

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 16 March 2023

This document contains a summary of any objections or other relevant representations received since the preparation of the published agenda. Where possible, it will also contain the Director of Planning, Building Control & Licensing's own brief comment.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 16 March 2023

Item No. 5

Application Number 135048/FO/2022

Ward Didsbury West
Ward

Description and Address

Erection of an 8.3 metre high building to house two padel tennis courts, with associated lighting and infrastructure

Northern Lawn Tennis and Squash Club, Palatine Road, Manchester M20 3YA

1. Resident

The Northern are not abiding by the conditions about the operation of existing floodlights on site. Experience with the operation of these lights does not provide any confidence that proposed conditions will be discharged or be effective.

2. Further Applicant comments

Following the publication of the report the applicant's agent has provided further information around the covenant referred to in the report and comments made by objectors.

They confirm that the Northern Lawn and Tennis Clubs (NLTS) are aware that the covenant issue noted in the report, would be a separate legal issue to be resolved. They indicate that they have reviewed the title plans and the areas within the NLTC land under covenant to adjacent residential properties. The applicant's agent has confirmed that following a review of those title plans the land under covenant does not include any land required to bring forward the application proposals or the proposed acoustic fencing set out within the published report.

3. Director of Planning

As stated in the report to committee the condition discharge associated with application 132108/FO/2021 and the submitted information is currently being reviewed, it is noted that that planning approval set curfew hours of 10pm for lighting to be switched off and contains a verification and validation requirement which have yet to be agreed. The applicant is aware that the lights are required to be switched off at 10pm and have confirmed that this will be the case in the future.

Matters relating to covenants are set out in the published Committee report, as indicated by the applicant the land subject of the application proposals including the acoustic fence are indicated as falling outside of land subject to covenant with neighbouring properties.

The recommendation of the Director of Planning remains to **APPROVE** the application proposals.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 16 March 2023

Item No. 6

Application Number 134946/FO/2023

Ward Didsbury West
Ward

Description and Address

Erection of part two, part three storey building to provide 26 no. retirement apartments with associated communal facilities, landscaping, boundary treatments and car parking following the demolition of the existing dwelling

Jessiefield, Spath Road, Manchester, M20 2TZ

1. Residents

One resident has written in stating that they were surprised that further amendments have been made without renotification.

Comments made that objections are being reduced to car parking and scale and massing when residents object when these are not the only grounds for objection. Queried the democracy of the process. They acknowledged that the increase in car parking spaces is positive. They reiterate comments about the impact on Lancaster Road which is a private road.

They also state that the reduction in height and distance of the proposed building from Lancaster Road presumably to address concerns about scale and mass of the development is trivial. They state that the minor change cannot render the proposed building acceptable on these grounds. They set out that all the properties on the same side as the Jessiefield elevation are substantially set back from the road. They comment that the observance of a building line creates an impression of space that the proposed development will destroy by its close proximity to the Lancaster Road elevation of the plot. They state that this illustrates how the proposed development is out of character with the adjoining properties in relation to its scale, mass and position.

2. Director of Planning

The alterations made to the scheme were to address issues raised by Committee and were not of a nature that required a further renotification of residents.

**APPENDIX TO AGENDA
(LATE REPRESENTATIONS)**

Planning and Highways Committee 16 March 2023

Item No. 8

Application Number 135647/FO/2022

Ward Chorlton Park
Ward

Description and Address

Erection of a new Lidl foodstore (Use Class E) with associated car parking and landscaping

550 Mauldeth Road West, Manchester, M21 7AA

1. Residents

Three further letters of representation have been received stating that schools will not be open on the date of the site visit due to strike action, therefore a visit will not properly reflect a typical school time situation and so will not be meaningful. The residents recommend that a decision should be deferred for a site visit to be rearranged.

One further letter states that they object on the basis that the current proposals appeal to motorists more than pedestrians and cycles. The current proposals would result in many unnecessary car journeys to an already busy road that's quite dangerous as it is. They recommend safe, secure cycle parking for regular bikes, tricycles, adapted cycles, cargo bikes and other variants at a ratio of one space for every 5 cars. They state that the site should be attractive to pedestrians with trees planted to provide shade. outside look attractive to pedestrians, this could be by planting trees to provide shade.

One further letter sets out that this is a dangerous location and has provided photographs to illustrate their point, which they wish to be included in the late representation. They state that Highways information about accidents that have occurred are incorrect and includes information about incidents that they have recorded.



Mauldeth Road West



Nell Lane



St Werburgh's Road, Sandy Lane and Nell Lane

2. Director of Planning

The majority of additional comments received do not raise any further issues to those addressed within the original report to committee.

The recommendation of the Director of Planning is to **APPROVE**.