

Planning and Highways Committee

Minutes of the meeting held on Thursday, 1 September 2022

Present: Councillor Curley - In the Chair

Councillors: Shaukat Ali, Andrews, Baker-Smith, Davies, Flanagan, Hewitson, Kamal, Leech, J Lovecy, Riasat, Richards

Apologies: Councillors Y Dar, Lyons and Stogia

PH/22/45 Supplementary Information on Applications Being Considered

A copy of the late representations received had been circulated in advance of the meeting regarding application 133858/FO/2022.

Decision

To receive and note the late representations.

PH/22/46 Minutes

Decision

To approve the minutes of the meeting held on 28 July 2022 as a correct record with the additional noting of a new Committee protocol for submitting late representations, which would now have to be received 48 hours before the meeting to be considered for inclusion. This was due to a Councillor having presented late representations on two occasions, one during the Committee meeting and another at noon on the day of the Committee meeting.

PH/22/47 134154/VO/2022 - Land to the West of Rodney Street Manchester Item No M4 6JJ - Ancoats & Beswick Ward

The Committee considered the report of the Director of Planning, Building Control and Licensing that described that the proposal would create 128 homes in two apartment buildings and 10 townhouses. The apartment buildings are 8 and 5 storeys and the townhouses 3 storey. Parking, public realm and landscaping would be provided. The proposal is the first project the City Council's 'This City' housing company which seeks to develop high quality, low carbon housing for all Mancunians as part of boosting the City's housing supply which includes providing affordable housing.

The Planning Officer had nothing further to add to the printed published report.

The agent addressed the Committee on the application, stating that this development represented high quality homes for all with a low carbon impact for Manchester residents. This was a new venture looking at building 500 homes per year, self-finance with all profits going towards affordable housing. Rates would be

capped for the unwaged and low waged and protected in perpetuity. There would be a premiere service for all tenures. All dwelling to be adaptable for disabled and older people and will meet national space requirements. The development would be of a sensitive building design with landscaped public realm and sustainable water, carbon, pollution, waste and recycling features. The scheme would be fitted out with electric cycle and car charging facilities and create many jobs in the development phase with Manchester residents having priority. The scheme would create more Council Tax revenue and much needed affordable homes in Manchester.

The Planning Officer had nothing further to add.

A member stated that this was a much needed development in this area but would like to discuss issues around parking. The report had mentioned that there would be no impact on local parking arising from the scheme. The member felt that this was disingenuous and also raised the distribution of disabled parking within the scheme whilst noting that the Ancoats Parking Policy could be considered for this site, as the scope was extended by The Leader of the Council. The member asked the Planning Officer to raise the issue of the 38 rented dwellings being included in the aforementioned parking scheme.

The Planning Officer stated that this could be picked up within the scope of the residents' parking scheme to address their needs.

A member asked if the townhouses were part of the affordable housing stock in the site and the Planning Officer confirmed this to be the case.

The member went on to say that this was very welcome and atypical for Planning applications in general. He added that there may be a design issue with flat rooves, stating that this has created problems in his own ward. The member also questioned whether residents of the townhouses could receive parking permits, in line with the previous member's request for other residents in affordable housing on the site and whether those not in affordable housing have access to parking permits, some clarification on the mobility hub charges.

The Planning Officer stated that residents' parking was a separate process and cannot be linked to a Planning application but confirmed that parking issues hadn't yet been fully prepared. The affordable housing stock could be included in the parking policy and this would be reported back for consultation. Regarding the mobility hub, there was no current operator confirmed and no pricing strategy. For parking and travel, the current scheme had 47 spaces linked to 128 homes which is consistent with MCC policy and this was how the scheme should be measured for making a determination.

A member stated that she was supportive of the scheme but asked if the disabled car parking spaces could be spread out instead of being allocated all at the same building.

The Planning Officer stated that he would modify/add a condition to address this.

