

Planning and Highways Committee

Minutes of the meeting held on 13 February 2014

Present: Councillor Loughman - In the Chair

Councillors: Ellison, Ahmed (Present from PH/14/26), Shaukat Ali, Boyes, Curley, Fender, Flanagan, Lyons, Nasrin Ali (Present from PH/14/21) and Watson

Apologies: Councillor Keller, Kamal, Siddiqi.

Also Present: Councillors: Councillor Hitchen, Councillor S. Newman, Councillor Strong, Councillor Grimshaw.

PH/14/10 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 16 January 2014.

PH/14/11 Planning Application – 502-504 Wilbraham Road, Chorlton Manchester M21 9AW

A planning application for the change of use of ground floor newsagents (Class A1) and 1st and 2nd floor bedsits (Class C3) to cafe/bar (sui generis) at ground and first floor with ancillary storage in basement and 2nd floors, the creation of outdoor seating area to front, the installation of retractable awning to front outdoor seating area and the installation of 2no. air conditioning units to rear was received.

At their meeting of 16th January 2013 Committee Members expressed concerns about the impact of the application proposals on residential amenity in terms of noise and disturbance; the visual impact of the decking area on the Conservation Area; and the proliferation of similar uses within Chorlton District Centre.

Accordingly, Members were minded to refuse the application and deferred the application in order that the Head of Planning could prepare a further report to address Members' concerns and suggest possible reasons for refusal of planning permission.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning. The applicant did not attend the meeting.

A local resident addressed the Committee representing other residents and Chorlton Civic Society expressing their concerns and strongly objecting to the application. Councillor S. Newman and Councillor Strong also addressed the Committee as objectors in support of local residents, outlining the impact on local residents and how they would be affected. Furthermore, Councillor S. Newman and Councillor Strong wished it to be noted that the comments contained within the report regarding

the protest carried out at the Committee site visit being professionally organised and attended by professional protesters, most of whom have never been in the bookshop, was extremely inaccurate and insulting to Chorlton residents.

Several Members of the Committee spoke, and there was a shared view that there were two clear recommendations for refusal and the application was considered inappropriate.

Decision

To **refuse** the application for the reasons stated within the report.

PH/14/12 Planning Application – Site of existing car park serving Hough End Playing Fields junction of Princess Road Withington Manchester

A planning application for the erection of two-storey (10.7m high) building to form leisure centre, incorporating two swimming pools, a fitness suite, a dance/community space and two squash courts, together with a 200-space car park, pole-mounted lighting, landscaping, creation of new vehicular access/egress on Princess Road and re-alignment of National Cycle Route 85 was received.

This application relates to a site of approximately 1ha fronting Princess Road just south of the junction with Mauldeth Road West and opposite Whitchurch Road. The site mainly comprises a hard-surfaced area used for parking for users of Hough End playing fields. The site also includes an area of trees and it is crossed by a footpath/cycle route known as Framley Road and part of National Cycleway 85.

The proposal is for a two-storey building to form a new leisure centre, incorporating:

- Six-lane community pool
- Learner pool
- Steam and sauna
- 2 squash courts
- 100-station health and fitness gymnasium
- Community meeting room/dance studios

The scheme also includes a parking area for 220 vehicles, a coach drop-off, secure cycle parking and landscaping.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning. The applicant was present but did not address the Committee.

Decision

To **approve** the application subject to the conditions and reasons detailed within the report and the late representation.

PH/14/13 Planning Application – Site of the former Oakwood High School (lower) Darley Avenue Chorlton-Cum-Hardy Manchester

A planning application for the erection of 97, two-storey, two, three and four-bed houses with car parking, landscaping and boundary treatment works and including an electricity substation was received.

This application relates to a roughly rectangular site of 2.55 hectares, bounded by Darley Avenue, Thorneycroft Avenue, the Chorlton-Cum-Hardy Golf Club and Barlow Moor Primary School. The site was formerly occupied by the Oakwood High Lower School, which has been demolished, and the site is now largely clear with trees around the boundaries.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning. The applicant was present but did not address the Committee.

