

Planning and Highways Committee

Minutes of the meeting held on Thursday, 23 September 2021

Present: Councillor Curley (Chair)

Councillors: Andrews, Baker-Smith, Y Dar, Davies, Hutchinson, Kamal, Lyons, Richards and Stogia

Apologies:

Councillors S Ali, Kirkpatrick, Lovecy and Riasat

Also present:

Councillors Leech, Shilton-Godwin and Stanton

PH/21/66 Supplementary Information on Applications Being Considered

A copy of the late representations received had been circulated in advance of the meeting regarding applications 130394/FO/2021, 130395/LO/2021, 128446/FO/2020, 124234/FO/2019 & 128916/FO/2020.

Decision

To receive and note the late representations.

PH/21/67 Minutes

Decision

To approve the minutes of the meeting held on 2 September 2021 as a correct record.

PH/21/68 130394/FO/2021 & 130395/LO/2021 - Brunswick Place, Bradford Road, Manchester, M40 7EZ - Ancoats & Beswick Ward

The Planning and Highways Committee deferred consideration of this application on 2 September 2021 to enable a site visit to take place to inspect how the scheme relates to the canal and the historical aspects of the mill building.

These applications were for the refurbishment, removal/demolition, repair and reconfiguration of Brunswick Mill to create work spaces, retail and community uses (Use Class E and Use Class F2) (2034 sqm) at the ground floor and creation of 153 residential apartments (Use Class C3a) with the upper floors following demolition works together with the erection of a part 6, part 8 storey building to form 100 residential apartments (Use Class C3a) and a 5 storey buildings to form 24 residential apartments (Use Class C3a) (277 apartments in total across the 3 buildings) with associated car parking, roof top amenity space, access and servicing, landscaping, pedestrian access to the Ashton Canal and other associated works

The Planning Officer stated that there had been some additional correspondence from a local resident regarding the potential for an increase in traffic along Bradford Road due to this development and also that a late representation from a landowner had their concerns addressed in the supplementary agenda and had therefore withdrawn their representations. The Planning Officer commented that both applications here would require a separate Committee vote.

No objector to the application attended the meeting.

The applicant's agent addressed the Committee on the application.

The Chair invited the Committee to ask questions and comment on the application.

A member expressed concerns regarding the scale of the development, questioning the lack of any contribution towards affordable/social housing and added that there should be a contribution made to the local area, mentioning Ashton Canal Park. This member stated they would be minded to refuse without consideration of these as potential conditions.

The Planning Officer stated that the recommendation for this application was for approval and referred to the report confirming that the scheme would be re-evaluated for profitability in future and that there could be some clawback for Section 106 should profits reach 20% or more.

A member expressed that they felt the canal and mill were in need of redevelopment and stated that saving a piece of Manchester's industrial history was a contribution in itself.

The Planning Officer agreed, stating that many mills had been lost to redevelopment in the Ancoats area.

A member asked if any S106 contributions could be diverted to Ashton Canal Park.

The Planning Officer stated that this had not been part of any considerations as the profit threshold of 20% had not been met, being set at 18% as stated in the report.

A member sought to move the officer's recommendation of Approve for the applications with a condition that any S106 contributions, where applicable, are diverted towards some amenity for the local area.

The Head of Planning stated that the policy for S106 contributions are for housing only and therefore, this could not be added as a condition for these applications but added that further developments were expected in this area which would improve/add green spaces.

Councillor Baker-Smith moved the officer's recommendation of Approve for application 130394/FO/2021. Councillor Stogia seconded the proposal.

Councillor Andrews moved the officer's recommendation of Approve for application 130395/LO/2021. Councillor Richards seconded the proposal.

Decision

The Committee agreed the applications for the reasons and subject to the conditions detailed in the reports submitted.

(Councillor Kamal took no part in the considerations or the decisions made on the applications.)

