

## **Planning and Highways Committee**

### **Minutes of the meeting held on 31 August 2023**

**Present:** Councillor Lyons - In the Chair  
Councillors Shaukat Ali, Andrews, Chohan, Curley, Davies, Gartside, Hassan, Hughes, Johnson, Kamal and Lovecy

**Apologies:** Councillors Hewitson, Ludford, Riasat

**Also present:** Councillors Igbon and Wright

#### **PH/23/64      Supplementary Information on Applications Being Considered**

A copy of the late representations received had been circulated in advance of the meeting regarding applications 136812/OO/2023, 136814/FO/2023, 136963/FO/2023 and 136791/FO/2023.

#### **Decision**

To receive and note the late representations.

#### **PH/23/65      Minutes**

#### **Decision**

To approve the minutes of the meeting held on 27 July 2023 as a correct record.

#### **PH/23/66      136812/OO/2023 - Land At Red Bank Victoria North Manchester**

The Committee considered the report of the Director of Planning, Building Control and Licensing that presented the outline of an application for a development comprising: Erection of a residential led mixed use development across severable plots comprising residential (Use Class C3a); non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); residents amenity space including within clubhouse buildings; health centre (Use Class E); a primary school (Use Class F); the final surface finish of the highway and footpath consented under HIF permission ref: 133143/VO/2022; creation of new public realm and associated landscaping, car parking provision, cycle storage, and other associated works (with all matters reserved). It also outlined an application for development with all matters considered: Demolition of existing buildings and structures.

The Outline application was for a residential led development, with a clubhouse, a health centre, a primary school, infrastructure, public realm and landscaping. One letter of support had been received.

The Planning Officer noted that it was unusual for an outline application to be brought before Committee but that the Planning team had accepted due to the size of the plans. The outline application was to establish the principle of the development.

The applicant addressed the Committee, stating that the outline application proposed a new district for the city that had been in planning and public consultation since 2021. The project would create a new population of 6,000 people. The aim of the project is to create a sustainable community, with affordable housing a key part of the project. It was noted that the project aimed to meet the requirement of 20% affordable housing across the plans, with 5% already secured. The homes built on site would be a mix of open market, built to rent and affordable. There were non-residential plans too, including the building of a new Primary School. There were extensive plans regarding the public realm. It was noted the project would create over 4,500 temporary construction jobs.

Members, in general, welcomed the proposals as put forward in the outline application. Concerns were raised regarding the lack of social housing in the application and the process of considering an outline application, whether discussion would be possible later when further planning applications are put forward due to the lack of commitment to certain proposals within the application in its current form.

The Planning Officer noted that there was an expectation of 20% affordable housing but without the detail, they could not be certain. They did inform the Committee that 20% affordable housing was being delivered elsewhere in the project. As this was an outline application, there were conditions set within it. The Planning Officer stated that the public realm was being looked at creatively, but more detailed proposals can be discussed at future phases of planning.

Members then queried why the application was being considered as an outline application and concerns over space for children to play.

The Planning Officer stated that an outline application was a legitimate part of the process and was not unusual in other places. The Planning Officer was confident of what was being supported but accepted that detail could not yet be confirmed. The scale of the investment was the reason for an outline application being accepted, noting they had not seen this level of thought at this stage before. The Planning Officer noted that there would be a lot of open space for children to play.

Members then queried if there was a possibility for priority to be given to certain residents for the affordable housing as part of this project and if there would be any constraints to the Committee in the future to agreeing the outline application.

The Planning Officer noted that a local lettings policy could form part of the project. They stated that the Committee were agreeing to the parameters in the report and that further detail would still need to be considered.

Councillor Andrews moved the Officer's recommendation of Minded to Approve.

Councillor Shaukat Ali seconded the proposal.

## **Decision**

The Committee resolved to be Minded to Approve the Application for the reasons and subject to the conditions set out in the report and subject to the signing a legal agreement in respect of affordable housing and to secure the retention of the project architect.

