut from 19:00 onwards (daily) to reduce noise breakout.

A spokesperson representing objectors to the application addressed the Committee and summarised the list of objections to the application. Reference was made to the opening of the vacant unit as positive move for the area, however a wine bar was not considered an appropriate use for the unit, due to the negative impact that noise from the premises would have on residents who reside above the premises and the importance of protecting the character of Victoria Square. The Committee was informed that windows have to be left open by some residents due to the heating within the building that cannot be controlled by residents.

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

The Planning Officer reported that there are other commercial units within Victoria Square building that include café uses. The unit had been vacant for a number of years and mitigation had been included in the report to protect the interests of residents including noise level reduction.

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

A member of the Committee made reference to the history of Victoria Square and the importance of protecting the interests of current and future residents. The mitigation within the report referred in the main to the night time and not during the day when residents would have windows open and may be disturbed. Concern was also expressed on the disruption that maybe created by the external seating area.

The Planning Officer responded to the points raised stating that the unit is considered to be a low-key usage proposal and the mitigation proposed would adequately address noise. Also, Condition 10 would require the business to operate a dispersal programme for patrons.

A member of the Committee referred to the importance of ensuring that patrons using the outside element of the business, did not disturb residents in view of the need for windows to be left open.

The Planning Officer reported that the external management arrangements proposed were the same for licensed premises within the Ancoats area.

A member of the Committee referred to the heritage of Victoria Square and noted the length of time the unit has been left empty. Officers were asked to clarify the Ancoats and New Islington Neighbourhood Development Framework (NDF) and the 11pm time limit for premises opening. Reference was also made to the close proximity of the external seating area to the resident entrance to Victoria Square and officers were asked if consideration had been given to the possibility of shielding the entrance.

The Committee was advised that the NDF had been revised to ensure that licensing and planning considerations work in parallel with each other and following the revision of the arrangements, opening times of licensed premises in Ancoats and New Islington were made the same and are as detailed in the report. In response to a potential conflict of the seating area and the entrance to Victoria Square, the Committee was advised that an additional condition could be included for a screen to be installed between the entrance and the external seating area of the premises.

Councillor Andrews moved the recommendation for the Committee to Approve the application subject the conditions within the report and the amendment to Condition 9 and the additional conditions as outlined in the late representation report and inclusion of a condition for the installation of a screen between the seating area and entrance to Victoria Square. Councillor Richards seconded the proposal.

## **Decision**

The Committee agreed the application, subject to the conditions included in the report, the amendment to Condition 9 and the additional conditions as outlined in the late representation report and inclusion of a condition for the installation of a screen/barrier between the premises seating area and entrance to Victoria Square.

### **PH/20/48. 130627/FO/2021 - Land At Poland Street Manchester, M4 6BR - Ancoats & Beswick Ward**

The application relates to the erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures. The Mobility Hub would provide a key piece of infrastructure to support the new homes and population growth in this new neighbourhood. Located close to existing public transport, walking and cycle routes, the proposal would offer alternatives to owning a car with car club and car share facilities on offer together with access to 150 cycle spaces and e-bikes. The car parking provision would avoid the need for individual developments in the area have to accommodate car parking. In order to support shift away from petrol diesel cars, 25% electric car charging would be available on first use with the intention to increase this to 100%. A new delivery hub would consolidate delivery arrangement in the area. The effect of this would minimise car journeys through the Ancoats neighbourhood and make the surrounding streets pedestrian and cyclist friendly with active frontages.

The Planning Officer addressed the Committee on the application and advised that the application is part of a package of applications being considered at the meeting

(130354/FO/2021, 130356/FO/2021, 130357/LO/2021 and 130390/FO/2021) and should be considered together as part of a Neighbourhood Development Framework. In considering each proposal the Committee was reminded that each application must be considered and voted on individually. The Committee was provided with an update from the late representations report including an amendment to Condition 21 of the report, an amendment relating to deliveries between 7.30am to 7.00am and an additional condition relating to the management strategy for resident and commuter parking arrangements.

An objector spoke against the application. It was stated that the proposal is a large car park and there are concerns on the proximity of the development to Ancoats Green. It was not considered the Mobility Hub is helpful for mobility and did not link up to any existing sustainable transport schemes. Car parking is already available at buildings across the Ancoats area. Air pollution would increase and the scheme did not help to reduce it. Section 106 payments needed to be collected from Manchester Life for the introduction of road safety schemes and consultation is required with residents on parking schemes.