Councillor S Ali moved the officer's recommendation of Approve for the application with the additional condition to distribute disabled parking bays around the site.

Councillor Flanagan seconded the proposal.

Decision

The Committee resolved to Approve the application subject to the addition of the aforementioned condition.

(Councillor Richards declared an interest and took no part in the hearing or decision making process).

PH/22/48 132708/FO/2022 Car Park to the Rear of Chorlton Irish Club, Cross Road, Manchester, M21 9DJ - Chorlton Ward

The Committee considered the report of the Director of Planning, Building Control and Licensing that described that the proposal related to the erection of a part three, part four storey development to provide 29 (10 x one and 18 x two bed and 1 x studio) residential units with associated vehicular and cycle parking, refuse store and landscaping.

The application site currently forms part of the existing Chorlton Irish Club car parking area to the south located within the Chorlton Ward, the opposite side of Cross Road lies within Chorlton Park Ward. The proposals were subject to notification by way of 273 letters to nearby addresses, site notice posted at the site and advertisement in the Manchester Evening News.

In response to the revised scheme objections were received from 21 residents at 16 separate addresses and three neutral comments were made. Amongst other matters that are set out within the body of the report it is considered that the principle of apartment led residential development in this part of South Manchester is appropriate as it will add to the stock of affordable housing. The scheme will also bring forward high quality development on a brownfield site in a sustainable location that will not give rise to unacceptable impacts on the highway network or cause undue harm to the amenity of surrounding property.

The Planning Officer stated that a full tree protection order for the duration of construction would be put in place if the Committee approved the application.

An objector, representing local residents, addressed the Committee on the application. He stated that he has lived on Cross Road for 50 years and that there has never been any previous threat to the character of the road. He stated that residents were in support in principle but saw the scheme as overdevelopment, being too tall and extensive, with other local groups stating that it is an obstruction in the locality. The objector claimed that these views had been ignored by the Planning Team and developer, adding that Council policy had not been adhered to. The scheme would present Cross Road with a 264% increase in residents if approved. The Victorian era drainage system on Cross Road was already failing and the addition of further dwellings would exacerbate this problem. The developer had

addressed the issue of overlooking dwellings on Thornbridge Avenue but nothing had been considered for Cross Road and was in breach of policies. The objector had hoped for a smaller scale development, more in keeping with the area, and asked the Committee to consider a site visit to make a more informed decision and understand the intrusion to local residents.

The agent addressed the Committee on the application, stating that the site was acquired by Southway Housing Trust in early 2021, having beaten competition from private developers. They had made an agreement to leave parking spaces to allow the Irish Club to have spaces for clients when they re-opened. Prices to buy houses in Chorlton had been known to be expensive. The pre-application process had been to hold consultations, events and have an online portal and the recommendation for approval reflected the consultation process. Realising the impact to the street scene, the developers had included textured brickwork to compliment the area and an overall high quality design. This was a 100% affordable housing scheme with parking and cycle spaces, electric charging facilities, delivery area to minimise the impact to local residents with landscaping and additional trees.

The Planning Officer stated that the elevation had been designed to be in scale with the top floor, adding that there was a narrow frontage to Cross Road, that the scheme was set away from Beech Road park with additional landscaping and traffic calming measures.

A member noted that obscured glazing had been added to properties overlooking Thornbridge Avenue and asked whether this could be an added condition for properties overlooking Cross Road.

The Planning Officer stated that this could be included.

A member stated that he was in agreement with the objector's proposal of a site visit, adding that they were alarmed to read of 48 car parking spaces along Cross Road, questioning the accuracy of this information. He noted that the survey may have been carried out during a quieter period due to the pandemic, adding that there would likely be less places at weekends. The member asked if there was a waste disposal strategy to ensure that large bins would not be left on Cross Road. He also questioned the use of the Irish Club car park, noting that the capacity of the club was around 300 people when fully functioning which would surely have an impact on local roads. He concluded by stating that, whilst he was very supportive of affordable housing in this area, it was a shame that there were no affordable rental properties on the site.