**PH/23/67      136814/FO/2023 - Land Bounded By Dantzic Street, Dalton Street  
And The Railway Line Known As Plots NT02, NT03 And NT04  
Manchester**

The Committee considered the report of the Director of Planning, Building Control and Licensing concerning the erection of a phased residential led mixed use development comprising three residential towers (Use Class C3 and C2) (NT02 34 storeys, NT03 part 8, part 20 and part 31 storeys and NT04 part 8, part 27 storeys) with associated flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); erection of a 6 storey residential amenity space within a clubhouse building (part of NT02), with associated car and cycle parking, hard and soft landscaping, improvement works to Dantzic Street, drainage infrastructure and associated engineering works following demolition of existing buildings and structures.

The application proposed 1551 homes of which 78 would be affordable (5%). It included a clubhouse, commercial uses, highway improvements, public realm and landscaping.

Three letters had been received providing comments on construction impacts and the impact of the height on nearby residential accommodation.

The Planning Officer noted that the Council had a land interest in the site and that needed to be disregarded by members of the Committee.

The applicant addressed the Committee, noting that this application was the first phase of a new sustainable community. The application proposed 1,551 new homes, with high-quality public realm. There was a commitment to affordable housing, with 5% secured and 20% the ultimate aim. Within the application, there would be 4,000sq. metres of non-residential uses. The application would create a 26% biodiversity net-gain, with energy efficiency measures in place in the design of buildings. The application would create over 1,800 temporary construction jobs.

A member raised a query regarding the proposals for Dulwich Street and if there would be actual play space for children or would the space be for parking for residents. A member also queried if the affordable housing as part of the application was 5% or if there would be 20%.

The Planning Officer noted that Dulwich Street would be restricted access and that was why there was reference in the report to it being gated. The application only proposed space for up to 100 cars, around 10% of the site which was not a large number. In terms of affordable housing, 5% was offered as part of the proposal but the objective was 20%, as had been secured in other proposals, leaving the Planning Officer with no reason to doubt it would not be secured for this application. A local lettings policy could also form part of the application.

A member noted the green and blue policy within the application that noted the target would be reached in 2025. They queried if that trajectory would continue post-2025. They also queried if the 10 disabled access points proposed satisfied the Planning Officer. They also questioned if, in relation to the new trees proposed, there would be any control over the wider area. A member then noted the 1,250 jobs created by the application and questioned if that would include apprenticeships for young Manchester residents.

The Planning Officer noted that this was the usual level of disabled access points. In terms of trees, there was lots of space to plant the trees and they were confident that the number proposed would be met. The Planning Officer was also confident that apprenticeships for local residents would form part of the jobs created by the application.

Councillor Shaukat Ali moved the officer's recommendation of Minded to Approve.

Councillor Hughes seconded the proposal.

## **Decision**

The Committee resolved to be Minded to Approve the Application for the reasons and subject to the conditions set out in the report and subject to the signing a legal agreement to secure 5% on site affordable, a late-stage review of the viability and to secure the retention of the project architect.

### **PH/23/68      136963/FO/2023 - Loreto College 146 Chichester Road And The Former Probation Centre Bounded By Chichester Road South/Moss Lane East/Maher Gardens And Tamworth Street Manchester M15 5PB**

The Committee considered the reports of the Director of Planning, Building Control and Licensing concerning the erection of a three-storey Class F1 (a) (Provision of education) building comprising a 20 no. classrooms, an assembly space, study centre, staff rooms and associated accommodation following the demolition of the existing single-storey building and partial demolition of the St Vincent's building together with a phased landscaping scheme; boundary treatments; cycle parking; and, car parking.

The application proposals seek approval for the provision of a teaching block for the Loreto Sixth Form College on a site which lies to the immediate south of the existing College campus. The site is owned by the City Council and was previously leased to the Ministry of Justice who provided Probation Services from the single storey building on the site from the late 1980s early 1990s until 2021.

