

Planning and Highways Committee

Minutes of the meeting held on Thursday, 18 March 2021

This Planning and Highways meeting was a meeting conducted via Zoom, in accordance with the provisions of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Present: Councillor Curley (Chair)

Councillors: Shaukat Ali, Nasrin Ali, Andrews, Y Dar, Davies, Flanagan, Hitchen, Kamal, Leech, Lovecy, Lyons, Madeline Monaghan, Riasat, Watson and White

PH/21/15 Supplementary Information on Applications Being Considered

A copy of the late representations that were received in respect of application 126927/FH/2020, since the agenda was issued. Additional late representations had been received in respect of the Tree Preservation Order (7 Brunswick Road, Manchester, M20 4GA).

Decision

To receive and note the late representations.

PH/21/16 Minutes

Decision

To approve the minutes of the meeting held on 18 February 2021 as a correct record.

PH/21/17 126927/FH/2020 - 9 Norman Road, Manchester, M14 5LF - Rusholme Ward

This application relates to the erection of two storey side and part two, part single storey rear extension to provide additional living accommodation.

The Planning Officer introduced the application and informed the Committee that the supplementary information referred to an amendment on the application relating to the length of the ground floor rear extension that projects 6 metres and the first-floor rear extension that projects 3 metres.

A speaker addressed the Committee to object to the application on behalf of local residents and the Rusholme and Fallowfield Civic Society. The Committee was

asked to consider that the building of semi-detached houses is not listed but is of significant interest to the area and have been family homes. The size of the proposed extension is considered to be too far and beyond permitted development rules. The impact of the extensions on the neighbouring properties will be significant. The loss of greenery around the properties will be detrimental for the character of the area. Families and extended families are welcomed in the area to develop existing properties, but within the planning rules.

The applicant addressed the Committee on the planning application.

The chair invited members of the Committee to ask questions.

A member referred to an image of the application document of the front aspect of the properties concerned that included a political party sign and gave an assurance that the image would not have any involvement in the consideration of the application and should not be visible in the image.

The Planning Officer noted the matter and gave an assurance that political signs would not be included in images. The Committee was advised that the application has been substantially revised since it was first submitted and that each application is required to be considered on the individual merits and site specific circumstances. In this case there is a small single storey rear extension at the adjoining property and the rear of the pair of semi-detached properties is north facing, so any loss of direct sunlight would be in the late afternoon or early evening. It is considered that there is sufficient separation from windows at 11 Norman Road so as not to have an unduly detrimental impact. A single storey rear extension of up to 6m in length could be erected close to or up to the common boundary under permitted development subject to an application for Prior Approval for a larger homes extension.

A member referred to the use of online maps and images and requested that a site visit would be helpful for the Committee to view the properties in view of the range of views that have been submitted. This was supported by other members of the Committee.

Councillor Davies moved a proposal for the Committee to undertake a site visit.
Councillor Lovecy seconded the proposal.

Decision

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

PH/21/18 Objection to Tree Preservation Order JK/4/12/2020 – 7 Brunswick Rd, Manchester, M20 4GA – Withington Ward

The Committee considered a report of the Director of Planning, Building Regulations and Licensing relating to the background and issues involved in the making of a Tree Preservation Order (TPO) on 4th December 2020 and to recommend the

confirmation of this Tree Preservation Order. The Committee was requested to consider 4 objections made to this order and 14 representations in support of the TPO. This relates to a Tree Preservation Order (TPO) on a mature Oak tree (T1) within the rear garden of 7 Brunswick Road, Manchester, M20 4GA.

The Planning Officer informed that Committee that additional information had been received and outlined this to the Committee.

The spokesperson representing objectors to the proposed TPO addressed the Committee. Reference was made to the images of the tree and the inability to see the tree from the street. The surrounding properties have a view of the tree and believe the tree has a negative impact on amenity. It was reported that negotiations with the applicant had not achieved a positive outcome regarding the maintenance of the tree. It was considered that the increase of TPO's on trees may have a negative outcome on existing trees where a property is for sale and would be more attractive without a large tree in its grounds.

The applicant addressed the Committee.

The Planning Officer reported that the tree had been assessed and is considered to have high visual amenity and forms part of the landscape character of the area. Agreement had been reached with the owner on the pruning to reduce shading in neighbouring gardens.

A member stated that the recommendation for confirming the TPO was clear and if not agreed may result in the tree being pruned back to the boundary.

Councillor Andrews moved the recommendation to approve the application.
Councillor Shaukat Ali seconded the proposal.

Decision

The Committee agreed that the City Solicitor be instructed to confirm the Tree Preservation at 7 Brunswick Road, Manchester M20 4GA, under Section 199 of the Town and Country Planning Act 1990, and that the Order should cover the tree as plotted T1 on the plan as detailed in the report submitted.