

MANCHESTER CITY COUNCIL

PLANNING AND HIGHWAYS

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

**on planning applications to be considered by
the Planning and Highways Committee**

at its meeting on 18 February 2021

This document contains a summary of any objections or other relevant representations received by the Department since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment. These summaries are prepared on the day before the Committee. Very late responses therefore have to be given orally.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 18 February 2021

Item No. 5

Application Number 127566/FO/2020

Ward Didsbury East
Ward

Description and Address

Change of use from C3 (dwellinghouse) to C3 (dwellinghouse) and Class E (Osteopathy Clinic) together with a two storey side extension to provide additional living accommodation at ground and first floor and clinic at ground floor

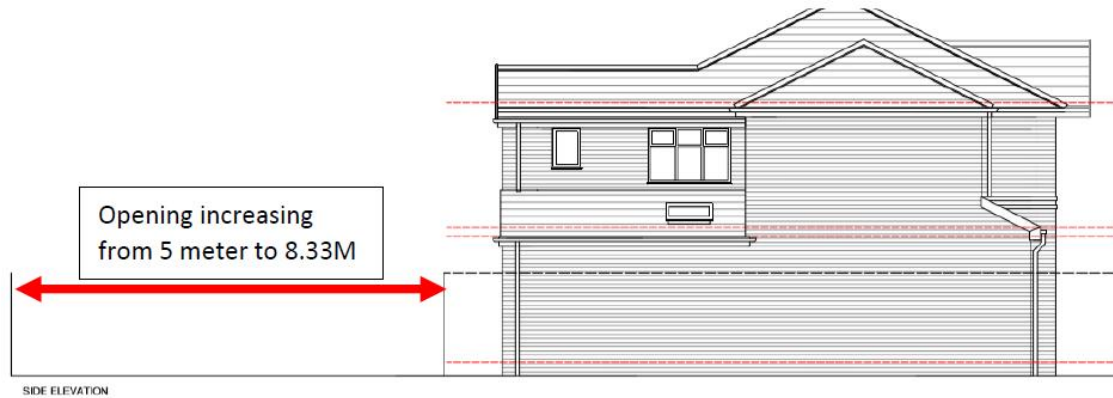
369 Parris Wood Road, Manchester M20 6JE

1. Neighbour Notification Response

An additional representation has been received from residents who have objected to the proposal.

The concerns raised by residents can be summarised as follows:

- The Committee Report has not considered the rear aspects of the proposal and the rear high concrete wall that is proposed to be removed so that the whole of the rear elevation and garden would be visible and open to the street.
- Residents consider that the rear entrance and open area at the rear will affect the natural surveillance in the street due to the activities at the property and disagree with the report that suggest that this is acceptable.
- The representation questions why planning application reference: 076663/FH/2005/S2 which was refused in 2005 at 367 Parris Wood Road has not been highlighted within the report for consideration.
- Residents are still concerned that the proposal would result in a loss of on street car parking and with increased activity from coming and goings and congestion associated with the clinic.
- In addition there are highway safety concerns at the entrance of 367 from Craigweil Avenue and numbers 1 and 2 Craigweil Avenue.
- The residents accept that the conditions included within the report are relevant, but they should go further and the proposal will deter families moving in, in the future.
- The following photograph and drawing have been submitted by the objectors to highlight their concerns in relation to the visual impact of the proposal at the rear of the property. The yellow line indicates the area that would be visible to residents 1,2,5 and 7 Craigweil Avenue and 367 Parris Wood Road, the black line indicates the area of wall that is to be removed and the blue line indicates the loss of on street car parking.



2. Highway Services

Highways have responded to the amended drawings for the second notification as follows:

Highways considered that the amended scheme that will provide on-site parking for two vehicles to be an improvement on the original proposal.

Highways have also considered that as the proposal has only one treatment room, they consider that the revised number of on-site parking spaces (three in total with two to the rear and one to the front) would be sufficient to accommodate the anticipated parking demands.

3 Director of Planning

A condition is included to approve boundary treatments at the rear of the property following the removal of the existing garage. This will condition will ensure that the open aspect at the rear that has been raised as a concern will be largely mitigated by appropriate boundary treatment that is more in keeping with the size and type in the area.