Decision

Minded to approve the application subject to further survey works to ascertain to the presence or likely absence of Great Crested Newts, and the submission and approval of a scheme of mitigation should Great Crested Newts be present and subject to the conditions and reasons detailed within the report and the late representation

PH/14/14 Planning Application – 319 Wilmslow Road Fallowfield Manchester M14 6NW

A planning application for the change of use of ground floor shop (Class A1) to hot food take-away (Class A5) was received.

The application site relates to a vacant, ground floor retail unit (Class A1) previously in use as a frozen yoghurt outlet. The use of the upper floors is not known. The property which incorporates a rear yard area is situated within a three-storey commercial parade located at the heart of Fallowfield district centre. The parade contains a number of hot food takeaways including two either side of the application site. Opposite the site there is a vacant public house and small parade of retail units and hot food takeaways.

The site is situated within Fallowfield district centre which extends north to south along Wilmslow Road. The area is characterised by a mix of retail, service and food and drink uses with the surrounding area largely residential in context. The centre has developed as a student hub due to the large resident student population which in turn as led to a high representation of evening economy activities.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning. The applicant did not attend the meeting.

Decision

To **refuse** the application for the reasons stated within the report.

PH/14/15 Planning Application – Land to the north and west of Hollyhedge Court and to the north and east of Benchill Court, Hollyhedge Road Benchill Manchester M22 4QP

A planning application for the erection of a part 2 to part 8 storey development to create 135 (2 bed) retirement apartments, with Extra Care facilities, incorporating communal facilities, associated landscaping, car parking and a new footbridge over Hollyhedge Road was received.

This application relates to an irregular shaped site 1.34 hectare in size which is located to the east of Brownley Road and bisected by Hollyhedge Road. The northern half of the site consists of a tower block, namely Hollyhedge Court, associated parking and access arrangements for the tower block and a large area of open space. Lodge Court, a 9 storey linear apartment block, was located to the west of Hollyhedge Court but this was demolished some years ago as part of Willow Park Housing Trust's £100 million investment programme for the Benchill/Sharston area. The southern half of the site consists of Benchill Court, a tower block of the same scale and design as Hollyhedge Court, associated parking facilities, open space and access roads/parking areas serving nos. 200-214 Hollyhedge Road, a commercial parade. Benchill Court Road is also within the application site and this provides vehicular access to Benchill Court, as well as the adjacent Brownley Green Health Centre.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning.

Decision

To **defer** the application for a site visit.

PH/14/16 Planning Application – Land to the south of Ringway Road; The east & west of Styal Road and west of the Styal railway line Manchester

A planning application for the construction of the A6 to Manchester Airport Relief Road, incorporating within the City of Manchester one new road junction; one new rail bridge crossing; one balancing pond for drainage purposes; a pedestrian and cycle route and associated landscaping, lighting, engineering and infrastructure works was received.

This application was presented to the Wythenshawe Area Committee on 23rd January 2014 for information purposes as the proposal is of more than local significance. The views of the Wythenshawe Area Committee were sought and they have recommended that the application be approved.

Planning permission is sought to construct a new dual carriageway from the A6 near to Hazel Grove (south east Stockport) to Manchester Airport and the link road to the M56. Designated as the A6 to Manchester Airport Relief Road (A6MARR), the application spans three Local Authority boundaries, namely the City Council, Stockport Metropolitan Borough Council (SMBC) and Cheshire East Council (CEC), and as such, detailed planning applications have been submitted to the three Local Authority's for determination of the element which falls within their respective boundaries.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant attended the meeting and addressed the Committee. An objector who was representing other objectors attended the meeting and addressed the Committee expressing concerns regarding this application.

Decision

Minded to approve the application subject to referral to the Secretary of State and subject to the conditions and reasons detailed within the report and the late representation.

PH/14/17 Planning Application – United Buildings 80-82 Oldham Street Manchester M4 1LF

A planning application for the retrospective application for use of land as a temporary car park for 2 years, 48 no. spaces was received.