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

The Planning Officer reported that the report provides information and addresses the points raised. The proposal is a new concept and will provide parking for the community and is not just a car park. A transport plan is included and future connection is possible with mobility schemes. There would be a £200,000 landscaping strategy for the area and parking enforcement would be part of this.

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

Members referred to the 408 parking spaces and how they were calculated and were they for residents. Reference was also made on changes to be introduced to the way residents live within the city centre and the move away from car use and the consideration of the mobility hub and the wider Ancoats area. Officers were asked if the hub could be developed for other uses if required.

It was reported that the spaces had been proposed based on expected need and it was expected that residents living in the city centre would be less likely to own a car. It was anticipated that commuter requirements for parking would reduce over time and this would be managed and will allow further resident parking. The scheme will also have little impact on air quality issues. It was expected that there is need for a parking hub but could be repurposed if required.

Councillor Andrews moved the recommendation to approve the application subject the conditions in the report submitted, the additional condition and the amended Condition 21 as referred to in the late representation report and the amendment to deliveries to allow deliveries between 7.30am to 7.00am. Councillor Riasat seconded the proposal.

### **Decision**

The Committee agreed the application as detailed in the report submitted and subject to the conditions outlined and subject to the additional condition regarding car park

management, the amendment to Condition 21 as referred to in the late representation report and the amendment to deliveries to allow deliveries between 7.30am to 7.00am .

(Councillor Hutchinson took no part in the consideration of vote on the application.)

**PH/20/49. 130354/FO/2021 - Land on The Corner of Poland Street and Jersey Street, Manchester, M4 6JW - Ancoats & Beswick Ward**

The application related to 118 residential apartments and ground floor commercial floorspace (Class E) in an 8 storey building with hard and soft landscaping. This development would be one of the first residential developments in the Poland Street Zone alongside the Mobility Hub which would bring forward the infrastructure to support the new homes and population growth in this new neighbourhood. The proposal would provide one, two and three bedroom accommodation which meet the Council's space standards. The development would be car free and have an intrinsic link to the Hub. Two bays for disabled people would be provided on site and would be fitted with an electric car charging point. Active street frontages would be provided by commercial units as well as the provision of street trees

The Planning Officer added nothing further to the report submitted.

An objector spoke against the application. Reference was made to Section 106 payments for Eliza Yard, illegal and fly parking. Affordable housing is welcomed but not at the expense of building it on green space.

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

The Planning Officer reported that the viability of the scheme had been tested and verified. Parking issues will be addressed with the landscape strategy.

A member asked how many affordable homes would be included in the application.

The Planning Officer reported that the affordable housing is 49% of the three linked developments.

Councillor Andrews moved the officer's recommendation of Approve for the application, subject to legal agreement. Councillor Richards seconded the proposal.

**Decision**

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

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

**PH/20/50. 130356/FO/2021 & 130357/LO/2021 - Ancoats Dispensary Old Mill Street, Manchester, M4 6EB - Ancoats & Beswick Ward**

The planning application relates to the creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works. There is an application for Listed Building Consent for the creation of 39 residential apartments (Use Class C3a) within retained and refurbished facades of the former Ancoats Dispensary Building facilitated by partial demolition works and the erection of a ground plus 5 storey extension, re-instatement of the central tower, removal of the entrance steps and lowering of the ground floor together with associated external cycle and bin store, boundary treatment and other associated works

A member of the Committee requested a deferral of this item until the Committee's previous decision of Minded to Refuse had been assessed by the Secretary of State.

The Planning Officer provided an update on the application and informed the Committee that the report makes a recommendation of Minded to Approve in respect of planning application 130356/FO/2021. As there is no requirement to refer the decision of the Local Planning Authority to the Secretary of State, the recommendation had been amended to Approve. The Committee was advised that the report submitted refers to affordable housing, reference is made to 'social rent', this had been amended to 'affordable rent'.

An objector spoke against the application. Reference was made to criteria and definition of affordable housing in view of differing definitions currently used and if the definition is considered to be acceptable by the Committee.

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

The Planning Officer advised the Committee that the proposal meets the MPPF definition of affordable rent.

Councillor Shaukat Ali moved the recommendation of Approve for application 130356/FO/2021 and Approve for application 130357/LO/2021. Councillor Riasat seconded the proposal.

## **Decision**

The Committee approved application 130356/FO/2021 and approved application for Listed Building Consent 130357/LO/2021.

