Planning and Highways Committee

Minutes of the meeting held on 15 October 2015

Present: Councilor Loughman - In the Chair.


Apologies: Curley, Nasrin Ali

Also Present: Councillor Basat Sheikh and Councillor Joan Davies

PH/15/82 Minutes

Decision

To approve as a correct record the minutes of the meeting held on 17 September 2015

PH/15/83 Planning Application - 109974/JO/2015/S1

A planning application for the removal of condition no. 11 attached to planning permission ref: 084593/FO/2007/S1 to enable the use of the external area to the front for external dining and drinking was received.

This application relates to a large single storey former chapel currently in use as a restaurant within Class A3. The building is set back at the rear of the site with the rear and one of the side walls of the building forming the boundaries of the site. There is a passage down one side of the building approximately 3.5 metres wide and at the front of the property is a grave yard approximately 10 metres deep and 16.5 metres wide. The front of the property is enclosed by an approximately 1.8 metre high brick wall. The graveyard is elevated in relation to the adjoining street level. There is a single entrance gate to the site located centrally on the Beech Road frontage.

The site which is within the Beech Road local shopping centre and the Chorlton Green Conservation Area; is adjoined to the west by the ‘Famous Trevor Arms’ a long established public house; to the south by the gable walls of residential properties on Stanley Grove; and, to the east by the site of a derelict detached building, currently the subject of an application for a mixed retail/residential development. Facing the site across Beech Road are commercial properties on Beech Road and Stockton Road.

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, which included a correction to the restrictive hours, namely that table and chairs should be removed from the outside by 11:00pm Friday to Saturday and not by 11:30pm Friday to Saturday as stated in the report. The applicant was present at the meeting and addressed the Committee.
Decision

To approve the application subject to the conditions set out in the report and the late representations.

PH/15/84   Planning Application - 109469/FO/2015/S1

A planning application for the Retention of secure covered storage unit to rear of no.s 8 to 10 Silverwood Avenue and no.9 Brundrett's Road was received.

This application relates to a hard-surfaced area to the rear of commercial properties on Wilbraham Road and Barlow Moor Road and residential properties on Silverwood Avenue and Brundrett's Road within Chorlton District Centre. There are vehicular access points to the site from Barlow Moor Road and Silverwood Avenue and a further, pedestrian access to the site from Silverwood Avenue.

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.

Decision

To approve the application subject to the conditions set out in the report and the late representations.

PH/15/85   Planning Application - 108822/FO/2015/S1

A planning application for the erection of two-storey building to form new retail unit (Class A1) to rear and installation of single-storey extension to front to form additional retail space (Class A1) was received.

At the Planning and Highways Committee meeting on 27th August 2015 Members were minded to refuse the application but gave the applicant the opportunity to redesign the proposal in order to overcome their concerns. Prior to this, the application was previously deferred on 30th July 2015 to allow Members to undertake a site visit.

In response to this, the applicant has submitted revised plans which include a number of alterations. Principally, a new waste management configuration, the introduction of glazing to the front extension and the inclusion of high level, obscurely glazed windows and timber cladding on the side elevation of the two-storey rear extension.

The Head of Planning considers that the changes do little to improve the scheme and therefore the original reasons put forward for refusal are still relevant. The main issues raised at the last meeting related to waste management, design, visual amenity, parking and crime and security concerns with respect to the front extension. These issues are explored in more detail in the main body of the report.
The report of the Head of Planning set out the planning issues for the Committee to consider. The Applicant was present at the meeting and addressed the Committee.

Decision

To refuse the application subject to the reasons set out in the report.

PH/15/86 Planning Application - 109161/FO/2015/C1

A planning application for the demolition of existing building and redevelopment of the site for the erection of an eight storey building comprising offices (class B1), with shop (Use Class A1), financial and professional institution (Use Class A2) or restaurant/cafe (Use Class A3) uses on the ground floor, together with basement car and cycle parking, related highway works, public realm improvements and associated works was received.

The proposal relates to a site which is bounded by York Street to the south west, Milk Street to the north west, Marble Street to the north east and Fountain Street to the south east. The site is occupied by a five storey 1960s office building, Oddfellows House, with commercial uses on the ground floor, which is set back at ground floor. The site is within Upper King Street Conservation Area. It lies adjacent to the Grade II* listed building at 1-3 York Street and has the Grade II listed buildings at 41 Spring Gardens to the south west of the site, and the Grade II* listed building at 46 Fountain Street to the south. The site is within the commercial core of the City Centre, which is predominantly characterised by office uses with ground floor shops and food and drink uses.

The proposal is to demolish the existing building to allow the erection of an eight storey office building with retail or food and drink uses at the ground floor. The building would provide 10,824 sqm of Grade A office accommodation and 490 sqm of retail/restaurant accommodation. The ground and first floors would be recessed, and the sixth and seventh floors would be set back on the York Street and Milk Street elevations, forming a terrace at the sixth floor. The roof level would have a 3.5m high plant screen set back from the edge of the roof. The building would have a basement, providing 23 car parking spaces (including 2 accessible parking spaces), 28 cycle spaces and shower facilities. Ramped vehicular access to the basement would be provided off Marble Street.

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 was present at the meeting but did not address the Committee.

Decision

To approve the application subject to the conditions set out in the report and the late representations.