At their meeting of 16 January 2014 Members resolved that they were 'minded to refuse' the application and requested officers to bring back potential reasons for refusal based on the impact that the proposed car park could have on regeneration, the economy and car parking.

The recommendation of the Head of Planning remained one of approval the application for a temporary period expiring on 16 June 2015. However, a possible reason for refusal was provided for Members to consider as set out as follows:

The use of the land as a temporary car park would have an adverse impact on the City Council's regeneration initiatives within the Northern Quarter and on the area's economic well-being. The proposed development is therefore contrary to the provisions of policies CC1, CC4, CC5, SP1 and DM1 of the Core Strategy.

The report of the Head of Planning set out the planning issues for the Committee to consider. Both the applicant and objectors were present at the meeting and addressed to Committee.

Several Members of the Committee spoke, and there was a shared view that to allow the application would have an adverse affect on the area.

Decision

To **refuse** the application for the reasons set out in the report and above.

PH/14/18 Planning Application – 116 Hill Lane Blackley Manchester M9 6PW

A planning application for the erection of first floor extension to form additional classroom and office accommodation in connection with existing day nursery was received.

This application relates to an existing day nursery located at 116 Hill Lane in the Blackley area of North Manchester. The existing nursery building is detached, set within its own grounds, and has been in use for over 20 years (following the approval of the nursery use in 1990). The nursery currently has up to 46 children attending on a daily basis. The current nursery building is 2 storeys in height for the majority of it, but there is a single storey side extension to the south of the original building. The existing nursery has an off-street parking area to the rear of the building that is used by parents to drop-off and pick-up children. This parking area is accessed off Hill Lane. The nursery itself has a management plan in place to control the times of when children are dropped off/collected so as not to cause any parking issues in the immediate area. The area surrounding the application site is residential in nature.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning. The applicant did not attend the meeting and there were no objections made.

Decision

To **approve** the application subject to the conditions and reasons detailed within the report and the late representation.

PH/14/119 Planning Application – Former Jackson Brickworks Site off Ten Acres Lane Newton Heath Manchester

Outline Planning Application for development comprising up to 400 residential dwellings and 16,680 sq m of floor space for B1 use (Business) and B2 use (General Industry), incorporating new vehicular and pedestrian access from Ten Acres Lane, Hallam Road and Mitchell Street, Open space, landscaping and public realm with access to be considered and all other matters reserved was received.

This application was brought before the Committee on 16th January 2014 with a recommendation that members be Minded to Approve the scheme subject to a section 106 agreement relating to off-site highway improvements works associated with this development; implementation of enhanced/pedestrian/cycle links along the Rochdale Canal from Ten Acres Lane to 2/4 David Pegg Walk ; maintenance and management arrangements for all open space, landscaped areas, ponds or other areas that are not within the curtilage of the residential properties and the

translocation of slow worm population. Members deferred the application for a site visit at this earlier meeting.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning. The applicant attended the meeting and addressed the Committee.

A local resident who was representing other local residents addressed the Committee expressing concerns regarding this application. Councillor Flanagan addressed the Committee in his capacity as Ward Councillor in support of residents concerns. Councillor Flanagan outlined his concerns regarding this application and then left the meeting. Councillor Hitchen in her capacity of Ward Councillor also addressed the Committee in support of local residents. Councillor Hitchen outlined her concerns regarding the impact that this application will have on local residents and she formally objected to it.

Several Members of the Committee spoke, and there was a shared view that the application should be deferred for further information in relation to impact on neighbouring residential roads from traffic generated by the development, additional information in relation to contaminated land issues, further clarity on the potential impact of the proposed industrial units on neighbouring residents and for further discussions with the local community.

Decision

To **defer** the application for further information in relation to impact on neighbouring residential roads from traffic generated by the development, additional information in relation to contaminated land issues, further clarity on the potential impact of the proposed industrial units on neighbouring residents and for further discussions with the local community.