It should be noted that there is no requirement for planning permission to remove the concrete boundary wall and this could be undertaken at any point by the owner of the property irrespective of this planning application. The loss of part of the existing wall is not considered to be harmful to the visual amenity of the area given that the wall adds very little currently due to the use of materials and its height which do not reflect the type of boundary walls and hedges observed elsewhere on the street. It is not unusual for views to be available into rear gardens on corner plots.

For information purposes the proposed rear and side elevation has been included within this printed report. The proposed side elevation shows the area at the rear created for the proposed car parking.

Concerns have been raised as to why the decision to refuse planning application 076663/FH/2005/S2 for a conservatory to the side and rear of 367 Parris Wood Road have not been discussed within the report. The reason as to why this was not raised within report is because there is little relevance as it is not directly comparable to the current proposal at the application site and as discussed within the report there has been more recent decisions for similar part single part two storey extensions that are comparable to the proposal that have been taken into consideration.

Highway Services have considered that the amendment to provide two vehicles at the rear to be an improvement on the original proposal and would be sufficient to accommodate the anticipated car parking demands. Concerns raised by residents are concerned that the proposal would result in the loss of on street car parking. However as noted within the Parking section of the report these two car parking spaces are already available and highways have not raised concerns regarding the impact of the proposal on on-street car parking or highway safety.

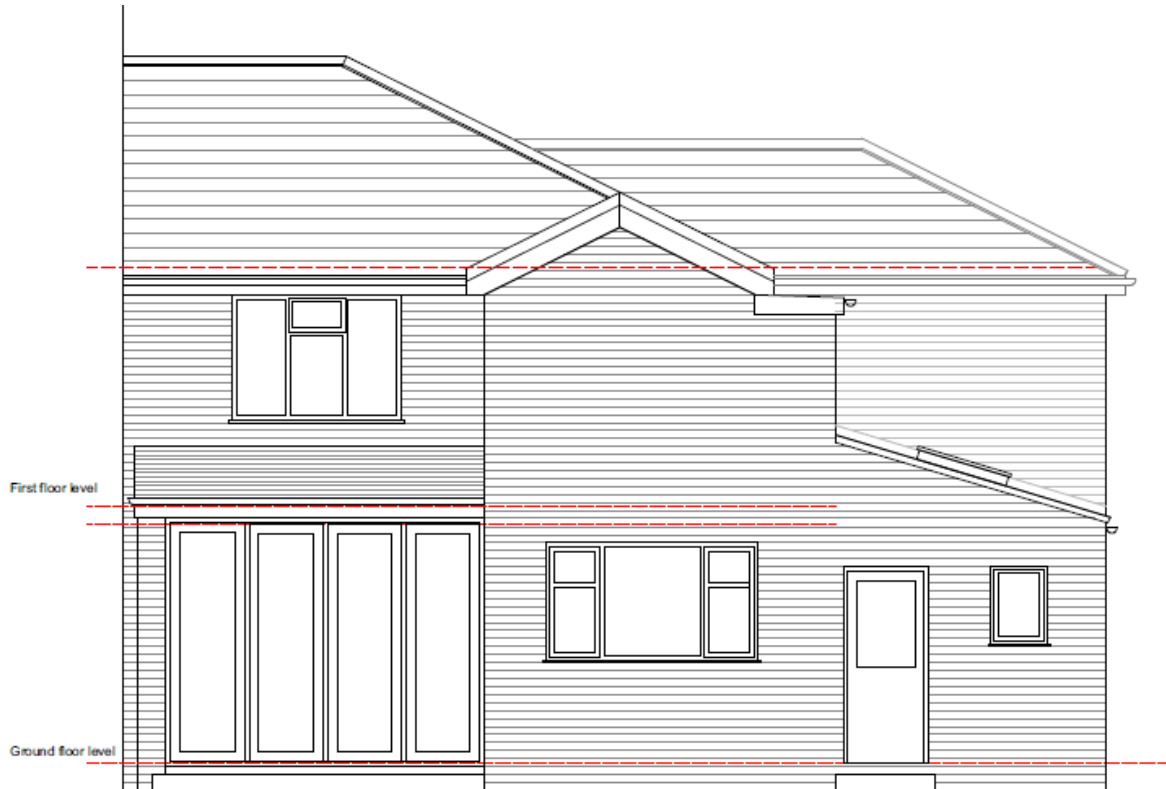
As discussed within the report the proposed ground floor use as a clinic would generate additional activity however in the context of the application property located along a busy road and in the vicinity of other commercial uses and schools it is not considered that this activity would be so significant as to warrant refusal of the proposals. It is proposed to limit the use of the clinic to the applicant given the specific way in which the clinic would be operated and this would be secured by way of condition and a personal permission. If the applicant were to stop operating from the premises then consent for the E Clinic use would cease.

