

Planning and Highways Committee

Minutes of the meeting held on Thursday, 18 November 2021

Present: Councillor Curley (Chair)

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

Apologies: Councillor Hutchinson and Kirkpatrick

PH/20/80. Supplementary Information on Applications Being Considered

A copy of the late representations received had been circulated in advance of the meeting regarding applications 131719/FO/2021, 130030/FO/2021, 123430/FO/2019 & 131147/FO/2021.

Decision

To receive and note the late representations.

PH/20/81. Minutes

Decision

To approve the minutes of the meeting held on 21 October 2021 as a correct record.

PH/20/82. 131719/FO/2021 - Ivygreen Allotments Off Halstead Avenue Manchester M21 9FT - Chorlton Ward

This application sought to erect a small building to the west of the allotment access road, on the site of an existing summer house and shed, to house a compostable toilet for use by the allotment holders and their guests. The building would measure 2.46 metres by 1.9 metres and be a maximum of 2.33 metres in height, sloping down to 2.13 metres with its monopitch roof. It would be constructed from box profile sheet cladding and a vent pipe would project from the top of the building. A trellis screen would be erected in front of the proposed building to screen it from Halstead Avenue. Underneath the proposed building two vaults would be created to hold the solid waste while urine would be separated and sent to a soakaway in the ground. The soakaway would be located to the rear of the proposed building and beyond that another trellis screen would be installed. The proposed building would be located approximately 14 metres away from the access gates located adjacent to Halstead Avenue.

The Planning Officer made an apology for the use of the wording “elderly” in the report and stated that it should have read “older.”

No objector to the application attended the meeting.

The applicant addressed the Committee on the application.

The Planning Officer stated that this would be a sustainable solution to users of the allotment and noted the recommendation that the scheme be approved.

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

Councillor Andrews moved the officer's recommendation of approve for the application.

Councillor Lyons seconded the proposal.

Decision

The Committee agreed the application for the reasons and subject to the conditions detailed in the reports submitted.

(Councillor Davies took no part in the considerations or the decisions made on the applications.)

PH/20/83. 130030/FO/2021 - 25-33 Central Road Manchester M20 4YE - Old Moat Ward

This application was placed before the Committee on 21 October 2021, but determination was deferred in order to allow the applicant to submit details of the vehicle charging points, cycle storage facilities and a swept path for parking space no.2. The required information had been provided and considered to be appropriate and acceptable.

The application site comprises 3 large semi-detached Villas, namely nos. 25 to 27 Central Road, nos. 29 to 31 Central Road and 33 Central Road. The properties were converted into a total of 20 flats (ground to second floor level) under planning permission 019106 approved in April 1983. The applicant is applying retrospectively to convert the basements of the three properties into five two-bedroom flats.

The Planning Officer confirmed that this application was deferred in October due to a lack of information regarding cycle storage and electric charge points. The Planning Officer then stated that this information had been received, assessed and included in the report.

No objector to the application attended the meeting.

No applicant attended the meeting.

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

A member stated that they felt that this type of retrospective application was disrespectful to the planning processes and asked if there was any way to deter this from happening in future. The member noted the incremental effect this type of

scheme would have on neighbourhoods and asked that the Committee need to say no to this style of overdevelopment.

The Planning Officer stated that work had commenced on the site and that there was no legislation to penalise the developer once work had begun but that this was at the developer's risk as the application could be refused and costly enforcement action could be taken against the developer.

Councillor Baker-Smith sought clarification on whether she needed to express an interest in the item due to having a friend who lived at the site.

The Chair had confirmation from the Director of Planning that Councillor Baker-Smith would be able to take part in the hearing for this item so long as she had no discussions with this resident.

Councillor Andrews requested feedback from the Planning department on the ratio of allowed and refused outcomes for these retrospective planning applications and then moved the officer's recommendation of Approve for the application.

The Director of Planning confirmed that the requested information would be fed back to the Committee.

Councillor S Ali seconded the proposal.

Decision

The Committee agreed the application for the reasons and subject to the conditions detailed in the reports submitted.