(Councillor Flanagan declared a prejudicial interest in this item and took no part in the decision and withdrew)

PH/14/20 Planning Application – Etihad Stadium Etihad Campus Manchester M11 3FF

A planning application for the alterations to the Etihad Stadium, including increasing the overall height of the South and North stands and associated elevational alterations, to allow an increase each stand capacity by up to 6,250 seats respectively and up to 2,000 additional pitch side seats creating a total match day capacity of up to 62,170 seats (from 47,670), expansions of concourse facilities, alteration to public realm including changes landscaping and boundary treatments and associated infrastructure works was received.

The applicant is seeking planning permission for alterations to the Etihad Stadium, including increasing the overall height of the South and North stands and associated elevational alterations, to allow an increase of each stand capacity by up to 6,250 seats respectively and up to 2,000 additional pitch side seats creating a total match day capacity of up to 62,170 seats (from 47,670). The works also include

expansions of concourse facilities, alteration to public realm, including changes to landscaping and boundary treatments and associated infrastructure works.

The infrastructure works include proposals to expand the parking controls in the area surrounding the stadium and means to encourage non car journeys. Additionally, the applicant is proposing a new community use plan to cater for stadium and outreach activity, a local labour agreement and means to assist with waste management in the area.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant was present but did not address the Committee.

Decision

To be minded to **approve** the application subject to a S106 Agreement and to the conditions and reasons detailed within the report and the late representation.

(Councillor Lyons declared a personal interest in this item and took no part in the decision and withdrew)

PH/14/21 Planning Application – Land between the railway line and Gorton Monastery Gorton Manchester

A planning application was received for the proposed erection of 67 no. two-storey, two and three bedroom houses with associated new highway, car parking, landscaping and boundary treatments.

The proposal relates to a large piece of land on Gorton Lane that is located to the east of the Grade II* listed Gorton Monastery. The site is currently vacant since the old buildings were demolished and is clear with only a few shrubs and trees around the boundary. This site was first used as a Chemical works in the late 1800's alongside housing and a school and then in the 1900's a gas works was added to the site. In 1907, the chemical works was replaced by Crossley Motor Works, which expanded over time across the whole site. These works had also then closed by 1960, and replaced by warehousing. All of these buildings have since been cleared and the land has been remediated.

The site is approximately 1.70 hectares in total and is adjacent to the piece of land where permission was recently granted for an upgraded car park for the Monastery. The Monastery bounds the site to the west, with residential dwellings to the north and south. Across the adjacent railway line, industrial buildings then bound the site to the east, with the BT depot on the opposite side of Gorton Lane also to the south.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning. The applicant attended the meeting but did not address the Committee.

Decision

To **approve** the application subject to the conditions and reasons detailed within the report and the late representation.

PH/14/22 Planning Application – 55 To 65 Hathersage Road Victoria Park Manchester M13 0EW 13 0EW

This Planning Application was **withdrawn** for legal reasons.

PH/14/23 Planning Application – Former Welsh Baptist Chapel and Islamic Academy of Manchester 19 Upper Brook Street Ardwick Manchester M13 9AJ

Planning applications for the repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self contained residential units together with erection of detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works was received.

Listed Building Consent for repairs and alterations to the former Welsh Baptist Chapel and attached Islamic Academy building, in association with: conversion to self contained residential units together with erection of detached single storey building to form additional residential units (93 units in total), vehicular access from Upper Brook Street and associated works was received.

This application relates to the former Welsh Baptist Chapel and Sunday school site on Upper Brook Street. The Chapel was originally built for the Unitarians, a religious Group allied to the Presbyterian Church. The Unitarians were particularly strong in Manchester in the early 19th century, and the closure in 1835 of a Unitarian Chapel on Mosley Street led to the development of the site on Upper Brook Street to house the expanding Unitarian community. Charles Barry was appointed as the architect for the new chapel, and there is also evidence to show that there was a degree of collaboration with the architect Pugin on the chapel design, who no doubt influenced the choice of Gothic Revival for the building.

The Chapel was constructed between 1837 and 1839. The Sunday school was developed in 1887 at the behest of the chapel congregations in acknowledgement of the hardship suffered by local families, with the constructions marking the Golden Jubilee of Queen Victoria.

