Application Number 109198/FU/2015/N1  Date of Appln 5th Aug 2015  Committee Date 15th Oct 2015  Ward Ancoats And Clayton Ward

Proposal Change of use of retail (A1) to cafe (A3) and hot food takeaway (A5)

Location 81 Bollington Road, Ancoats, Manchester, M40 7HB

Applicant Mr Shafgqat Iqbal, 81 Bollington Road, Ancoats, Manchester, M40 7HB

Agent Mohammed Yaseen, 62 Wellington Road, Coppice, Oldham, 0L8 1RT

Description

The application site is located on the eastern junction of Bollington Road and Ridgway Street. The surrounding area is predominantly residential comprising of 2-storey housing with incidental 3-storey residential accommodation, including a 3-storey block located opposite the site on the western junction of Bollington Road and Ridgway Street. The parade, within which the application site is located, has a demarcated forecourt area and lay-by car parking for approximately 3 or 4 vehicles. A roadway runs the east of the parade and maisonettes providing access to a car parking areas surrounded by neighbouring housing.

The application premises are centrally located within a 5 unit shopping parade with maisonettes above, thereby producing a building with an overall height of 3-storeys. The substantive building has a pitched roof with gable elevations and stair block providing access to the flats via rear walk ways at first floor level, i.e., an access route across the flat roof to an element of the ground floor units that projects beyond the main rear elevation. The overall block has a red brick composition with banding of brickwork and render to the respective first and second floors to the Bollington Road elevation. Each of the maisonettes has doorway and balcony facing towards Bollington Road.

The application premises are immediately adjoined, at ground floor level, by a dog grooming parlour and a single Class A1 (retail) use at 83-85 Bollington Road. The applicant proposes to use two-thirds of the ground floor for cooking and food preparation. The remaining space, positioned at the front of the premises and accessed via Bollington Road, would be used as a public sales area and dining facility for up to 16 patrons. A staff WC would be provided within an existing single storey outrigger that projects into the enclosed rear yard area. An extractor grill has been indicated on the rear elevation single storey extension adjacent to the boundary with 79 Bollington Road and beneath the eaves level. No elevational changes are proposed to the existing shop front. The following opening hours are proposed: Monday to Sunday (including Bank Holidays): 11.30 am to 10.00 pm.

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Consultations

Local Residents - 2 letters and 1 email of objection have been received and are summarised below:

i. The development would generate additional waste and litter in the area, if waste is not properly managed there would be an increased risk of infestation;
ii. The proposals may lead to the congregation of people in and around the premises, particularly in the evening period, thereby increasing the potential for anti-social behaviour, the occurrence of criminal activity and noise disturbance;
iii. The proposals would increase vehicular activity around the application site to the detriment of pedestrian and highway safety.

Lucy Powell MP - Has submitted an email, which requests that the application is viewed favourably. It is noted that the applicant also owns the neighbouring convenience store and the proposed use is supported by many existing customers. It is not considered that the daytime operation of the development would cause undue disturbance to local residents.

Head of Highway Services - The following comments have been received:
i. There are no details of the expected trip rates due to the proposed change of use. However, it is considered that the development proposals will have little impact on network operations. As with similar type café and take-aways in the area, the application site is located in densely populated residential areas, it is considered the majority of trips to the building would be undertaken by customers living locally and therefore arriving on foot. There is unrestricted adjacent parking provision on Bollington Road for customers' cars or for home delivery vehicles;

ii. As the traffic demands at the café and take-away are expected to be low in nature, the development proposals would not require any specific off-street car parking as the existing provision within Bollington Road is considered appropriate;

iii. The application has been supported with details of bin storage arrangements and details of servicing and refuse collection, which would be carried out in the same manners as the previously retail unit, i.e., collection from a rear alleyway which has an appropriate turning area. These arrangements are to be considered satisfactory given the low frequency each day of the waste and recycled materials collections.

