

Planning and Highways Committee

Minutes of the meeting held on Thursday, 30 May 2019

Present: Councillor Curley (Chair)

Councillors: Nasrin Ali, Clay, Kamal, Lovecy, Lyons, Madeleine Monaghan, Raisat, Shaukat Ali, Watson, White and Wilson

Apologies: Councillors Davies and Y Dar

Also present: Councillors: Ahmed Ali, Akbar, Kirkpatrick, A. Simcock and Stone

PH/19/38 Supplementary Information submitted on Planning Applications

To receive and note the late representations.

Decision

To receive and note the late representations as circulated.

PH/19/39 Minutes

To approve the minutes of the meeting held on 11 April 2019 as a correct record.

Decision

To approve the minutes of the meeting held on 11 April 2019 as a correct record.

PH/19/40 122797/FO/2019 – Land at Leach Street and Crossley Garages, Manchester M18 8BA

The application related to the erection of 45 dwelling houses on a vacant brownfield site at the junction of Leach Street and Crossley Street.

The applicant attended and did not speak to the application.

In welcoming the application members referred to bin storage at the front of the proposed properties and asked if this arrangement was an acceptable practice.

Officers reported that storing bins at the front of the properties was an acceptable arrangement for the reason that the properties are terraced and there is no external access to the rear. A member asked what arrangements were in place for the planting of trees and was informed that an agreed landscaping scheme would determine tree planting locations across the site. In response to questions relating to affordable housing, officers also explained that the properties would be operated under a shred ownership arrangement.

Decision

To approve the application, subject to the conditions and reasons detailed in the report submitted.

(Councillor Kamal declared a prejudicial interest in the application and left the meeting room during consideration of the application.)

PH/19/41 122042/OO/2018 – Land off Cringle Road, Manchester M16 8HW

The application related to an outline planning application for the erection of 57 dwellings, with all matters reserved except for access, with associated access off Cringle Road, car parking, landscaping and other associated works.

The Committee, at its meeting held on 11 April 2019, had resolved that it was minded to refuse the application and had deferred the application. The Committee had requested officers to submit a report to address the concerns raised relating to the loss of the facilities at the farm together with impacts on ecology, the local highway and ground conditions.

The applicant attended the meeting and addressed the committee on the application.

Councillor Stone spoke as a ward councillor against the application.

Members referred to the report regarding the proposed financial sum contribution for enhancements and improvements at the Country Park and whether the use of the contribution had been consulted on locally. It was reported that discussions had taken place with officers from the leisure services and parks and would involve wider consultation through neighbourhood officers.

A member asked for further information on the bat survey of the area funded by local residents. Officers reported that the report produced on behalf of local residents had been considered by the GM Ecology Unit and an additional condition had been added to the proposed planning permission.

Decision

Minded to refuse the application for the reason that the proposed financial agreement between the Council and the applicant is insufficient to mitigate against the significant harm to Highfield Country Park, loss of green space and infrastructure and conflicts with policies:

- EN9 – Maintaining green infrastructure;
- EN10 – Safeguarding open space, sport and recreation facilities;
- Saved Policy LL3 - Environmental Improvements and Protection.

PH/19/42 122644/FO/2018 – 60 Charles Street, Manchester, M1 7DF

The application related to the erection of a 16 storey building plus plant level comprising a hotel (Use Class C1) with ancillary ground floor bar and restaurant

uses (Use Classes A3, A4) with associated works to facilitate access, servicing and other associated works following demolition of existing building on-site.

An objector to the application addressed the Committee on the potential impact of the proposal on their business and concerns on traffic management issues that would be caused from the development.

The applicant spoke on the application and responded to the points raised by the objector.

A member referred to the application, in particular, the local labour agreement, the completion of surveys and lack of information and comments from the Manchester Conservation Area and Historic Buildings Panel on the proposed materials for the construction.

Officers reported that two objections had been received on the application. The issue raised regarding the Local Labour Agreement had been considered and had limited weight in view of the employment that the scheme would generate. In response to the completion of surveys and gaps in information, it was reported that officers were confident that the planning report contained all the required information necessary to satisfy the planning process and contained no information gaps. An assurance was given that the materials proposed to be used on the construction are of a high quality and have been used on existing buildings in St Peter's Square and this would be reflected in the proposed conditions.

A member referred to the style of the building proposed and how this would fit in with other older buildings in a conservation area.

Officers reported that that the design of the building replicates the Victorian style of buildings in Manchester with a modern interpretation involving a tripartite sub-division. The proposed development would enhance the current street and would be in keeping with the conservation area.

A member referred to the lack of trees on the street due the width of the pavement area and requested that an additional condition be added to address this and for trees to be included.

Decision

To approve the application, subject to the conditions and reasons detailed in the report submitted and subject to the inclusion of an additional condition to require officers to reconsider the inclusion of tree planting scheme within the proposal.

**PH/19/43 119100/FO/2018 – Former Hardy's Well Public House 257
Wilmslow Road, Manchester M14 5LN**

The Committee undertook a site visit in the morning prior to the start of the meeting.

The application related to the erection of a part two, part three, part four and part five storey building to provide 8 ground floor A1 retail /A2 financial and professional services at ground floor and 35 apartments above with associated access, parking and landscaping arrangements.