The Unitarian Chapel went into steady decline from the late 19th century. The Chapel closed in 1921 and was subsequently bought by a congregation of Welsh Baptists in 1928. The Chapel was then used by other denominations until 1974 when the City Council compulsorily purchased the building in 1974 in order to clear the site for planning highway works.

The vacant chapel was added to the Statutory List Grade II* in October 1974

The site includes grounds to the south east of the chapel which were used for the interment of human remains until 1882.

The building has since fallen into very significant disrepair and was partially demolished in 2006 on safety grounds, so is now largely roofless, with partial collapse of the tops of the external walls. The adjacent attached Sunday school is still occupied by the Islamic Academy.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further comments were made by the Head of Planning. The applicant was present at the meeting and addressed the Committee. An objector who was representing other objectors attended the meeting and addressed the Committee expressing concerns regarding this application.

Several Members of the Committee spoke regarding the recommendation for this Planning Application.

Decision

To be minded to **approve** both applications (102531/FO/2013/N2 & 102532/LO/2013/N2) subject to confirmation from the Environment Agency that they are satisfied that submitted additional information in relation to finished floor levels (further to flood risk assessment) allows approval to be granted and subject to no new issues being raised.

(Councillor S. Ali declared a prejudicial interest in this item and took no part in the decision and withdrew)

PH/14/24 Planning Application – 121 Clarence Road Longsight Manchester M13 0YJ

A planning application for the erection of single storey side extension to existing storage building as ancillary accommodation for existing day nursery, laying out of new play area, formation of a new vehicular drop-off point to existing vehicular access and new 1.7 metre high boundary fencing to Clarence Road was received.

This application relates to an area of land, which previously lay within the grounds of the adjoining site, 76 Greville Street, when it was used as industrial premises. The property, 76 Greville Street, was granted planning permission (071302) to change to a day nursery in 2004. The application site lay within the approved nursery site but has not been utilised in relation to the existing nursery. The site adjoins residential on 3 sides, with offices to the south and is mostly vacant other than a single storey structure, to the rear of the site.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant attended the meeting and addressed the Committee. A local resident attended the meeting and addressed the Committee expressing concerns regarding this application.

Decision

To **approve** the application subject to the conditions and reasons detailed within the report and the late representation.

PH/14/25 Planning Application – Lahori Karahi & Chargha 824 Stockport Road Levenshulme Manchester M19 3AW

This Planning Application was **withdrawn** by the applicant prior to the commencement of the Committee.

PH/14/26 Planning Application – St. Andrews Cof E Primary School Broom Avenue Levenshulme Manchester M19 2UH

A planning application for conversion of existing 1 Form Entry Primary School to 2 Form Entry Primary School including erection of a new detached two storey classroom block building and single storey and two storey extensions to the front and rear of existing school to create a new Classroom and addition to the existing Assembly Hall with associated alterations to car parking area.

This application relates to the grounds of St. Andrew's C. of E. Primary School, which is situated on the edge of a predominantly residential area. The school site has a frontage onto Broom Avenue and lies adjacent to a Sure Start building to the east with a long row of residential properties on the opposite side of Broom Avenue, to the south. The main school building is located fairly centrally on the site frontage with car parking areas to the east and west and school playing fields to the north and west. Beyond the school boundary lays the former Fallowfield Loop railway line to the north, now a walkway/cycleway and Highfield Country Park to the west. Within the school grounds, to the west of the main school building, there are two temporary buildings, forming a total of 4 classrooms, each approved for 5 years in July 2010 and March 2012 respectively.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant did not attend the meeting. A local resident attended the meeting and addressed the committee expressing concerns regarding this application.

Decision

To be minded to **approve** the application subject to additional wording within the modified travel plan condition set out within the late representation requiring the school to carry out consultation with neighbouring residents and also subject to the Head of Planning investigating whether a link for cyclists and pedestrians could be formed connecting the school to the Fallowfield Loop, A relevantly worded condition is then delegated to the Head of Planning.