

LATE REPRESENTATIONS AND COMMENTS

29 April 2020

Chester Road, Hulme Hall Road (Gallery Gardens)

An email has been received from Councillor Annette Wright who has asked on behalf of the ward members that the application be considered at a virtual meeting of the planning committee.

The decision to delegate the authority to decide on applications was made when there was no other alternative as the Planning Committee could not, under legislation, meet virtually. This changed with the passing of the Coronavirus Act 2020 and particularly applications like these, which have already had significant involvement from ward residents, should be dealt with in the most inclusive and open way possible.

Councillor Wright has asked that whoever is considering the applications make detailed reference to the previous application if they have not already seen the video, to watch the personal representations made by residents and councillors at the Planning Committee. The Planning Committee had a site visit to Gallery Gardens and was minded to reject the application.

Councillor Wright wishes to object to the application on the grounds that the reasons the Planning Committee was minded to reject still apply, and that there has been no material change which makes this invalid

Councillor Wright has forwarded an email from the Britannia Basin Community Forum which included an objection made before the application had been considered by the Planning Committee. An additional point made is that it is not believed the 80k is significant to overcome the members concerns.

Councillor Igbon has confirmed she has no objections to the application on the basis that the applicant will make a financial contribution to upgrade local parks in Hulme Ward.

Director of Planning

The City Council is looking to progress virtual meetings as quickly as possible; however, planning committees are more of a challenge to undertake virtually not least as there are a wide range of members, officers and other interested parties including residents who could be either objectors or applicants involved.

It is important that such meetings take place safely and as interactively as possible.

The process therefore is to bring to determination those applications that would have been considered by the Planning Committee and that require a decision to be made.

The issue raised by the Committee itself regarding overdevelopment has been addressed in the report and in line with the Planning Protocol, advice on a potential reason for refusal has been given. In this instance it is not considered there are planning reasons for refusal that could be sustained.

The recommendation is to be minded to approve subject to the signing of a legal agreement which would secure a financial contribution towards affordable housing and to upgrade facilities in three local parks. The latter having been negotiated since the meeting of the Planning Committee.