

Planning and Highways Committee

Minutes of the meeting held on Thursday, 19 September 2019

Present: Councillor Curley - In the Chair

Councillors: Nasrin Ali, Shaukat Ali, Clay, Y Dar, Davies, Hitchen, Kamal, J Lovecy, Lyons, Riasat, Watson, White and Wilson

Apologies: Councillor Madeleine Monaghan

Also present: Councillors: Flanagan, Kilpatrick, Leech, A Simcock, M Sharif Mahamed and Whiston

PH/19/70 Supplementary Information on Planning Applications

Decision

To receive and note the late representations.

PH/19/71 Minutes

Decision

To approve the minutes of the meeting held on 22 August 2019 as a correct record.

PH/19/72 122300/FO/2019 - Merseybank Playing Fields, Waterford Avenue, M20 2ZN - Didsbury West Ward

The committee considered an application for the erection of single storey building to form sports changing rooms, function room, cafe facilities and meeting room following demolition of existing changing facilities building together with car parking and creation of new vehicular and pedestrian access off Mersey Crescent, and associated external works.

The Planning Officer reported that additional representations had been received raising the following concerns:

- Parking arrangements and the impact on the surrounding residential areas.
- The incidence of crime resulting from the access and proximity of the river.
- Damage to road surfaces due to parking and road use by visitors to the facility with any damage to be repaired.
- Local accessibility to the facilities.
- A condition to prevent the sale of alcohol.

It was reported that in response to the concerns raised the applicant had responded the issues raised, in particular:

- All trees on the site would be retained.

- The creation of an access from the river would be subject to a separate application.
- There were no plans to apply for a licence for the sale of alcohol.
- The size of the facilities is based on guidance on the size of changing rooms from the Football Association.
- The design and location of the facility has been proposed to minimise the impact on residents.
- The opening hours of the facility will be – 0800 to 2100hrs Monday to Saturday and 0900 to 1800hrs on Sunday.

A representative for the applicant addressed the Committee and explained that the existing club site had gone beyond its useful life and the site was being used by unauthorised motorbikes and quadbikes as well as other anti-social behaviour also taking place. The proposal would provide new facilities for the local community to use and benefit from and this would make the site a safer area. Fletcher Moss Rangers Community Football Club had taken over the site as a community asset transfer and from lengthy consultations with stakeholders a business case was produced that had confirmed there is demand for the proposed facilities.

Councillor Kilpatrick (Ward Councillor) addressed the Committee and in welcoming the proposal also referred to the concerns of local residents on the West Didsbury estate regarding limited road access via Mersey Crescent and Craigmoores Avenue. Other concerns included the proximity of the development to residential properties and the change to the footprint of the building on the site. Residents also requested that if the Committee was minded to approve the application, it was important to ensure that conditions were added to address issues such as:

- ensuring repairs to the road were carried out on damage caused by vehicles of visitors to the development;
- limiting hours on the sale of alcohol at the development;
- the use of marshals to control parking on match days.

Councillor Leech (Ward Councillor) addressed the Committee and referred to inconsiderate parking and the importance of including a condition to require marshals to control parking. The retention of a tree near to the entrance of the site was also welcomed.

The Chair invited members of the Committee to comment on the application.

Members referred to the retention of trees on the site, the proposed travel plan and the inclusion of additional cycle stands. Officers were also asked what controls could be introduced to prevent the sale of alcohol on the site premises.

Planning Officers reported that consideration had been given to the concerns of local residents and an amendment had been made to the access to the site, also the number of parking spaces had been increased to 103 spaces. The Committee was informed that all trees on the site would be retained. As part of the travel plan for the site, a requirement for car parking marshals and additional cycle stands would be added as additional conditions. The Committee was informed that the sale of alcohol was not a planning issue and would be subject to premises licensing legislation.

Decision

To approve the application subject to the conditions and reasons set out in the report and the amendments set out the late representations, as submitted and subject to additional conditions being added relating to the requirement for car marshals on match days and the inclusion of additional cycle parking stands.

PH/19/73 124320/FH/2019 - 53 Kingston Road, M20 2SB - Didsbury East Ward

The committee considered a request for a site visit to allow members to assess the proposed development site.

Decision

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

PH/19/74 121460/FH/2018 - 53 Kingston Road Garage and Wall, M20 2SB - Didsbury East Ward

The committee considered a request for a site visit to allow members to assess the proposed development site.

Decision

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

PH/19/75 120607/FO/2018 - Platt Lane Complex, Yew Tree Road, M14 7UU - Fallowfield Ward

The Committee had undertaken a site visit in the morning prior to the start of the meeting. This application was for the creation of an Artificial Grass Pitch (AGP) for Multi-Sport Activity and installation of 6 x 18-metre high floodlighting columns, creation of a hard standing, formation of topsoil bund, erection of 5-metre high ball stop fencing and installation of 1.2 metre high barriers to artificial grass pitch.