Strategic Area and City Wide Support Manager (Environmental Health) - Should planning permission be granted, conditions are requested in relation to the following:

i. Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday with no deliveries / waste collections on Sundays and/or Bank Holidays;

ii. Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Any approved works would need to be implemented before the use commences. (Environmental Health Officers have noted that a brief overview of the extraction scheme has been provided. However, this does not include details of the specific plant or flue system to be installed and how this will terminate;

iii. The premises shall not be open outside the following hours: Monday to Sunday, 11:30 am to 10:00 pm;

iv. Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating noise level of 5dB (LAeq) below the existing background (LA90) at the nearest noise sensitive location;

v. Before the development commences a scheme for the storage and disposal of refuse, with future arrangements for its implementation whilst the use is in operation, shall be submitted to and approved in writing by the City Council as local planning authority. (Environmental Health Officers have indicated that the submitted waste management details are not satisfactory and should be supplemented with the following additional information:

a. Estimated volumes and types of waste produced by the development;

b. Details of internal and external stores for both waste and recycling, including any plans and designs;

c. Location of the proposed collection point and details of the route the collection vehicle will take;

d. Details of how waste will be transferred between stores and to the collection location;

e. Details of number and capacity of bins proposed and collection frequency.)
Given the configuration of the rear of the building and its relationship to maisonettes above, environmental health officers have been asked to provide further comments regarding likelihood of effect fume extraction arrangements being delivered in this case.

**East Manchester Neighbourhood Regeneration Team** - Does not support the introduction of new hot food take away shops in the locality of the application site. The potentially negative impact of the proposal would particularly affect the residents of maisonettes, which are located above the small shopping parade within which the application site is located.

**Greater Manchester Police Design for Security** - Has noted that the proposed opening hours are commensurate with similar uses in the local area. A request has been made for the following measures to be incorporated into the proposed development should planning permission be granted:

i. Any new external fittings are certified to Secured by Design standards;

ii. CCTV should be installed to the front and rear exits and also internally looking at the till position;

iii. Bins should be stored within a lockable enclosure.

**Issues**

**National Planning Policy Framework** - The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan and should be approved without delay unless:

i. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

ii. Specific policies in this Framework indicate development should be restricted.

The National Planning Policy Framework has been related to the proposed development and the following specific policies are considered to be particularly relevant:

i. Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people;

ii. Chapter 8: Promoting healthy communities - States that 'the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The formation of 'safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion' is also encouraged. Planning policies and decisions should, amongst other things 'ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community'.
The requirements of chapters 7 and 8 (of the NPPF) have been referred to in respect of the potential impact of the proposed use on the character and residential amenity of the local area. Chapter 7 has been related to the consideration of the potential impact of the appearance and positioning of external equipment with particular reference to fume extraction systems and flues. Chapter 8 has been considered with regard to the impact of noise, activity and disturbance, potentially attributable to the proposed use, on the well-being and amenities of neighbouring residents.

National Planning Policy Guidance - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The NPPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. In considering this application consideration has been given to the following aspects of the NPPG:

i. Consultation and pre-decision matters - The NPPG reasserts that local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application. Furthermore any comments should be taken into account it is important to make comments before the statutory deadline. The NPPG also affirms that the NPPF states that statutory consultees should provide advice in a timely manner throughout the development process. The NPPG also states that where an application has been amended it is up to the local planning authority to decide whether further publicity and consultation is necessary, particularly when:

a. Objections or reservations raised in response to the original consultation stage substantial and, in the view of the local planning authority, enough to justify further publicity;
b. Proposed changes significant;
c. Earlier expressed views are related to the proposed changes. Issues raised by the proposed changes likely to be of concern to parties not previously notified.

iii. Health and well-being - States those local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in planning decision making;
iv. Noise - Needs to be considered when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment. When preparing local or neighbourhood plans, or taking decisions about new development, there may also be opportunities to consider improvements to the acoustic environment.

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") - Was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). It replaces significant elements of the existing Unitary Development Plan as the document that sets out the long term strategic policies for Manchester's future development, the Core Strategy is to be used as the framework that planning applications will be assessed against.
There are polices within the adopted Core Strategy relevant to the consideration of the current application in summary these are set out below.

Policy SP1 Spatial Principles - Identifies the City Council's Core Development Principles and states that development in all parts of the City should:
Make a positive contribution to neighbourhoods of choice including:
i. Creating well designed places that enhance or create character;
ii. Making a positive contribution to the health, safety and wellbeing of residents;
iii. Considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income;
iv. Protect and enhance the built and natural environment.
v. Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

Policy EN19 Waste - Requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how:
i. Both construction and demolition waste will be minimised and recycled on site wherever possible;
ii. The sustainable waste management needs of the end user will be met.