PH/20/84. 123430/FO/2019 - Clyde Court Nursing Home 22 - 24 Lapwing Lane Manchester M20 2NS - Didsbury West Ward

This application was proposing to convert a former nursing home (nos. 22/24 Lapwing Lane) into five dwellinghouses and erect a detached dwellinghouse fronting onto Clyde Road. Part two and three storey extensions are also proposed to the side and rear of nos. 22/24 Lapwing Lane and numerous unsympathetic extensions to the nursing home would be demolished to facilitate the proposal.

Eight letters of objection have been received from local residents, along with one from West Didsbury Residents Association. Objections have been raised in respect of the impact on residential amenity, existing tree coverage, the character of the Albert Park Conservation Area and the exacerbation of existing parking problems.

The Planning Officer added no further information to the reports provided.

No objector to the application attended the meeting.

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

The Planning Officer added that the scheme, if approved, would secure the building for long term family use.

Councillor Andrews moved the officer's recommendation of Approve for the application.

Councillor Lyons seconded the proposal.

Decision

The Committee agreed the application for the reasons and subject to the conditions detailed in the reports submitted.

PH/20/85. 131147/FO/2021 - Manchester College Arden Centre Sale Road Manchester M23 0DD - Northenden Ward

This proposal related to the redevelopment of the Manchester College Arden Centre site located off Sale Road in the Northenden Ward of Wythenshawe. The proposals had been amended since they were first submitted and now consist of the provision of 224 no. dwellinghouses of a range of house types accessed via the existing vehicular access point to the College via Moss Hey Drive. 357 nearby residents were notified of the proposals and 10 responses were received, 7 of these objected to the proposals and 3 made neutral and other observations.

The application site contains playing pitches associated with the College use to the southern portion of the site, the replacement of these pitches is required and is necessary in order to make the proposals acceptable from a planning policy point of view. The applicants are to enter into a section 106 agreement to enable the provision of mitigation pitches at Wythenshawe Park and other pitch provision within Wythenshawe through a financial contribution to the Council.

The proposal also identified the provision of affordable housing to be provided on site as part of the development in the form of 45 no semi-detached dwellings (23 no. 2 bedroom and 22 no. 3 bedroom). The provision of these properties is to be secured via the section 106 agreement.

The Planning Officer added that the scheme had been reduced in size.

No objector to the application attended the meeting.

The applicant addressed the Committee on the application.

The Planning Officer confirmed that, if approved, condition 20 (relating to acoustic treatments) would no longer be required as the pump station would now be located underground and had been fully assessed.

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

A member welcomed the scheme as providing affordable housing on the site and asked how these properties would be allocated.

The Planning Officer confirmed that they would be “pepperpotted” across the site with 5% social affordable rented housing and 15% intermediate, that the details of all housing within the scheme would be within the legal agreement and added that colleagues from MCC Housing department would be involved in the allocation process.

A member asked about the provision of car parking spaces.

The Planning Officer confirmed that each dwelling would have car parking and also electric charging points.

Councillor Andrews moved the officer’s recommendation of “Minded to Approve subject to the signing of Section 106 agreement for the provision of 20% affordable housing on site, financial contributions towards replacement pitch provision and additional sports provision; and, provision of signalised pedestrian crossing and bus shelter on Sale Road” for the application, removing condition 20.

Councillor Kamal seconded the proposal.

Decision

The Committee agreed the application for the reasons and subject to the conditions detailed in the reports submitted.

(Councillor Richards declared an interest in this item and took no part in the consideration or the decision made on the application.)

PH/20/86. Confirmation of The Manchester City Council (Land at car park adjacent to York Street, Didsbury) Tree Preservation Order 2021 - Didsbury West Ward

The Committee were asked to consider 1 objection made to this order relating to a Tree Preservation Order (TPO) served at the above address on 1 Birch tree (T1) and 6 Callery Pear trees (T3 – T8) immediately adjacent to a car park on York Street, Didsbury, Manchester, M20 6UE.

The Planning Officer added no further information to the report provided.

No objector to the application attended the meeting.

No applicant attended the meeting.

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

Councillor Andrews moved the Head of Planning’s recommendation to instruct the City Solicitor to confirm the Tree Preservation Order in the report.

Councillor Richards seconded the proposal.

Decision

The Committee agreed the recommendation to confirm the Tree Preservation Order.