The Planning Officer confirmed that there were 29 parking spaces which equated to 1 per unit, that there was an associated cycle and travel plan and that this was in a sustainable location for other travel options. He added that there was some on-street parking, that the Irish Club will open again in the future but not all parking spaces could be retained for the club to use, adding that there was no condition there to refuse the application on these grounds. However, 13 spaces were to be retained for the Irish Club, plus a taxi pick up and drop off point.

The previous member responded by stating that a similar scheme at a nearby pub had shown that taking parking spaces away to built properties had vastly increased on-street parking issues and that this did not represent a sustainable approach.

The Planning Officer expressed that the addition of affordable housing at this location would outweigh the disruption to the Irish Club, adding that the club did not own the car parking area so this could not be considered as a reason for refusal.

A member stated that the scheme was very attractive but required scrutiny. The massing and height were concerning and the illustrations may not truly convey the full impact of this development. She requested information on the tenure of each property, to check if individuals could sell the properties at a market rate for a quick profit. The member felt that people may travel from further areas to visit the club and not use sustainable methods of transport, adding to parking issues in the area and questioned whether a proposal for a club with 13 spaces would be considered for approval.

The Director of Planning stated that the application had to be considered on its own merits and dismissed any notion of considering an application for the Irish Club. She added that condition 24 in the report dealt with the issue of purchases of these properties and that Southway Housing Trust would assist on the matter.

A member added that he still had concerns over parking issues whilst noting that the report clarified that parking at the Irish Club could not be considered as a reason for refusal. He agreed with the previous member's proposal for a site visit but stated that he had a condition to add if no site visit was proposed by the Committee.

A member welcomed affordable housing in Chorlton but felt that a varied approach to tenures was necessary. She was pleased to see Southway Housing Trust working with the City Council on referrals to the scheme and hoped that social housing could be involved to get people onto the property ladder and also free up social housing spaces. She asked whether it was only drainage on the site that would be maintained or if the roadway and pavement were also included.

The Planning Officer confirmed that the car parking area would be unadopted with a long term management plan for landscaping and maintenance.

A member asked what the rationale was for a site visit, with the scheme being recommended for approval and with parking not able to be considered.

The member who proposed the site visit stated that the site visit would be to consider the overlooking aspect to Cross Road.

Councillor Flanagan moved the officer's recommendation for approval with an additional condition for frosted glazing on the first and second floor, overlooking Cross Road.

Councillor Andrews seconded the proposal.

Decision

The Committee resolved to Approve the application subject to the addition of the aforementioned condition.

PH/22/49 133858/FO/2022 - Land Adjacent Newall Green Farm, Manchester, M23 2TX - Baguley Ward

The Committee considered the report of the Director of Planning, Building Control and Licensing that described that the applicant is proposing to erect a two storey building on the site to form eight supported living apartments, complementing the existing supported living use that operates out of the other three buildings. One resident has objected to the proposal but did not substantiate it with any reasons. Another local resident has stated their support for the proposal but has raised concerns about potential highway issues, as well as making a number of observations about ecology and construction management.

The application was being placed before the Committee as the site is located within the Green Belt and adjacent to three Grade II listed farm buildings.

The proposal is considered to be appropriate development within the Green Belt and as such would not constitute a departure from the Core Strategy and would not need to be referred to the Secretary of State.

The Planning Officer had nothing further to add.

The applicant addressed the Committee on the application and stated that the scheme was for accommodation for adults with learning disabilities, with support, who could not live in a shared space.

The Planning Officer had nothing further to add.

Councillor Andrews stated that the Baguley Ward Councillors supported the scheme, noting some local opposition to the footpaths and moved the officers recommendation of approve for the application with an additional condition to include e-bike charging on the site.

Councillor S Ali seconded the proposal.

Decision

The Committee resolved to Approve the application subject to the addition of the aforementioned condition.