An amendment is required to the wording of condition 9 to include the applicants name.

Condition 9) The Class E(Osteopathy Clinic) use permission hereby granted shall be personal to the applicant Mr Roy Roberts and on the applicant ceasing to occupy the premises the use for which the permission is hereby granted shall be discontinued.

Reason - In granting this permission the City Council as local planning authority has had regard to the special circumstances of the applicant and the potential for other uses within Class E to have an adverse impact on the amenity of the occupiers of nearby residential property pursuant to policy DM1 of the Core Strategy.

The recommendation remains to **APPROVE** the application.



REAR ELEVATION

Proposed Rear Elevation



SIDE ELEVATION

Proposed Side Elevation

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 18 February 2021

Item No. 6

Application Number 121252/FO/2018

Ward Deansgate Ward

Description and Address

Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work

Great Marlborough Street Car Park, Great Marlborough Street, Manchester M1 5NJ

None.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 18 February 2021

Item No. 7

Application Number 128920/FO/2020

Ward Levenshulme Ward

Description and Address

Retrospective application for the retention of 1.8 metre high fencing to Cringle Road and Nelstrop Road North for a temporary two year period

Land Off Cringle Road, Manchester M19 2RR

1. Public opinion

One further objection has been received in respect of this matter from a local resident. The comments can be summarised as follows:

- The habitat survey submitted as part of the outline application stated that the boundary hedgerows and trees would be retained and enhanced through further planting. This stipulation has been broken;
- The biodiversity survey report submitted with this application states that the vegetation removed comprised of scattered scrub and species poor grassland with limited ecological value. This is not true. Nelstrop should have been considered in the spring and summer when it was a thriving hedge which was inhabited with birds and a bat foraging corridor. The removal of the hedge would give fewer places for insects and birds to live, roost and nest and make it a less attractive bat corridor.
- This area is used for walking and has the feel of being in countryside. The feel should be retained;
- The brochure "My Wild City" that MCC recently published in collaboration with others, has on p6 a large picture of a sparrow. In the hedges, each side of Nelstrop Rd North at its south end there were large numbers of sparrows and other small birds. The question just above the pictured sparrow asks "Are you concerned about the loss of wildlife in Manchester?" Answer - yes, along with the other 98% of people it mentions.
- On p10 of "My Wild City" in its 2020-2022 action plan, there's the requirement for "Improved quality of spaces and corridors for nature in Manchester". A precursor to improving corridor quality, must surely be their preservation, rather than cutting them in two, as would happen if/when Shores Fold Farm is built on, in the way proposed;
- There was a Greenway running unbroken from the old North Heaton school field in Heaton Chapel, through the adjacent Meadows, on the green strip between the housing on Simon Freeman Close and Wilsthorpe Close, through Shores Fold farm, up Nelstrop Road, and way on, to both Fallowfield in the west and Fairfield in the east. Just north of the Meadows, this corridor also connects east and west for some distance along the banks of Black Brook. The new fences on Cringle and Nelstrop Road North make the corridor more

difficult and less attractive for wild animals to use. Prior to the fence being erected, animals could move through the permeable hedges and fences on the east and south sides of Shores Fold Farm;

- As well as being a corridor for birds and bats, the area was used for hedgehogs, foxes and badgers, as these are seen at the ends of the corridor and at various places along it;
- The hedge has now unfortunately gone and if replaced immediately might be damaged again during any building work. The outline permission said that it would be retained and enhanced. Towards the end of construction, a mixed native species hedge be replanted, with sufficient space allowed, for it to grow 3m thick, without it encroaching on Nelstrop Rd North;
- To maintain the Green Corridor, the south east corner of the proposed housing site should be left open and green, and on the public side of any back fences or hedges of the new houses;
- Any development around the eastern end of Cringle Road should include an improved walk/cycle route on the 50m long path between Nelstrop and Cringle.