Due to its long-standing reputation of academic excellence, the college was consistently oversubscribed with nearly 3 applications received for each available place. It was operating at capacity with no further flexibility to accommodate the ever-growing demand for places. This situation will be exacerbated owing to demographic growth in the Manchester region. ONS data indicated growth of circa 20-30% in 16

18-year-olds over the next 5-10 years. In order to meet this forecasted demand, the college had put in place a capital plan that focused on a new teaching block located on the application site. A grant application was submitted to the Department of Education in November 2022, which was approved, and confirmation obtained in May 2022 for the provision of new teaching accommodation proposed by these application proposals.

Nearby properties were notified of the proposals with letters sent to 191 addresses, in addition a site notice was posted, and an advertisement placed in the Manchester Evening News notifying of the application proposals. In response, comments were received from 1 Manchester resident together with comments from ward members raising concerns around: the perceived inefficient use of land, impacts on air quality, transport implications of the proposals, and the notification process undertaken.

The Planning Officer noted that funding for the application had been received on a time-limited basis and that there was an urgent need to provide post-16 education places. The situation relating to transport and car parking was being looked at in more detail outside the application.

Councillor Igbon addressed the Committee as a local resident. It was noted that residents had not received information regarding the application and concerns had been raised that had not been addressed. The college has a negative impact for residents in terms of vehicles, pollution, noise, anti-social behaviour, and litter. The plan to extend was a lack of responsibility to the community, with an additional 500 people proposed to be attending the college. Within the application, there was a lack of an Active Travel Plan which would cause severe impact to residents. The Travel Plan enclosed as part of the application was not fit for purpose and a comprehensive plan should be worked on between the college and other stakeholders, including residents, according to Councillor Igbon in their capacity as a local resident.

The applicant then addressed the Committee, stating that there was a shortage of post-16 places, and the proposal would increase capacity at the college. The college had received a grant for the expansion. They were aware of the ongoing traffic issues and were happy to work with stakeholders and residents to alleviate those problems, as had already been happening. The college was involved in a wide range of environmental issues. The application proposed 96 cycle spaces. All students at the college would receive Carbon Literacy training. The applicant stated that they had consulted on the proposals locally and that they wanted to continue to support the local area.

Councillor Wright addressed the Committee as a ward councillor, querying why there appeared to be a separate process for the active travel plan. Councillor Wright noted that the issue related to traffic. A recent air quality assessment was completed that showed an improvement since stopping 2-way traffic, and more traffic would have a detrimental effect on this. Councillor Wright stated that the college had referenced it not being safe to cycle, yet the application contained a lot of information about cycling.

The Chair questioned if an active travel plan can be included as a condition. The Chair also asked if the Director of Planning could write to the college to stress the importance of engagement with residents.

The Director of Planning, Building Control and Licensing stated that they would write to the college regarding engagement. It was noted that there is a proposed condition attached to the application regarding a travel plan [Condition 16]. The Director suggested that this condition could be reworded to link this travel plan with the wider travel plan for the whole of the college and to develop a plan for communication and engagement; and that if the Committee were minded to approve the application, the wording of this condition could be delegated to the Chair and Director of Planning.

The Planning Officer noted that 191 addresses were provided notification of the application, with more also sent by the college. It was stated that this went beyond the statutory requirements. The Planning Officer accepted that a formal travel plan would be included, alongside improvements to the public realm. They noted that the proposed extension would be an energy efficient building.

A member raised concerns that there would be an impact on residents from the increased traffic. They stated that resident should be involved in the creation of the travel plan and improvement is needed in the ongoing engagement strategy.

A member also stated that the travel plan needed to include a reduction of air pollution, but noted their support with the amendments to conditions as referenced by the Director of Planning.