The Planning Officer introduced the application and referred to the additional information included in the late representations submitted. The information included submissions from the Platt Lane/MMU Campus Residents Association. A letter had also been received from Councillor Ilyas (Ward Councillor).

A representative of the Platt Lane/MMU Campus Residents Association addressed the Committee in objection to the application. Reference was made to problems experienced by residents resulting from visitor parking in areas around Platt Lane. The parking causes gridlock and the existing parking in the complex could not cope with the demand. In addition, coaches were using residential streets to park.

Concerns were expressed regarding the noise levels generated from the use of the pitches which did not match the levels projected within the planning report. The flood lighting proposed is 18 metres from the nearest residential properties in an area that is already impacted by light pollution from the complex. The point was made that the close proximity of the lighting would affect children trying to sleep in the houses adjacent to the complex. The current flood lighting is 55 metres from the nearest residential property.

Councillor M Sharif Mahamed (Moss Side Ward Councillor) addressed the Committee and stated that there would be a detrimental impact on the residents of Moss Side living adjacent to the complex from the proposed development. Reference was made to increases in light pollution, noise levels and car parking problems resulting from the constant use of the complex.

The applicant addressed the Committee and informed the meeting that a total of £2million had already been invested in the Platt Lane Complex and the proposal would improve the facilities further. MMU had not received any complaints relating to noise levels, parking or light pollution. In acknowledging the points raised, additional conditions had been added to the application to address resident's concerns.

The Planning Officer reported that the conditions added to the application would address concerns raised. The additional conditions would require car park marshals and additional cycle parking stands. The proposal included an Environmental Health assessment on noise levels and this had been determined the levels to be acceptable. The floodlighting proposed was a modern design, however a condition could be added to address the lighting scheme if complaints were subsequently received.

The Chair invited members of the Committee to comment on the application.

Members referred to the pricing policy at the facility and the reasons for proposing to install a bund on one side of the pitch and not the other. Members also commented on the 18 metre distance of the flood lighting poles from properties and the potential use of offensive language by visitors to the complex which may be heard by residents. Concerns were expressed on the issues of parking and other highway issues and the use of the pitch throughout the year and the impact this could have on the amenity of local residents in particular the family routines.

It was reported that the pricing policy was not a planning matter and the installation of a bund was proposed as way of screening the pitch from resident's properties adjacent to the complex to mitigate concerns raised. With regard to complaints about the use of anti-social behaviour and language, a condition could be explored in the application for the introduction of a resident reporting mechanism.

Decision

Minded to refuse for the reasons that the proposed development would impact on neighbouring properties with a loss of amenity. The Committee agreed that the proposal was therefore in conflict with policies Policy DM1 - Development Management, DC26.1 (Noise) and SP1 -- Spatial Principles.

(The Head of Planning has been requested to submit a report which addresses the concerns raised and whether there are reasons for refusal which could be sustained.)

**PH/19/76 121979/FO/2018 - Blackfriars House, Parsonage, M3 2JA -
Deansgate Ward**

The Committee received a request from the applicant to defer consideration of the application. The Committee agreed to defer the application.

Decision

To defer consideration of the application.

(Councillor Hitchen left the meeting at this point and took no further part in the Committee)

**PH/19/77 123522/FO/2019 - Pearl Assurance House, 25 Princess Street,
M2 4HH - Deansgate Ward**

The Committee had undertaken a site visit in the morning prior to the start of the meeting. This application was for alterations to Pearl Assurance House associated with its conversion to a proposed hotel in conjunction with proposals which also include a 7 storey extension to the rear of the site and a 2 storey extension to the roof (to replace existing 6th floor) to create a hotel (Use Class C1) with 70 bedrooms, rooftop bar (Class A4), a rooftop plant enclosure and ancillary accommodation (basement and ground floor) together with access and servicing proposal, external alterations and associated works.

Decision

To approve, subject to the conditions and reasons set out in the report submitted.

**PH/19/78 121375/FO/2018 - 20 - 36 High Street, including Church Street
Market Stalls, M4 1QB - Piccadilly Ward**

The Committee considered a request from the applicant to defer consideration of the application. The Committee agreed to defer the application.

Decision

To defer consideration of the application.

(Councillor Shaukat Ali left meeting at this point and took no further part in the Committee)

PH/19/79 122599/FO/2019 - 1 Adair Street, M1 2NQ - Piccadilly Ward

This application related to the demolition of the existing building and the erection of a 13 / part 14 (plant level) storey building to create a 275-bedroom hotel (Class C1) use.

No objectors were present.

The applicant addressed the committee on the application.

The Chair invited the Committee to comment on the application.

Members welcomed the proposed hotel and the design approach. A question was raised about the planters and how these would be maintained and the cleaning of the material to be used on the exterior of the building.

Planning Officers reported that the proposal included on street planting at street level and planters on the balcony areas of the proposed building. The design of the building would use rain water to water the planters. The exterior of the building is a high quality concrete based material and the construction and subsequent maintenance would try to avoid drip lines forming.

Decision

To approve, subject to the conditions and reasons set out in the report submitted.