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

### **PH/20/51. 130390/FO/2021 - Land at Downley Drive, Manchester, M4 6BW - Ancoats and Beswick Ward**

The application relates to the erection of 23, 3 storey dwellinghouses (Use Class C3a) and the erection of a 4 storey building to form 45 residential apartments (Use

Class C3a) (68 new homes in total) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works  
The Planning Officer stated that the frequency of the markets operations had previously increased but had now returned to regular trading days. The proposal is for 68 affordable homes within a mixture of tenures. 23, houses would be for affordable rent and shared ownership (11 and 12 respectively) whilst all 45 apartments would be for social rent.

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

An objector spoke against the application and requested that Committee to seek 106 contributions from developers for parking schemes and road improvements. Concern was expressed that the affordable housing proposed is to be built on existing green space.

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

The Planning Officer reported that the site is a brownfield site and had been subject to previous development and had been previously identified for regeneration. There is 100% onsite parking for town houses and 47% for apartments. There are improvements to the public realm as detailed in Condition 23 including footway improvement, tree planting and road schemes.

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

A member referred to onsite affordable housing and the inclusion of section 106 contributions.

The Committee was advised that the scheme provides 100% affordable housing and as the Council has a land interest, this would be held in perpetuity and there would not be a section 106 included. There is a package of public realm works to be included in the scheme.

Councillor Andrews moved the recommendation of 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.

### **PH/20/52. 129273/FO/2021 - 34 Great Jackson Street, Manchester M15 4NG - Deansgate Ward**

The application related to the demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant) (use class C3), with ground floor commercial uses (use class E), car parking, cycle provision, landscaping, access and other associated works. The proposal is for 1037 residential units in two 56 storey towers. There would be public and private amenity space, 236 parking spaces, 1040 internal cycle spaces and 40 visitor cycle spaces.

The Planning Officer made no further comments to the report submitted.

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 welcomed the application and commented on the proposed new access to Hulme Park. Reference was made to the height of the proposed towers but it was noted that the number of towers had been reduced and they would provide additional homes.

The Planning Officer reported that the access to Hulme footbridge will be an improvement to the existing access provision. The height increase of the towers and the increase in the number of homes was noted. The Committee was informed that the profit level of the developer is 10%, however the scheme is as a positive way forward for the area that is in need of development to compliment other local development schemes.

A member referred to the removal of existing trees and asked if the trees proposed would be planted in similar locations to ensure they are planted in the ground and not planters. It was reported that the proposal would look to plant as many trees as possible in the ground.

Councillor Shaukat Ali moved the recommendation of Minded to Approve the application, subject to a legal agreement for a financial contribution towards off site affordable housing. Councillor Stogia seconded the proposal.

## **Decision**

The Committee was Minded to Approve the application, subject to a legal agreement for a financial contribution towards off site affordable housing.

(Councillor Andrews took no part in the consideration or the decision made on the application.)

### **PH/20/53. 129923/FO/2021 & 129924/LO/2021 - Land Bound by the River Medlock, Bridgewater Canal, Hulme Lock Branch Canal and Egerton Street, Manchester, M15 4LE - Hulme Ward**

Application 129923/FO/2021 related to a full planning permission for the creation of the Embassy Village (Sui Generis) comprising 40 single-occupancy residential accommodation pods; a site reception pod; a flexible multi\_use 'Village Hall' providing internal amenity space, and a staff accommodation pod, four car parking spaces and cycle parking provision; soft and hard landscaping; drainage arrangements; servicing and access arrangements; and other associated works. Application 129924/LO/2021 related to Listed Building Consent for the installation of drainage infrastructure adjacent to and within the canal wall.

The Planning Officer reminded the Committee there were two recommendations for consideration relating to the proposed development and Listed Building Consent. The late representation report included an amendment to the recommendation for planning permission to move from a temporary approval to a permanent approval. The Committee was advised that all of the supporting information contained within the report was based on the application being a permanent facility.

No objector to the application attended the meeting.

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

Councillor Igbon and Councillor Wright attended the meeting and addressed the Committee on the application. The Committee was informed that following initial concerns over the proposal, the subsequent consultations with the developer had answered the majority of the questions and concerns of local residents and elected members. The proposal has been welcomed for the support of homeless men and is located in an appropriate location.

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

A member welcomed the application, the funding of the scheme and the triage process the residents of the accommodation would be involved with. The sustainability of the scheme was questioned and if the scheme is successful would there be a move towards another section of people who need support also.

The Planning Officer reported that the nature of the provision may change, Condition 25 addressed the possible change through a management strategy. Triage provision will look to address clients at different stages and that may be via other agencies. Consultation would be on going with residents and councillors. The facility is being provided in a unique setting where the cost is financially viable and sustainable.