Councillor Shaukat Ali moved the officer's recommendation of Approve.

Councillor Andrews seconded the proposal.

## **Decision**

The Committee resolved to Approve the application subject to conditions with authority delegated to the Director of Planning, Building Control and Licensing in conjunction with Chair to redraft Condition 16 as discussed.

### **PH/23/69      136791/FO/2023 - Former Chorlton Leisure Centre Manchester Road Chorlton Manchester M21 9PQ**

The Committee considered the report of the Director of Planning, Building Control and Licensing concerning the erection of 2 no. 5 storey residential buildings comprising 50 no. dwellings (Class C3) with ancillary communal facilities; and, associated access, car parking, bin store, amenity space and landscaping, following the demolition of the existing building. The proposal was for a part 7 part 11 storey purpose built student accommodation (PBSA) building providing 197 student bed spaces.

The application related to the erection of a 5-storey residential development comprising 50 affordable apartments for the over 55s, following demolition of an existing vacant leisure centre. Following notification of the application 9

representations had been received, including 3 objections, 2 in support and 4 neutral responses with comments.

The Planning Officer had nothing to add to the report.

The applicant addressed the Committee, noting that the application would make a contribution to the local area. They had consulted widely, which had informed the application as submitted. The proposal was for 50 affordable homes for elderly residents. The proposals were energy efficient and in a sustainable location. They noted there had been no objections from the statutory consultees. They noted that the existing building could not be converted, and that this application would bring significant benefits to the site.

A member queried if there was parking space for carers. Another member queried if the 19 spaces proposed was sufficient.

The Planning Officer noted that the 19 spaces were sufficient for the application, allowing both visitors and occupiers to park.

Councillor Andrews moved the officer's recommendation to approve.

Councillor Curley seconded the proposal, noting that no issues had been raised regarding the application by Historic England.

## **Decision**

The Committee resolved to approve the application as set out in the officer's report.

### **PH/23/70 137579/FO/2023 - 12 And 12A Errwood Road Manchester M19 2PA**

The Director of Planning, Building Control and Licensing confirmed that this item had been withdrawn and therefore no decision was required.

### **PH/23/71 Confirmation of The Manchester City Council (Land at Sherwood Street & Wynnstay Grove) Tree Preservation Order 2023**

The Committee considered the report of the Director of Planning, Building Control and Licensing informing the committee about the background and issues involved in the making of a Tree Preservation Order (TPO) on 18 April 2023 and to recommend the confirmation of this Tree Preservation Order.

The Director of Planning recommended that the Planning and Highways Committee instruct the City Solicitor to confirm the Tree Preservation Order on land at Wynnstay Grove/Sherwood Street, under Section 199 of the Town and Country Planning Act 1990, and that the Order should cover the woodland as plotted W1 on the plan attached to the report.

The Planning Officer noted that this report had been deferred from the previous meeting and a meeting had since taken place between Planning officer's and the landowners.

An objector addressed the Committee, noting their belief that the TPO appeared a blunt instrument. They stated there was considerable tree issues on the street. They felt that the TPO was unnecessary. They stated that some trees were coming to the end of their natural life on the life. The objector stated that the trees on the site were not in any danger.

The Planning Officer was happy to enter engagement with the landowner and that was not prevented by the TPO. Any end-of-life trees could be independently assessed where necessary whilst the TPO was in place. The TPO simply served as extra protection.

A member noted that the TPO was a positive and that it was nothing against the landowners.

Councillor Curley moved the officer's recommendation to instruct the City Solicitor to confirm the TPO, noting that Planning Officer's had alleviated members concerns.

Councillor Andrews seconded the proposal.

### **Decision**

The Committee resolved to instruct the City Solicitor to confirm the Tree Preservation Order on land at Wynnstay Grove/Sherwood Street, under Section 199 of the Town and Country Planning Act 1990, and that the Order should cover the woodland as plotted W1 on the plan attached to this report.