

Delegated Decision Notification Form

(Guidance on completion overleaf)

<p>1. Subject</p>	<p>Planning Application Ref: 125654/FO/2019 Erection of a nine-storey purpose built student accommodation building comprising 62 units and associated landscape and highway works, following demolition of existing structures</p>
<p>2. Decision including:</p> <p>(a) details</p> <p>(b) reasons</p> <p>(c) alternatives considered and rejected</p>	<p>The application is approved, for the reasons and subject to the conditions set out in the Planning Officer Report and the Late Representations Report.</p> <p>It was recognised that this was a challenging application, given that a previous version of the proposal had been minded to refuse by Planning Committee last year (it was subsequently withdrawn) and that this particular proposal had already been before Planning Committee earlier this year, when Committee resolved that it was minded to refuse the application.</p> <p>The concerns raised by Planning Committee in reaching their “minded to refuse” decision were fully addressed in the Planning Officer’s Report. For example, whilst the proposal is taller than its surroundings, it is not as tall as the previous iteration of the scheme (previously proposed as 12 storeys, now reduced to 9 storeys) and it has a different footprint to the previous scheme. Although taller than surrounding buildings, this proposal has been fully assessed. It is recognised that it has some impact on neighbouring properties, but Officers consider that the impact is not significant enough to warrant refusal of the application. It was explained that the loss of sunlight now only affects 4 windows and is not considered to be significant. In the Officers’ view, there are no planning reasons on which a refusal of this application could be substantiated..</p> <p>It was noted that Cllr Wright is supporting local residents’ objections to the application. Cllr Igbon has indicated she no longer opposes the application.</p> <p>The Chair was seriously concerned that this development had already been minded to refuse twice by Planning Committee. The Committee had looked to turn down almost exactly this version at the last Committee meeting, for reasons that are well documented. He indicated that great care was needed in dealing with this application and that it was on this basis he could not support it. The Chair considered there was danger in changing the previous decision.</p> <p>The Vice Chair also indicated that she had been particularly concerned about the aesthetics of the proposals, having been on a site visit earlier in the process; however, whilst she had not wanted to support the application based on the advice on the technical assessments understood there were unlikely to be sufficient planning grounds to refuse</p>

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Officers explained that the application which was minded to refuse last year was materially different to the scheme before the Chief Executive today.

The application currently under consideration has not yet been refused, though Planning Committee has indicated that it is minded to refuse for reasons set out in the Officer's Report. The Council's Planning Protocol requires that, where Committee intend to refuse an application against Officer recommendation, it is deemed as a "minded to refuse", and a further report is brought back to the Committee to explain whether a reason for refusal based on the concerns raised can be substantiated. Committee can then decide whether to maintain their refusal of the application or based on further advice, approve the application in line with the recommendation. This is where this application is currently: the Chief Executive (as decision-maker in the current circumstances) has a report which sets out the issues raised by the Committee and the advice on whether there are planning grounds to support reasons for refusal in accordance with the Planning Protocol. It was further explained that Officers have considered the concerns raised by Committee, clarification on some aspects of the proposal has been provided and elements re-tested where appropriate. The conclusion has been reached by Planning Officers that, whilst there are undoubtedly impacts caused by this development (and it is recognised concerns remain locally) they are not so significant as to justify refusal. The advice that would have been provided to the Planning Committee is the same set out now in the report in that it is not considered there are planning grounds to refuse this application.

The Chief Executive full appreciated the difficulties with this application, particularly the points made about this having previously been before Committee and the resolution made at that time. A discussion took place about whether this matter could or should be deferred to the next sitting of Planning Committee. However, as it is not currently known when Planning Committee will next be able to sit, this option simply lead to uncertainty and was not considered appropriate.

The Chief Executive recognised that there were impacts arising from the proposals, but considered that they were relatively minor in the context of the overall development. She also recognised that the developer had done what was asked of it when the previous proposal was refused, and that Cllr Igbon no longer opposed the scheme.. The Chief Executive, whilst recognising the serious concerns raised by Planning Committee in resolving that it was minded to refuse the application, considered that the concerns had been addressed in the Officer's Report and agreed with Officers that there were no planning grounds on which this application could be refused.

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3 Name of Executive Member / Committee Chair and Vice Chair consulted (as appropriate)	Chair: Councillor Basil Curley Vice-Chair: Councillor Nasrin Ali	
4. Reports	Planning Officer Report and Late Representations Report attached	
5. Background Papers	N/A	
6. Declaration of Conflict of Interest by any Councillor Consulted (including Executive Members)	Interest declared? None Councillor's name: Date and details of dispensation given by the Chief Executive (if any):	
7 Contact Person	Name: Julie Roscoe	
	Telephone number (external): 0161 234 4552	Email: j.roscoe@manchester.gov.uk
8. Decision Maker / Authorised Signatory	Name: Joanne Roney	Role Title: Chief Executive
9. Date Of Decision	29 April 2020	

(Please return by email from Decision Maker's email account to gssu@manchester.gov.uk cc Jacob Morris-Davies)