

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 November 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 November 2021

Item No. 5

Application Number 131719/FO/2021

Ward Chorlton Ward

Description and Address

Erection of a composting toilet building.

Ivygreen Allotments, Off Halstead Avenue, Manchester, M21 9FT

1. Local Residents/Members of the Public

Two further letters of support have been received, the comments are summarised below:

- This proposal would be a hugely useful and sustainable at the same time.
- This is a large allotment site and the planned toilet would be an asset to many plot holders.

2. Director of Planning - Further observations/comments

The recommendation remains unaltered: **APPROVE**

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 18 November 2021

Item No. 6

Application Number 130030/FO/2021

Ward Old Moat Ward

Description and Address

Enlargement of existing basements to form 5 No. 2 bedroom apartments together with associated elevational alterations.

25-33 Central Road, Manchester, M20 4YE

1. Local Residents/Members of the Public

West Didsbury Residents Association – Object to the proposal on the following grounds:

- Overdevelopment of site to the detriment of the immediate and general locality.
- Impractical and overcrowded parking arrangements.
- Lightwells to the front have reduced off-street parking provision.

Ward Members – A letter of objection has been received from Cllr Reeves:

- The very nature of the retrospective application shows a lack of due regard for the planning process.
- The reduction of garden/green space is unacceptable given the focus we have for reducing damage to the climate.
- The application properties have already been converted to 20 flats, further intensification of occupation is both unsustainable and impractical particularly in terms of the off-road parking proposals.
- The behaviour of the contractors has shown their disregard for the area and current residents.

2. Director of Planning - Further observations/comments

The fact that an application is retrospective or it is alleged the contractors have not behaved considerably are not material considerations in the determination of the proposal.

It is still considered that the level of parking is acceptable given the prevalence of public transport and the imposition of a Travel Plan condition.

It is not considered that the proposal represent overdevelopment or that it would have an unduly detrimental impact upon existing levels of residential and visual amenity.

In terms of the loss of green space, the front and rear of the site has been used as car parking for a number of years and as such no green space or garden area would be lost as a result of this proposal.

The recommendation remains unaltered: **APPROVE**

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 18 November 2021

Item No. 7

Application Number 123430/FO/2019

Ward Didsbury West Ward

Description and Address

Conversion and extension of nursing home to form a terrace of five 3 storey dwellinghouses and erection of a detached three storey dwellinghouse fronting Clyde Road, with associated landscaping and car parking.

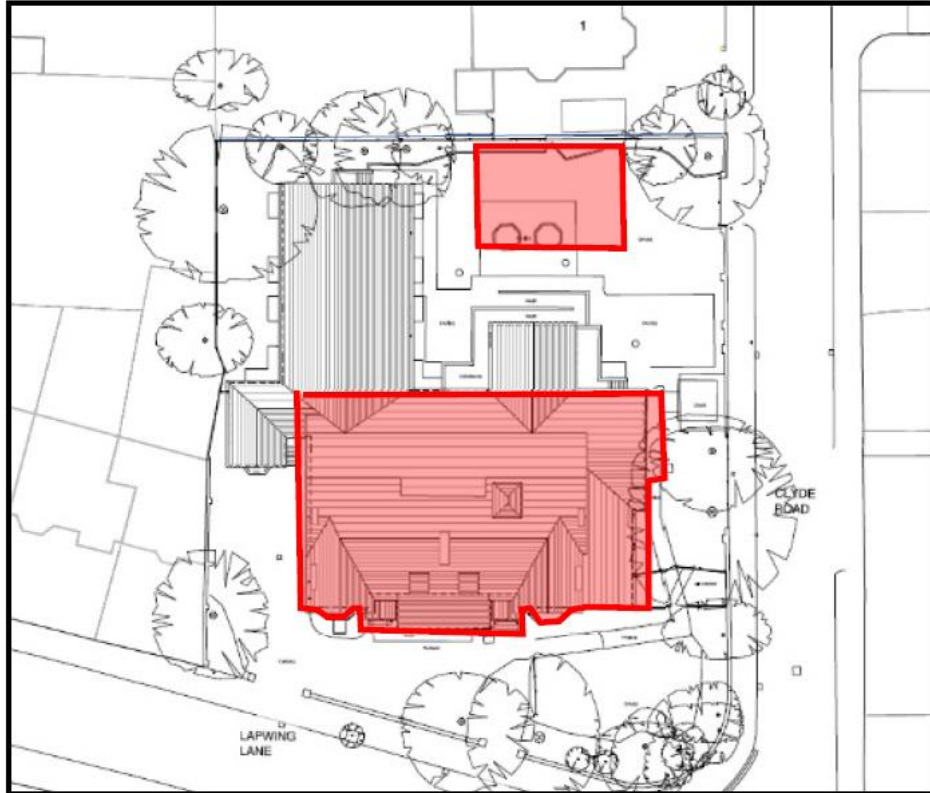
Clyde Court Nursing Home, 22 - 24 Lapwing Lane, Manchester, M20 2NS