PH/21/69 128446/FO/2020 - 479 Barlow Moor Road, Manchester, M21 8AG - Chorlton Park Ward

479 Barlow Moor Road is a vacant three storey building located within the Chorlton District Centre. Originally built as a cinema in 1914, the property has been in use as a supermarket since 1968 until recently vacated. This application was a proposal to erect a part 3/part four storey building to form a commercial use on the ground floor with 13 self-contained flats above, associated car parking (5 spaces) and cycle storage, following demolition of existing property.

The Planning Officer confirmed one further condition regarding the addition of bat and bird boxes.

No objector to the application attended the meeting.

The applicant addressed the Committee on the application.

Cllr Shilton-Godwin attended the meeting and addressed the Committee on the application. The Committee was informed that all 3 Ward Councillors were in agreement that this site was in need of development, adding that the adjacent building would also benefit from some treatment. Councillor Shilton-Godwin then stated that parking was an issue with this application, stating that car ownership was still prevalent and that the 3 Ward Councillors maintained their objections on this basis, adding that the addition of a restaurant/takeaway on this site would further exacerbate parking issues in the immediate area.

The Planning Officer stated that the adjacent building could not be included in this development as it was in different ownership and added that 5 car parking spaces were planned alongside a travel plan, mentioning good transport links in the area. The Planning Officer confirmed that there was a possible fallback position through the Prior Approval route without the need for an application for planning permission for 11 units but without the benefits of electric charging etc. and stated that café/restaurant style premises would be part of the approved use class for the commercial space but takeaways would not.

The Chair invited the Committee to ask questions and comment on the application.

A member stated that the scheme in its current format presented more benefits than it would offer at the fallback position.

The Planning Officer confirmed the members comments.

Councillor Andrews moved the officer's recommendation of Approve for the application. Councillor Y Dar seconded the proposal.

Decision

The Committee agreed the applications for the reasons and subject to the conditions detailed in the reports submitted.

PH/21/70 124234/FO/2019 & 124453/LO/2019 - The Lodge, Rear Of Old Town Hall, Lapwing Lane, Manchester, M20 2NR - Didsbury West Ward

The Chair confirmed that both applications (for the proposed demolition of the existing building and erection of a new build) would be considered together.

124234/FO/2019

The applicant is proposing to demolish the single storey Lodge and replace it with a 2-storey building that would provide meeting and storage facilities for the existing solicitors' office that operates out of the Old Town Hall.

124453/LO/2019

The applicant is seeking Listed Building Consent to demolish the Lodge in order to facilitate the erection of a 2 storey building to form ancillary meeting and storage space for the solicitors' office operating out of the Old Town Hall.

The applications relate to The Lodge, a single storey detached building located at the rear of the former Withington Town Hall (now referred to as the Old Town Hall) on Lapwing Lane. The Old Town Hall is a Grade II listed building. The Lodge is located within the Albert Park Conservation Area. The Lodge is currently used as a store, in association with the office uses within the Old Town Hall, but it is believed to have originally been the gate lodge to the Corporation Yard that existed where there is now residential properties. The Lodge is accessed directly off Raleigh Close, a short cul-de sac off Lapwing Lane.

This application was placed before the Committee on 2 September 2021 but determination was deferred at the request of the applicant in order to allow for ownership issues to be resolved. The applicants have amended the site edged red location plan so that it only includes land in their ownership.

The Planning Officer added nothing further to the reports submitted.

An objector spoke against the application stating that they were a resident of the adjacent Raleigh Close, a private road, and no consultation had been made with any residents regarding the addition of tactile paving, that the siting of the proposed new build would encroach on Raleigh Close, that the demolition of a wall had been requested but there were no defects with the wall and ownership may be an issue and that the application noted increasing traffic concerns for Raleigh Close due to

the development. The objector also raised concerns in relation to scale and mass, in that the proposed building would replace a one storey building with a two storey building, that Raleigh Close may become blocked at busy times, that children played on the street and that Raleigh Close may become an overflow car park.