Policy C 10 - Leisure and the Evening Economy - New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

1. Cumulative impact - in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities;
2. Residential amenity - the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance;
3. Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

When considering the impact of a proposed bar or hot food take away regard will be had to the above policy and also:
i. The existing number of similar establishments in the immediate area and their proximity to each other;
ii. The type and characteristics of other uses, such as housing, shops and public houses;
iii. The existence of vacant shop units and the condition of the unit;
iv. The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;
v. The character of the centre and its frontage, and the nature of the use proposed;
vi. The potential impacts of the proposal on the wider community;
vii. Any known unresolved amenity, traffic or safety issues arising from existing uses in the area.
Policy DM 1 Development Management - States that all development should have regard to the following specific issues:

i. Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area;

ii. Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;

iii. Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes;

iv. Community safety and crime prevention;

v. Design for health;

vi. Refuse storage and collection;

vii. Vehicular access and car parking.

Saved Unitary Development Plan policies - The following saved policies are considered to be relevant to the consideration of the development proposals:

Policy DC 10 (Food and Drink Uses) - The following sections of policy DC10 are considered to be relevant:

Policy DC10.1 - In determining planning applications for developments involving the sale of food and drink for consumption on the premises, or for hot food to be consumed off the premises (whether or not other activities, such as a nightclub, are included), the council will have regard to:

a. The general location of the proposed development, including any reference to the area in other policies in the plan;

b. The effect on the amenity of neighbouring residents;

c. The availability of safe and convenient arrangements for car parking and servicing

d. Ease of access for all, including disabled people; and

e. The storage and collection of refuse and litter.

Policy DC10.2 - The council will normally accept the principle of developments of this kind in the City Centre, industrial and commercial areas, in shopping centres and at ground level, in local shopping parades of more than 8 shops or offices.

Policy DC10.3 - Development will not normally be permitted where:

a. It is proposed outside the general locations mentioned above, or

b. There is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Policy DC10.4 - Where, having regard to the preceding policies, the council considers the proposed development to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. These conditions may, amongst other things, include limitations on the hours of opening, and the need to deal satisfactorily with noise, fumes, smells, and the storage of refuse and collection of litter.
Guide to Development in Manchester - States that throughout the City, the Council will encourage development that complements the Supplementary Planning Document and Planning Guidance. The Guide aims to support and enhance the ongoing shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

Reference has been made to the following sections of the guide:

i. Paragraph 2.57 - States that the size, appearance, location and means of access to waste storage areas should be integrated into the design of developments from the outset. These areas should be of a sufficient size to accommodate the different containers to allow for segregated refuse and waste storage and recycling and should be sensitively sited to avoid a detrimental visual impact and poor residential amenity.

ii. Paragraph 4.11 - States that all developments should have a waste management strategy included in the Environmental Standards Statement. This will ensure that adequately sized bin storage areas, access for collection crews and vehicles, and other aspects of waste management are designed into the development at the earliest stage.

The development proposals have been assessed in the light of the above and it is considered that the development has the potential to adversely affect residential amenity and the quality of the local neighbourhood, particularly with regard to additional noise, disturbance, activity and waste. It is considered that the proposed operation of the premises has not been supported with satisfactory arrangements to safeguard amenity through management schemes to effectively mitigate against the adverse effects of noise and disturbance. There is concern that the proposed use may result in people congregating and loitering outside the premises thereby increasing potential incidence of anti-social behaviour. It is not apparent, for the reasons set below, that the emission of fumes and vapours could controlled without unduly impacting on the residential and visual amenities of the area. The proposals would thereby fail to contribute positively to the health, safety and well-being of residents and be contrary to Core Strategy policies SP1, C2, EN19 and DM1 and the guidance contained within the NPPF and the Guide to Development in Manchester. In addition, the proposals also fail to accord with the location requirements of saved UDP policy DC10 and its requirement to safeguard residential amenity.