1. Applicant/Agent

The applicant has submitted an amended layout drawing which now includes the provision of vehicle charging points for six dwellings. They have also confirmed their willingness to plant replacement broad leafed trees and accept that this would be subject to a pre-commencement condition no. 9.

2. Director of Planning - Further observations/comments

To illustrate how much of the existing site is given over to built-form the existing layout drawing is shown below with the proposal overlaid in red. This demonstrates how the ratio of building footprint to landscaping would be increased following the removal of the long rear extension.



On Page 66 of the report, reference is made to a garage at no. 1 Clyde Road which would be at the side of the proposed detached dwelling. This is actually just a hardsurfaced area though a smaller brick shed is located between the two. Notwithstanding this, it is still not considered that the siting of a detached dwellinghouse in this location would lead to the overshadowing of no. 1 Clyde Road or a reduction in the levels of sunlight enjoyed in the associated private amenity areas.

The number and type of the proposed vehicle charging points are considered acceptable and it is recommended that condition nos. 2 and 6 are amended as follows (amendments in bold):

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- a) Drawing nos. 18004, (0-) 09 REV B, 10 REV B, 11 REV B , 12 REV B, 13 REV B, 14 REV B, 20 REV B and 21 REV B, stamped as received on 24 June 2019*
- b) Drawing nos. 18004 (0-) 42 REV C and 43 REV E, stamped as received on 4 August 2020.*
- c) Drawing nos. 18004 (0-) 06 REV D, 30 REV F, 31 REV F, 32 REV F, 33 REV F, 34 REV F, 40 REV F and 41 REV F, stamped as received on 17 August 2021.*
- d) Drawing nos. 18004, (9-) 01 REV F and 02 REV E, stamped as received on 17 August 2021.*
- e) Drawing no. 18004, (0-) 29 REV H, stamped as received on 12 November 2021.***

f) Supporting document (ROLEC vehicle charging units), stamped as received on 12 November 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

and

*6) Prior to the occupation of the residential accommodation hereby approved, the electric vehicle charging points shown on drawing no. **18004, (0-) 29 REV H** and in the **supporting document (ROLEC vehicle charging units)**, both stamped as received on **12 November 2021**, shall be installed and remain in-situ in perpetuity.*

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy.

The addition of broad leafed trees is welcomed and condition no. 9 would ensure that they are incorporated into the development.

The recommendation remains unaltered: **APPROVE**

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 18 November 2021

Item No. 8

Application Number 131147/FO/2021

Ward Northenden Ward

Description and Address

Erection of 224 no. dwellings (Use Class C3) with associated access, landscaping, parking and other works following demolition of existing buildings

Manchester College Arden Centre, Sale Road, Manchester, M23 0DD

1. Residents Comments

One further objection has been received since the publication of the Committee report. The matters raised are:

- We need Council houses to rent because the young in this area cannot afford to buy.
- We will only have one college in the area, if this college building goes which is Wythenshawe so children will have to travel to somewhere else.

2. Director of Planning

The matters raised in the late objection are considered in the printed report. The application proposals are policy compliant in relation to the Council's affordable housing policies and would provide 20% on site provision for affordable rent and intermediate housing. The background section of the report sets out the history to the process Manchester College is undertaking in respect of its wider estate.

For clarification purposes the section 106 agreement seeks financial contributions towards the provision of the mitigation of the loss of playing pitches on the application site together with; the provision affordable housing provision on site; and financial contributions towards the provision of pedestrian crossing and bus shelter on Sale Road.

As a result of further information being provided by the applicant some minor changes are required to conditions to update plans for approval and to ensure the conditions reflect these details. It is requested that authority is delegated to the Director of Planning, Building Control and Licensing in order that these be amended.

The recommendation is **MINDED TO APPROVE** subject to the signing of the Section 106 Agreement for the provision of 20% affordable housing on site,

financial contributions towards replacement pitch provision; and provision of signalized pedestrian crossing and bus shelter on Sale Road.