The applicant addressed the Committee on the application.

Cllr Stanton attended the meeting, also on behalf of Cllr Hilal, and addressed the Committee on the application. The Committee was informed that the site had a complex history and requested that the Committee conduct a site visit and take note of residents' views.

Cllr Leech attended the meeting and addressed the Committee on the application. The Committee was informed that Cllr Leech was objecting to both applications on the grounds that there would be a lack of parking space available if the development went ahead, that the new building would overlook Raleigh Close, that the current Lodge was linked to the now listed Old Town Hall, that a lack of meeting rooms at the current site did not constitute an exceptional reason with which to demolish the Lodge, that there was a concern of how the use of the building could be enforced i.e. no staff to be based in the new build. Cllr Leech requested that the Committee conduct a site visit if they were not minded to refuse.

The Planning Officer addressed the Committee to state that the proposal had been agreed by Highways in terms of car parking, that the business would have a travel plan in place for employees with cycle storage and showers on-site and confirmed that the inclusion of the recommended condition to ensure that the building was only used for ancillary meetings and storage could be enforced. The Planning Officer also confirmed that the Lodge was not part of the Listing and the heritage value had been fully assessed. The proposal had been fully assessed in terms of scale and relationship to neighbouring residents. The requirement for tactile paving would need to be assessed through a scheme submitted to discharge the relevant condition.

The Chair invited the Committee to ask questions and comment on the application.

A member requested information on the square metreage of the site with regards to planning policy for parking spaces.

The Planning Officer stated that this information would have been fully assessed as part of the overall consideration of the scheme before Members including the proposed use and mitigation through the travel plan and ancillary use, including cycle storage.

Councillor Andrews requested a site visit to better understand the proposal for car parking on the site. Councillor Lyons seconded the proposal.

Decision

The Committee agreed the deferral of both applications, in order to undertake a site visit.

PH/21/71 128916/FO/2020 - The Moss Nook At The Corner Of Trenchard Drive And Ringway Road, Manchester, M22 5NA – Woodhouse Park

The applicant is proposing the erection of a part two/part three storey hotel on the site of a now vacant restaurant. The Moss Nook is a part single/part two storey building with living accommodation in the roofspace. It sits on the north-eastern corner of the Trenchard Drive/Ringway Road junction and, while currently vacant, it was last used as a restaurant with living accommodation above. The applicant is proposing to demolish the existing property and erect a part two/part three storey 30 bed hotel. At the rear of the proposed building the applicant is proposing a 24 space car park accessed off Ringway Road, along with a cycle and bin store. Access to the car park would be via an Automatic Number Plate Recognition (ANPR) controlled barrier. Two of the car parking spaces would be fitted with vehicle charging points; two would be designated disabled bays and three would be designated as *night spaces*, i.e. to be used for guests arriving late at night. To facilitate the development, 10 of the 12 trees within the site would be felled. To compensate for their loss the applicant is proposing to plant 10 replacement trees.

The Planning Officer added nothing further to the reports submitted.

The applicant addressed the Committee on the application.

The Chair invited the Committee to ask questions and comment on the application.

A member raised the issue of parking on the proposed development, noting the report as stating that Highways requested 100% parking be provided. This member also raised the practicality of enforcing guest booking for parking and asked a question relating to potential impacts on neighbouring residents and whether it might overshadow the area.

The Planning Officer stated that the application proposed 24 spaces for 30 rooms, adding that Highways had assessed the scheme fully. The Planning Officer confirmed that there was a travel plan for the proposal and vehicles would be booked to take guests to the airport., adding that 3 night time parking spaces were included, that plans for a roof garden had been removed and that the entrance and night time parking had been positioned away from neighbouring residents.

Councillor Richards requested a site visit to better understand the proposal for car parking on the site and the potential impact on local residents. Councillor Baker-Smith seconded the proposal.

Decision

The Committee agreed the deferral of the application, in order to undertake a site visit.