Councillor Ahmed Ali spoke as a ward councillor against the application and gave the views of local community and residents associations and the local civic society. The issues raised included increased traffic resulting from the development in view of the location and the impact this will have on local schools, college and mosque. The point was made the further retail units were not needed in view of the empty shop units on Wilmslow Road.

The applicant also spoke to the application.

Members referred to the parking area and the space available for vehicles accessing and leaving the development and asked what consideration had been given to vehicle emissions waiting to access the site. Reference was also made to refuse collection vehicles access to the site and the high volume of traffic Wilmslow Road which could cause additional traffic congestion and make the movement of vehicles to and from the site difficult.

It was reported that a detailed investigation of traffic management of the site had taken place including calculations on the path of vehicles entering and leaving to ensure there is sufficient space. It was reported that ventilation is included in the design of the building to address vehicle emissions which has been assessed by environmental health. Waste collection arrangements and access would be managed by traffic regulation orders and this had been addressed in a condition. It was considered that the development is acceptable for this location and surveys and assessments had been undertaken to support the expected hourly vehicle movements.

Decision

Minded to approve, subject to the signing of a legal agreement which will include a provision for a reconciliation, which would require a contribution to be paid if values change at an agreed point, there would also be provision for a future review mechanism so if the residential units are to be retained as a rented scheme or are changed from rented to sale at a future date.

PH/19/44 122963/FO/2019 and 122964/LO/2019 – British Muslim Heritage Centre, College Road, Manchester, M16 8BP

The application related to the retaining of an existing temporary marquee for a further three years and for associated listed building consent.

The applicant was not present and no objectors attended to speak. Officers did not add any further information to the report submitted.

Decision

To approve the application, subject to the conditions and reasons detailed in the report submitted.

(Councillor Watson declared a personal interest in the application.)

PH/19/45 121011/OO/2018 – Garage Rear of 88 School Lane, Manchester, M20 6GH

The Committee undertook a site visit in the morning prior to the start of the meeting.

The application related to the erection of a part 2/part 3 storey terrace of four dwellings (3 bedrooms) and one detached 2 storey dwelling (3 bedrooms) following demolition of existing commercial buildings and garages.

An objector to the application addressed the Committee on the potential impact of the proposal.

The applicant addressed the Committee on the issues raised relating to parking and refuse storage arrangements and revisions made to the scheme.

Members referred to the issue of parking on the pavement on School Lane and asked officers if preventative measures could be taken and if the positioning of street trees could support this.

Officers reported that vehicles parking on the pavement would be an obstruction of the highway and that would be a matter for the Greater Manchester Police. Planning officers undertook to consult with the arboricultural officers on the siting of street trees to prevent pavement parking.

Decisions

1. To approve the application, subject to the conditions and reasons detailed in the report submitted.
2. To approve an additional condition on the siting of trees on the pavement area of School Lane to prevent parking.

PH/19/46 122464/FO/2019 – Land at Junction of Honford Road and Broadoak Road, Manchester

The application related to revised drawings for the erection of two 4 bedroom bungalows and one 2 bedroom bungalow with parking, gardens and amenity space

A member proposed that the Committee undertake a site visit for a better understanding of the site and impacts arising from the development in view of issues raised on public amenity and recreational space.

The Chair put the proposal for a site visit to the Committee and it was agreed.

Decision

To defer consideration of the application for a site visit.

PH/19/47 122466/FO/2019 – Land at Junction of Panfield Road and Broadoak Road, Manchester

The application related to the erection of 4 two bed bungalows with associated parking and landscaping works.

A member proposed that the Committee undertake a site visit for a better understanding of the site and impacts arising from the development in view of issues raised on public amenity and recreational space.

The Chair put the proposal for a site visit to the Committee and it was agreed.

Decision

To defer consideration of the application for a site visit.

PH/19/48 122638/FO/2019 – Land to South of Wilmslow Old Road and the West of Aviation Viewing Park, Manchester, WA15 8XQ

The application related to the development of a combined bussing and motor transport service centre consisting of a part single/part two storey motor transport building, a single storey bus washing building, provision of a public long stay car park (2,700 car parking spaces), amendments to the layout of Wilmslow Old Road, together with the provision of landscaping and surface water drainage infrastructure and the demolition of four residential properties (Vicarage Cottages).

A member proposed that the Committee undertake a site visit for a better understanding of the site and impacts arising from the development in view of the proximity of the proposed site to an area of scientific interest and the protection of wildlife and heritage and environmental issues.

The Chair put the proposal for a site visit to the Committee and it was agreed.

Decision

To defer consideration of the application for a site visit.

PH/19/49 120849/FO/2018 – The Limes 816 Wilmslow Road, Manchester, M20 2RN

The application related to the erection of 3 storey building plus basement containing 15 apartments (7x1 bed, 8x2 beds), following partial demolition of vacant care home building (retention of front façade), together with the erection of a terrace of 4 no. three storey townhouses (4 bedrooms); with associated landscaping and car parking for 25 vehicles.

The applicant attended the meeting addressed the Committee.

Councillor A Simcock (Didsbury East Ward) spoke in favour of the application. A member referred to the design and position to ensure that sun light and natural light for basement properties in the proposed development and how this would be addressed.

Officers reported that Building Regulations would require the plans for the construction of the development and these would be assessed by officers accordingly.

Decision

To approve the application, subject to the conditions and reasons detailed in the report submitted.