Councillor Andrews moved the recommendation of Approve application 129923/FO/2021 for permanent planning permission (as amended) and to approve application 129924/LO/2021 for Listed Building Consent. Councillor Stogia seconded the proposal.

## **Decision**

The Committee agreed to Approve application 129923/FO/2021 for permanent planning permission (as amended) subject to the conditions detailed in the report submitted and to approve application 129924/LO/2021 for Listed Building Consent

(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/20/54. 129127/FO/2021 - Phoenix House, 17 Ellesmere Street, Manchester, M15 4JY - Hulme Ward**

The application related to Demolition of the existing building on the site and the erection of a residential-led mixed use development within a part 11, part 13 storey building to accommodate 237 residential units (80 no. 1-bed apartments, 134 no. 2-bed apartments and 23 no. 2-bed townhouses - Use Class C3), 338 sq. m. of commercial floorspace (Use Class E), car parking (11 spaces) and cycle parking (237 spaces) at ground floor level, new public realm and landscaping, access and servicing arrangements and associated works.

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

There was no objector present.

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

Councillor Wright addressed the Committee on the application. The Committee was reminded of the ongoing developments in this area of Hulme and of concerns raised regarding the need to create a community, the lack of affordable housing and commercial units to benefit the area and the need to include outward facing homes to provide natural surveillance. It was acknowledged that further building would be forthcoming to complete the development of the area and it was be important for the developer to continue to listen to local residents. Tree planting is an issue and management strategy for planting was required.

Councillor Igbon welcomed the application and informed the Committee that a positive relationship had been developed with the developer that had helped to provide changes in line with local opinion through consultation. The developer had become embedded within the community and will also act as lead partner for the Hulme Climate Change Agency.

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

A member expressed concern on the low level of contribution for S106 by the developer in view of the scale of the proposal.

The Planning Officer reported that affordable housing had been tested but did not provide a large enough profit (13.22%). A £250,000 is the appropriate level of contribution in view of the provide level for the scheme. This would be tested at a later stage and would be subject to reconciliation process if rent and sales are in excess of the construction costs.

Councillor Stoiga moved the recommendation of Minded to Approve, subject to S106 agreement for a commuted sum for Off Site Affordable Housing. Councillor Richards seconded the proposal.

## **Decision**

The Committee agreed the recommendation of Minded to Approve, subject to S106 agreement for a commuted sum for Off Site Affordable Housing.

(Councillor Lyons took no part in the consideration or the decision made on the application.)

**PH/20/55. 124335/JO/2019 - West Didsbury and Chorlton Football Club, Brookburn Road, Manchester, M21 8FE - Chorlton Ward**

The application related to vary part b of Condition 3 attached to Decision Notice Reference 093164/FO/2010/S1 to have the floodlights operational for 24 occasions, in each period between 1 August and 31 May (relating to a football season) between the hours of 7pm and 10pm on weekdays. This application seeks to increase the number of times the existing floodlights at the West Didsbury and Chorlton AFC site on Brookburn Road can be used on week days from 12 occasions to 24 occasions during the football season (1 August to 31 May). The site is within the Chorltonville Conservation Area as well as the Mersey Valley which is part of the Greater Manchester Green Belt.

The Planning Officer reported that two additional comments had been received requesting the Committee agree to make a site visit.

An objector spoke against the application and stated that the report provided poor justification for the proposal other than the expansion of the football club. The local residents are concerned on the impact the football club going into tier 4 will have on them. The key issue is the nature of the noise and the language used by fans during matches and the close proximity of residential properties. Concern was expressed on the zoning given to the site and this should be reconsidered. The number of matches and teams associated with the club that is referred to in the report is irrelevant. The club has grown from being an amateur side and was now semi-professional. The proposal will cause additional noise and distress to local residents. A site visit was therefore requested.

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

Councillor Strong addressed the Committee on the application and stated that he was not opposing the football club because it provides benefits to the local community. There are concerns and these are light pollution close to residential houses, the increase in attendances as a result of the level of football played in tier 4 and the level of noise that will generate is a great concern, as did the movement of those attending matches. The increase in the footprint of the club is also a concern together with the level of consultation with local residents and the number of low level breaches of planning conditions that have taken place and have an impact on the local residents. A site visit was requested.

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

Councillor Davies proposed that the Committee undertake a site visit to visualise the site. Councillor Andrews seconded the proposal.

**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.