Positive and proactive engagement with the applicant - An amendment to the Development Management Order (DMO), which came into effect on 1st December 2012, requires every decision notice relating planning permission and reserved matters application to include an explanation as to how the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems which arise during the determination of the planning application. This includes the identification of issues and 'problems' associated with the proposals that have required positive consideration, dialogue and negotiation to secure positive outcomes.
Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case the applicant has been made aware of the local planning authority's concerns regarding the failure of the proposals to meet the requirements of saved UDP policy DC10 with regard to the nature and location of the proposed use. The applicant was also advised that the requirements of Core Strategy policies SP1, EN19 and DM1 had not been met with regard to the provision of safeguards to residential amenity and the provision of appropriate measures for fume extraction and waste management. The applicant did not take the opportunity to withdraw the submitted application and its consideration proceeded on the basis of the originally provided details.

Principle - There are no historic records of any planning applications being submitted in relation to the identified (application) premises. However, these records indicate that the premises at 77 Bollington Road have been previously granted planning permission relating to its change of use from a shop (Class A1) to cafe (Class A3), which was approved on 23 August 2006. It is not apparent that this café is now in operation.

It is also the case that the premises at 77 Bollington Road were also previously the subject of two planning applications relating to its change of use from a vacant hairdressers shop to a hot food take-away. These applications were refused planning permission on 17 September 1997 (052174/FU/NORTH2/97) and 12 May 1999 (056217/FU/NORTH2/99) respectively on the following grounds:

i. The proposed development was contrary to City Council policy requiring that hot food shops are located within parades of 8 or more shops or offices and would therefore be detrimental to the amenities of nearby residential accommodation particularly with regard to noise, smell and general activity associated with the use;

ii. The proposed development did not make suitable and sufficient provision for the storage and/or collection of refuse within the site.

It should be noted that an appeal against the refusal of 056217/FU/NORTH2/99 was dismissed on 1 February 2000. The previous refusals of planning permission remain relevant to the consideration of the current proposals as City Council policy relating to the location of food and drink uses has not changed and the relationship of the shopping parade to neighbouring housing remains the same.

With regard the current application, the applicant has indicated that Class A1 (Retail) and Class A2 (Financial and professional services) uses were previously undertaken prior to the premises becoming vacant for a period of more than 2 years (up to and including the present time). It is recognised that securing the sustained use and occupation of units in small urban parades can be challenging. However, in this case, the benefits of the occupation of the premises are far outweighed by the potential disamenity that may be experienced by both immediate residents and those living in the wider area. It is also the case that the application premises are located in a shopping parade with a composition of units that is significantly below the threshold for and established shopping parade as set out in saved UDP policy DC10. Given the size of the parade and the position of the application site within it, the impact of noise, activity and disturbance associated with the proposed mix of Class A3 and A5
would be particularly acute. There is particular concerns that the proposals would increase activity in and around the site into the late evening period, i.e., up to 10.00 pm. The proposed use would thereby be harmful to residential amenity, as a result of transient pedestrian and vehicular activity supplemented with customers dining and waiting to dine within the premises. In the light of the above, it is considered that the development would harmful to the amenities and well-being of neighbouring residents and the character of the area and thereby fails to comply with Core Strategy policies SP1 and DM1, saved UDP policies DC10 and DC26 and the NPPF.

Residential Amenity - The impact of the proposed use on residential amenity has been given particular consideration due the close proximity of neighbouring residential uses. This approach is consistent with the requirements of Core Strategy policies SP1, DM1, EN19 and C10, as well as, saved UDP policies DC10 and DC26. Particular concerns regarding the proposed development are discussed below. However, it is appropriate to highlight that there are overarching concerns regarding the potential for the proposed use to introduce a greater degree of activity and disturbance than previously generated by historic uses of the application site.

Fume extraction - There are concerns that an appropriate fume extraction system can be delivered in this case. The submitted flue details do not meet the requirements of environmental health officers who would usually require the discharge fumes above eaves level in order to safeguard residential amenity. In this case, it is not apparent how such an arrangement could be satisfactorily achieved given the relationship between the rear elevation of the application premises and the two storeys of residential accommodation. Clarification has been sought from environmental health officers to determine the form of extraction flue that may be required. Further from environmental health officers will be reported.

