

Planning and Highways Committee

Minutes of the meeting held on 23 August 2018

Present: Councillor Ellison (Chair).

Councillors: Nasrin Ali, Shaukat Ali, Clay, Curley, Y. Dar, Kamal, Kirkpatrick, Lovecy, Lyons, Madeleine Monaghan, Strong, Watson, White and Wilson

Apologies: Councillors: Monaghan, Kamal, and Lovecy.

PH/18/68 Minutes

To approve the minutes of the meeting held on 26 July 2018 as a correct record.

PH/18/69 119450/FO/2018 - The Old House at Home 73 Burton Road, Manchester M20 1HB

Planning application 119450/FO/2018 was received for the erection of 12 no. four-bed, three-storey dwelling houses (Class C3) with associated parking, landscaping and boundary treatment following demolition of existing, vacant, public house.

The application site relates to a rectangular parcel of land approximately 0.15 hectares in size fronting Burton Road, with Darlington Road to the south; the rear of the terraced properties of 1-10 Newton Avenue to the south-east; and, a terrace of three properties to the north-east. The site is not located within a conservation area, and the building on site is not listed.

The land comprises the former Old House at Home public house located within the northern part of the site, associated car parking and external amenity areas associated with the previous use of the site lie to the south of the public house building. The main vehicular access into the site is currently taken opposite the junction of Malvern Grove and Burton Road a secondary servicing access point is located to the north of the building on site. An alleyway exists between the site and the rear boundary of numbers 1-10 Newton Avenue. Double yellow lines are present on Burton Road that the application site faces onto, these restrictions are not present on the opposite side of the carriageway or on Darlington Road to the south. According to the application information the public house on the site ceased trading in 2017.

This section of Burton Road and surrounding areas are residential in character with the application site being the only non-residential property in the immediate vicinity.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant attended the meeting and addressed the Committee. Councillor White addressed the Committee in his capacity as Ward Councillor and objected to this Planning Application. The Committee raised several concerns with this Planning

Application which included overdevelopment, loss of privacy to the occupiers of houses to the rear which included the view that the proposed planters would not overcome this concern as well as impacts on residential amenity.

Decision

To be **minded to refuse** the application and request officers bring a report back which addresses the concerns raised by the Committee and to provide potential reasons for refusal for further consideration.

(Councillor White declared a prejudicial interest in this item. He spoke in objection regarding this application and withdrew from the meeting).

PH/18/70 119823/FO/2018 - Burnage Cricket and Social Club 247A Kingsway, Manchester M19 1AL

Planning application 119823/FO/2018 was received for the erection of a three storey building to form ancillary club accommodation (indoors games room, store rooms and bar) and beauty salon (sui generis) on the ground floor with managers flat on the first and second floors and creation of new vehicular access off Kingsway.

The Burnage Social Club is located to the east of the Kingsway and Mauldeth Road junction and occupies a site of approximately 1.1 hectares. The site, which formerly operated as a cricket club, consists of a single-storey social club building; a newly-constructed three-storey building, comprising a manager's flat on the upper floors with additional social club facilities and a beauty salon on the ground floor. The remainder of the site consists of the large grassed area of the former cricket pitch with a parking area to its northern boundary. Vehicular and pedestrian access to the site is via Mauldeth Road. To the north and east of the site there are dwellinghouses (Burnside Drive and Brookthorpe Avenue) while to the south, on the opposite side of Mauldeth Road, there is a commercial parade and further dwellinghouses. Adjoining the site to the west there are a number of commercial properties which front Kingsway.

Planning permission was granted on 8th December 2015 under reference 110171/FO/2015/S2 for the erection of a two-storey building to provide changing rooms and a bar at ground floor with manager's accommodation above.

During construction it became apparent that the development was not being built in accordance with the approved drawings. As a result, the applicant was requested to submit a variation of condition application to regularise the matter. However, as that application (112391/JO/2016/S2) also proposed using part of the ground floor as a beauty salon it was determined that a full planning application was required. This resulted in application 112391/JO/2016/S2 being withdrawn and replaced with the application now before committee.

The accommodation originally approved under application 110171/FO/2015/S2 consisted of the following:

- Ground Floor – changing rooms, bar, wc's and showers
- First and Second Floor – manager's flat (5 bed)

The application now being considered proposes the following accommodation:

- Ground Floor – indoor games room, bar with store area, storerooms, beauty salon and entrance hall to the upstairs accommodation
- First and Second Floors – manager's flat (5 bed)

In addition, the applicant is also proposing to introduce cladding to the second floor, a new vehicular access/driveway with car parking area off Kingsway and a new boundary wall with fencing panels and gate along the Kingsway frontage. This boundary wall/fencing has been partially erected.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant attended the meeting and addressed the Committee. It had been agreed that an additional condition be added which requires the hours of the Hair Salon and the games room to be agreed in writing with the Local Planning Authority. A revision to condition 8 was agreed which amends the condition to read as follows – the external bar and associated beer garden should not be used outside the hours of 11am to 10pm. It is also the case that Condition 9 which was included within the Late Representation should also state that the car park shall be demarcated.

Decision

To **approve** the application subject to the conditions and reasons detailed within the report and late representation.