2. Consultees

Design for Security at Greater Manchester Police support the development as it will protect the wider site from misuse.

It is understood that the site boundary was erected to prevent the vacant site being misused. If the site was left vacant, without a perimeter fence, it could be subject to misuse - such as trespassing and fly tipping. The installed boundary does provide an effective barrier to accessing the site, particularly with vehicles, and this will reduce the potential of the site being subject to criminal and antisocial behaviour.

The site perimeter to Cringle Road is in keeping with the boundary treatment to the adjacent park. The treatment to Nelstrop Lane is a 1.8m Paladin fence which allows for visual permeability and has been setback from the footpath allowing for good sightlines. In my view both boundary treatments are appropriate for this area.

3. Director of Planning

The report makes reference to planning application 122042/OO/2018 being refused. This has been stated in error. An appeal against non-determination was made in respect of this planning application. At the June 2019 Planning and Highways Committee, the Committee resolved that they would have been minded to approve had they been allowed to determine the planning application. The subsequent appeal was allowed.

The comments of the local resident are noted. The tree survey submitted as part of the outline application identified the vegetation along Nelstrop Road North as being category C (Trees of Low Quality) and could be removed if required to facilitate the development. This was accepted as part of this planning application.

It is regrettable that the vegetation has been lost which has resulted in the loss of green infrastructure, loss of habitats and a change in character of this section of

Nelstrop Road North. Notwithstanding this, the planning permission to develop the site for housing would, in itself, inevitably change the character of the area together with bringing new opportunities for green infrastructure, planting and biodiversity improvements. These mitigation measures would be secured by this planning permission.

There has been no submission of Reserved Matters associated with the outline planning permission for this site. As such, no decision has been made on the layout of the site and how green infrastructure would be incorporated into the final design. It is not possible to comment further on the inclusion of green areas and cycle routes as outlined by the objector.

Greater Manchester Ecology Unit has considered the impact of this development on protected species as a result of the loss of the vegetation. The potential for bats is within the wider farm site buildings and there is no evidence that bats within the vegetation would have been affected. The vegetation was removed outside of the bird nesting season which would have also minimised disruption to nesting birds.

The applicant has planted 5 Hawthorn shrubs and turf areas in mitigation of the vegetation which has been lost. Condition 3 within the printed report also states that if redevelopment of the site does not take place within 2 years of the date of this planning permission, the land shall be restored which shall include new trees and shrubs which are required to be agreed with the City Council.

The recommendation remains **Approve** subject to the conditions in the report.

**APPENDIX TO AGENDA
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Planning and Highways Committee 18 February 2021

Item No. 8

Application Number 129010/FO/2020

Ward Levenshulme Ward

Description and Address

Temporary use of the southern section of public car park as a market for a period of 4 years: operating on Saturdays 10.00 am to 4.00 pm (52 weeks per year); Fridays between 4.00 pm and 10.00 pm (up to 12 evenings per year) and Sundays 10.00 am and 5.00 pm (up to 12 days per year) with the associated retention of an existing container / generator unit and fenced enclosure to be used for storage of segregated waste/ recycling and installation of 1 x electrical power cabinet

Public Car Park Accessed Via Stockport Road And Albert Road, Manchester M19 3AB

Director of Planning, Building Control and Licensing

Members are advised that new issues relating to land ownership have emerged. As these issues are material to the consideration of the proposed development, it is recommended that the consideration of the planning application be deferred to allow this matter to be resolved.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 18 February 2021

Item No. 9

Application Number N/A

Ward Withington

Description and Address

OBJECTION TO TREE PRESERVATION ORDER JK/20/11/2020

109 Parsonage Road, Manchester, M20 4WZ

1. Applicant/Homeowner

Email received with petition signed by 35 local residents requesting the TPO is not confirmed in order to allow the 3 trees to be felled.

Further email submitted from homeowners with offer of volunteering to help friends of Ladybarn Park with mitigation replanting in the Park, on a 2 for 1 basis – also willing to contribute to or sponsor the replanting of these trees if necessary.

2. Director of Planning

The offer of tree planting in Ladybarn Park is acknowledged and would be welcomed. However, there would be no mechanism to enforce any such requirement which would need to be an informal agreement if a decision is made not to confirm the TPO.

The reasons for confirmation of the TPO are clearly set out within the report and the recommendation remains to **CONFIRM** the TPO.