

Planning and Highways Committee

Minutes of the meeting held on Thursday, 22 October 2020

This Planning and Highways meeting was a hybrid meeting conducted in person and via Zoom, in accordance with the provisions of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Present: Councillor Curley (Chair)

Councillors: Nasrin Ali, Shaukat Ali, Andrews, Y Dar, Davies, Flanagan, Hitchen, Kamal, Lyons, Madeline Monaghan, Riasat, Watson and White

Apologies:
Councillor Lovecy

Also Present:
Councillor Johns (ward Councillor)

PH/20/55 Supplementary Information on Applications Being Considered

A copy of the late representations that were received in respect of applications (126912/FH/2020, 127669/FO/2020, 126328/FO/2020, 126422/FO/2020, 126423/LO/2020, 126308/FO/2020 and 127696/FO/2020), since the agenda was issued, was circulated.

Decision

To receive and note the late representations.

PH/20/56 Minutes

Decision

To approve the minutes of the meeting held on 24 September 2020 as a correct subject to the inclusion of Councillors Andrews, Lyons and Riasat in the list of apologies received at the meeting.

PH/20/57 126912/FH/2020 - 1C Ardern Road, Manchester, M8 4WN - Crumpsall Ward

This application relates to the erection of a two-storey side extension and a single storey rear extension together with the installation of a front dormer, including a velux window and a dormer to the rear, porch and canopy to form additional living accommodation.

The Chair invited the Planning Officer to present the Item. Reference was made to an additional late representations that had been circulated to the Committee and a further letter of objection which had been received. The Committee was informed that the letter did not raise any additional issues to those addressed within the report.

The Chair invited the objector's spokesperson to speak. The objector's spokesperson made reference to the conservation area, trees and street scene and the architectural and historic significance of the area. It was considered that the development may cause harm to the conservation area and impact on the amenity of the neighbouring property.

The Chair invited the applicant's agent to speak on the application.

The Planning Officer responded to the points raised regarding tree preservation, impact on the conservation area, street scene and referred to the planning report.

The Chair invited the Committee to make comments on the application.

A member referred to the concerns raised within the letters of objection and it was proposed that a site visit should take place to enable the Committee members to see the area and impact the proposal may have.

Councillor Flanagan made a proposal for a site visit and this was seconded by Councillor Shaukat Ali.

Decision

To defer consideration of the planning application to allow a site visit to be carried out by the members of the Committee.

PH/20/58 127669/FO/2020 - Deanway DIY Store, 112 Kenyon Lane, Manchester, M40 9DH - Moston Ward

This application is for the erection of a four storey building to form 3 x 1 bedroom and 30 x 2 bedroom residential apartments (Use Class C3) together with associated car parking, landscaping and access following demolition of existing building.

The Committee received additional information that was contained within the Late Representation document previously circulated.

Councillor Andrews made a request to move the recommendation and this was seconded by Councillor Flanagan.

The Committee supported the recommendation.

Decision

The Committee are minded to approve the application for the reasons set out in the report submitted, subject to:

- The conditions set out in the report submitted, and
- The completion of a Section 106 Agreement to ensure affordable housing provision.

**PH/20/59 126328/FO/2020 - Speakers House, 39 Deansgate, Manchester, M3
2BA - Deansgate Ward**

This application relates to a the erection of a 17 storey building comprising office use (Use Class B1a) and flexible ground floor commercial units (Use Classes A1 shop, A2 financial and professional services, A3 restaurant/cafe and A4 drinking establishment), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building

Decision

The Committee agreed that the application be deferred following a request from the applicant.

**PH/20/60 126422/FO/2020 & 126423/LO/2020 - Cavendish House, Chapel
Walks, Manchester, M2 1HN - Deansgate Ward**

This application relates to the refurbishment and extension of existing office building to include elevational alterations and new two storey roof extension to provide additional office accommodation (Use Class B1) and external roof terrace with associated stair cores, change of use of existing restaurant (Use Class A3) at ground floor level to provide commercial floorspace (Use Classes A1, A3 and B1) and at first floor level to provide office accommodation (Use Class B1) (associated listed building consent application reference 126423/LO/2020). In addition Listed Building Consent for refurbishment and extension of existing office building comprising new two storey roof extension and external roof terrace, external alterations to windows and doorways, internal strip-out and layout amendments, new lift, and general fit-out including M&E to provide commercial floorspace (associated planning permission application reference 126422/FO/2020)

The Chair invited the Planning Officer to introduce the application. The Committee was advised that there were no further comments to add to the report and the late representations submitted.

There was no objector to the application present.

The Chair invited the applicant's agent to address the Committee.

The Chair invited Councillor Johns (Deansgate ward) to address the Committee in support of the application.

Councillor Shaukat Ali made a request to move the recommendation and this was seconded by Councillor Kamal.

Decision

The Committee approve the application, subject to the conditions and reasons set out in the report submitted.

PH/20/61 126308/FO/2020 - 2-4 Whitworth Street West Manchester M1 5WX Deansgate Ward

The application site relates to the demolition of 2 to 4 Whitworth Street West and the construction of a mixed-use building, comprising flexible units for retail, food and drink use at ground floor level with a hotel at upper storeys, together with associated landscaping, servicing, cycle parking and other associated works.

The Committee received additional information that was contained within the Late Representation document previously circulated.

The Chair invited the planning officer to introduce the report. The Committee was informed that there had been an additional five letters of objection received and a letter of objection from Councillors Jeavons and Johns (ward Councillors) which were referred to in the late representation report. The objections relating to the loss of historic buildings within the area and the impact of the proposed building. It was reported that the buildings concerned had no historic significance status.

The Chair invited the applicant's agent to address to the Committee on the application.

The Chair invited Councillor Johns (Deansgate ward) to address the Committee.

The Chair invited the Committee to comment on the application.

A member referred to the information contained within the report and expressed concern on the lack of detail on elements of the proposed development and its impact on the surrounding area. A proposal was made to defer consideration of the application to facilitate further discussion with the applicant for the provision of additional information and recent photographs of the development site to enable the Committee to better understand the proposal.

Councillor Flanagan made a request to defer the application and this was seconded by Councillor Hitchen.

Decision

The Committee deferred consideration of the application in order for additional information and photographs of the site to be provided.

PH/20/62 127696/FO/2020 - Land Adjacent to 20 Chorlton Villas, Hardy Lane, Manchester, M21 8DN - Chorlton Park Ward

This application relates to Erection of a 4 bedroom detached dwellinghouse with one-bedroom annexe, new access drive and associated car parking and landscaping

The Chair invited the Planning Officer to introduce the report. The Committee was informed that there were two additional conditions to be included in the report relating to privacy screening and a requirement for obscured glazing to be used on the hall and landing windows.

The Committee received additional information that was contained within the Late Representation document previously circulated.

No objector attended the meeting.

The applicant's agent addressed the Committee on the application.

Councillor Andrews made a request to move the recommendation and this was seconded by Councillor Riasat.

Decision

To approve the application for the reasons set out in the report submitted, subject to the conditions set out in the report, the Late Representations submitted and the two additional conditions relating to (a) the inclusion of privacy screening and (b) the use of obscured glazing to the hall and landing windows.