PH/18/71 120020/FH/2018 - 77A Austin Drive Manchester M20 6FA

Planning application 120020/FH/2018 was received for the erection of part single/part 2 storey front and rear extensions, including alterations to roof to increase height to introduce a second storey, associated alterations including rendering and cladding of facades.

The application site is a single storey, 2 bedroom detached bungalow situated within a large and roughly rectangular plot (476m²) at the northern end of Austin Drive. The plot is unusual being considerably wider at 35 metres than those around (between 9 and 16 metres) and narrower (22 metres tapering to 11 metres). The bungalow is at the head of a cul-de-sac with a turning circle outside the front boundary. On the eastern side of the bungalow and extending part way to the rear, is a wide tarmac driveway with a single detached brick garage in the north-eastern corner. West of the dwelling is the 'rear' garden that extends to 13 metres in length x 14 metres in width (at widest point) which is bounded by shrubs and semi-mature trees. The property is of traditional brick and render construction with a hipped red-brown clay tile roof, exposed brick quoins and brick headers to some windows.

It is unknown when the bungalow was built, being absent from Ordnance Survey maps which extend to 1938 at which point the plot formed part of the curtilage of no. 79 Austin Drive to the east.

The style of the bungalow however points to early-C20 development. Within close proximity to the bungalow, the surrounding area is residential in character comprising a varied housing typology of mainly early C20 2-storey, 3-bedroom semi or detached houses within average-sized plots in Austin Drive, and larger Victorian houses on Fog Lane to the north. The exception to this are a pair of 4-bedroomed contemporary 3-storey dwellings sharing part of the northern boundary of the site which were allowed on appeal (Planning ref: 087824/FO/2008/S2). These dwellings were refused by the City Council on grounds of overdevelopment of the site.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant attended the meeting and addressed the Committee.

Decision

To **approve** the application subject to the conditions and reasons detailed within the report.

PH/18/72 119331/FO/2018 - Land At Godley Close and Parkhouse Street, Manchester

Planning application 119331/FO/2018 was received for the proposed erection of 8 three bedroom 2 storey houses with associated gardens, boundary treatments, car parking and vehicular access.

This planning application relates to a cleared area of vacant grassland situated to the south-west of the junction of Parkhouse Street and Godley Close. The northern and eastern site boundaries are enclosed by low posts and railings with a laurel hedge to the western boundary and trees and bushes sited along the southern boundary. Industrial uses are located to the immediately to the west of the application site with frontages to Parkhouse Street. Housing is located immediately to the south of the site and also to the east and north-east. Openshaw Park is located to the north. Notwithstanding its current grassed surface, the application site has been previously developed.

The proposed development comprises:

- The siting of a 4 dwellinghouses with principal elevations fronting Parkhouse Street and arranged in paired semi-detached configuration (plots 1-4) and a terrace of 4 dwellinghouses facing Godley Close (plots 5-8). The proposed houses would be arranged with a formal building line maintaining a distance of 3.1 metres to the Parkhouse Street (northern boundary to the back of pavement). Plot 4 would also have a returning elevation to Godley Close maintaining a distance of 3.4 metres to the eastern boundary;

- 100% off-street parking provision would be provided in the form of the driveways alongside gables or within front garden areas;
- Boundary treatments to the front of the proposed houses would be a combination of low walls and railings (incorporating conservation kerbs and the base). Gates to pedestrian and vehicular access points have not been proposed apart from plot 4 where double 1.8 metre high boundary gates are proposed to match the fencing panels incorporated between brick piers to the eastern boundary. All dwellinghouses would have small front garden areas and larger rear gardens.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant attended the meeting but did not address the committee.

Decision

To be **mindful to approve** (Subject to any new issues being raised) the application subject to the conditions and reasons detailed within the report and late representation.

PH/18/73 115387/JO/2017 – Lidl, 2 Stanley Grove Longsight, Manchester M12 4AA

Planning application 115387/JO/2017 was received for the variation of condition 4 of planning permission 109890/JO/2015/N2 to allow the undertaking of servicing of existing retail food store between the hours of: Monday to Saturday – 6.00 am to 12 midnight; Sunday and Bank Holidays – 8.00 am to 7.00 pm.

The above planning application was reported to the meeting of the Planning and Highways Committee on 26 July 2018. At the meeting, Members of the committee deferred determining the proposal requesting that officers engage in further discussions with the applicant to determine whether servicing and deliveries could be viably undertaken within an extended timeframe of 2 hours before and after the existing opening times of the store, i.e.:

Monday to Saturday – 6.00 am to 12 midnight;
Sundays and Bank Holidays – 8.00 am to 7.00 pm.

It was considered that such an approach should be explored as means of securing closer management of the future undertaking of servicing and deliveries. The applicant has provided written confirmation of the acceptance of these servicing hours.

The planning application site is located in Longsight District Centre and at the south-east junction of Stockport Road and Stanley Grove, which forms a traffic light controlled junction. The application relates to an established retail food store with frontages to both sections of highway. Longsight District Centre car park is situated to the east of the application building and is accessed from Stanley Grove. A main

railway line with an elevated embankment runs to the east of the site leading to a railway bridge that crosses Stanley Grove and restricts access to high sided vehicles approaching it in both directions. There is no immediately adjacent housing with the surrounding area, which comprises of retail and commercial uses with incidences of upper floor residential accommodation.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant did not attend the meeting.

Decision

To **approve** the application subject to the conditions and reasons detailed within the report.