Noise - The proposed mix of uses would produce a potentially intensive use of the premises with a commensurate generation of noise within and outside the premises. As previously stated, the proposed uses have the potential to encourage the loitering and congregation of people around the premises, in a location where issues with anti-social behaviour have been reported within local residents' representations. It is also considered that the transient movement of pedestrians and vehicles (as well as the sound of engines revving and car doors slamming) would adversely impact upon the local noise environment. In the light of the above, it is considered that the proposal would adversely affect residents' amenity and well-being and thereby be contrary to Core Strategy policies SP1 and DM1, saved UDP policies DC10 and DC26 and the NPPF.

Opening hours - As previously stated, given the size of the parade and the potential intensity of activity generated by the use, the proposed development would have a significant impact on residential amenity. This activity and associated disturbance has the potential to extend throughout the day-time period and into the later evening period and the effects would be particularly acute as the shopping parade is relatively small and located in a predominantly residential area. The proposed opening hours would exceed those associated with the previous use of the application premises. The cumulative impact of noise and activity would also be intensified when the operation of the application premises is considered in conjunction with that of the
neighbouring shop in the evening period. On this basis, it is considered that the proposed use would be detrimental to residential amenity and thereby be contrary to Core Strategy policies SP1 and DM1 and saved UDP policies DC10 and DC26.

Traffic - The Head of Highway Services has not objected to the proposed development use and it is the case that there is lay-by parking adjacent to the frontage to the application site and a communal parking area to the rear. Whilst car parking provision is not considered to be an issue, the contribution of additional vehicular movement around the site, particularly if delivery services were to operate in conjunction will the proposed use, remains a concern in respect of additional noise disturbance and activity and its adverse impact on residential amenity.

Waste Management - The applicant has not fully related the proposed waste management arrangements to relevant City Council policy. There is concern that the areas for the storage of refuse containers have not been identified. Furthermore, the applicant has not indicated the collection positions for the required larger refuse containers, which is particularly significant given as such containers could potentially obstruct footpaths or access to the adjacent car parking area. Given the relationship of the application site to neighbouring residential uses and the potential for disamenity, it is considered that the applicant has not demonstrated that generated waste can be satisfactorily managed. However, it is considered that there scope for bins to be appropriately stored within the site and waste management arrangements could be potentially put in place to secure compliance with Core Strategy policies SP1, EN19 and DM1 and saved UDP policy DC10.

Access - The existing stepped entrance threshold from Bollington Road would remain in place. The proposed development would not improve access arrangements for people with disabilities.

Conclusion - The application site is not located in a shopping parade with the location characteristics required by saved UDP policy DC10. It is not considered that the existing shopping parade or the neighbouring local area has the capacity to absorb the levels of noise and activity attributable to the proposed use. The applicant has also failed to demonstrate that the implementation of the proposed use could be undertaken without unduly impact upon the amenity and character of the surrounding area. The proposed use is therefore considered to be contrary to Core Strategy policies SP1, C10, EN19 and DM1 and saved UDP policies DC10 and DC26 and National Planning Policy Framework.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person’s home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the
applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation  REFUSE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case the applicant has been made aware the local planning authority concerns regarding the failure of the proposals to meet the requirements of save policy DC10 with regard to the nature and location of the proposed use. The applicant was also advised that the requirements of saved policy DC10 and Core Strategy policies SP1, EN19 and DM1 had not been meet with regard to the provision of safeguards to residential amenity and the provision of appropriate measures for fume extraction and waste management. The applicant did not take the opportunity to withdraw the submitted application and its consideration proceeded on the basis of the originally provided details.

Reason for recommendation

1) The proposed use is located outside an established and defined shopping parade/centre where hot food take away uses are usually considered to be appropriately located, in order to avoid any adverse impacts on the character or amenities of the occupiers of residential premises. The proposed use is therefore considered to be contrary to saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

2) The proposed café (Class A3) and hot-food takeaway (Class A5) would, by virtue of its relationship and close proximity to residential uses, proposed hours of operation and increased vehicular and pedestrian activity, be contrary to saved policies DC10 and DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 109198/FU/2015/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.
The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health
East Manchester Regeneration
Greater Manchester Police

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Church of the Apostles Rectory, Ridgway Street, Miles Platting, M40 7FY
38 Woodward Street, Manchester, M4 7JW
35 Ridgway, Manchester, M40 7FZ

Relevant Contact Officer : Carl Glennon
Telephone number : 0161 234 4530
Email : c.glennon@manchester.gov.uk