PH/15/87 Planning Application - 109246/FO/2015/C1
A planning application for the part redevelopment and part refurbishment of the site to include erection of 8 storey office building (Use Class B1) with rooftop pool and amenity space; conversion of Studios 6 and 12 to event spaces (Sui Generis); conversion of the existing Granada House building into a hotel (Use Class C1) with associated private members club (Sui Generis); Class A3 (Restaurant and Café uses) and Class A4 (Drinking Establishment Uses); Cinema (studio 2) (Use Class D2); erection of new single storey rooftop bar/restaurant associated with the private members club; replacement of Studio 8 with a pedestrian linkage between Atherton Street and the wider St Johns Masterplan area and creation of covered pedestrian link between Grape Street and Quay Street (both linkages to accommodate temporary and pop-up uses (Sui Generis)); creation of temporary car parking to rear of Granada House; works associated with access and servicing of wider development; and associated public realm and landscaping works; following demolition of existing buildings and structures including the Annexe Building fronting Atherton Street, Studio 8, the M1 Corridor, the Administration Block and security lodge fronting Quay Street, mechanical workshop areas and stores to the rear of Studio 8, former staff welfare suite to the rear of Studios 2 and 6, portacabins adjacent to the recycling compound and the perimeter wall to the Breeze Studio Gardens was received.

The site is at a prominent gateway location to the city centre and contains an iconic Manchester building. This proposal forms part of the first phase of the regeneration of St Johns which should become a residential-led mixed-use neighbourhood over the next 10 to 15 years, including a wide range of retail and cultural facilities.

The site is part of the former ITV /Granada estate which includes other parcels of land towards the River Irwell. The St John’s Strategic Regeneration Framework area, which comprises 13 acres, was adopted by the City Council in February 2015.

This application is one of three within the St Johns area which are before Committee, the other two being the redevelopment of the extended site which is currently occupied, in part, by the Coronation Street set (Ref: 109466/FO/2015/C1) and the conversion of the existing Bonded Warehouse (R:109241/FO/2015/C1)

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, which included a correction to the number of car parking spaces which should specify 327 spaces and not 347 spaces as stated in the report. The applicant attended the meeting but did not address the Committee.

**Decision**

To approve the application subject to the conditions set out in the report and the late representations.

**PH/15/88 Planning Application** - 109466/FO/2015/C1

A planning application for the demolition of existing buildings and structures including Stage 1, Coronation Street set and Lot, The Stables and Stage 2 Extension as defined on plan ref 7331-A-G110_XP-UG to enable the construction of nine mixed
use blocks for retail use (A1, A2 and A3) and workspace/office (B1) on the lower floors, with residential above (C3), together with creation of new public realm, landscaping, car and cycle parking, access arrangements and associated works was received.

The site is at a prominent gateway location to the city centre. This proposal forms part of the first phase of the regeneration of St Johns which should become a residential-led mixed-use neighbourhood over the next 10 to 15 years, including a wide range of retail and cultural facilities.

The site is part of the former ITV/Granada estate which includes other parcels of land towards the River Irwell. The St John’s Strategic Regeneration Framework area, which comprises 13 acres, was adopted by the City Council in February 2015.

This application is one of three within the St Johns area which are before Committee, the other two being known as The Grande, and includes the redevelopment of the extended site which is currently occupied, in part, by the former Granada building (Ref: 109246/FO/2015/C1), and, the conversion of the Bonded Warehouse (R:109241/FO/2015/C1)

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 was present at the meeting. Interested parties opposed to the planning application representing: the Residents of St. John’s Gardens; Petition signatories; and the Museum of Science and Industry (MOSI) all wished to address the Committee to make objections in their own right. The Chair of the Committee agreed they would all be allowed to speak for four minutes each, with additional time being afforded to the applicant for his responses. The applicant addressed the Committee and responded to the objectors concerns. Several Members of the Committee spoke in favour of this application, and one Member of the Committee spoke against the application.

Decision

To approve the application subject to the conditions set out in the report and the late representations.

(Councillor Joan Davies, although not part of the Planning and Highways Committee, was present at the meeting and declared and interest in this item)

PH/15/89 Planning Application - 109241/FO/2015/C1

A planning application for the demolition of outbuildings, the adjoining former stables building and external fire escape (as shown on drawing ref. 901 PLS-03) to facilitate the conversion and refurbishment of the lower ground, upper ground and first floors of the Bonded Warehouse for the following uses: retail (Class A1), market (Class A1), restaurant (Class A3), bar (Class A4) offices (Class B1); and refurbishment of the second, third and fourth floors for continued office use (Class B1); along with the installation of roof plant with enclosure, minor external alterations to the building to facilitate new entrances, creation of three external lightwells to facilitate use of the
lower ground floor, façade lighting, landscaping, cycle parking and associated works was received.

The Bonded Warehouse and the adjacent stables are bounded by the Museum of Science and Industry (MOSI) to the south, the temporary Coronation Street Visitor Attraction to the east, car parking to the west and a former construction workshop building associated with Granada Studios productions to the north.

The Bonded Warehouse is not listed but has been identified as a non-designated heritage asset. It is six-storeys and was constructed in 1867, originally as a terminal for goods transported by train to and from Manchester. A railway line originally entered the building to allow goods to be securely stored. The ground and first floors and the third - fifth floors were used for storage, and the second floor was used as the main loading and unloading area. On this floor the trains passed through the building which required a tall floor to ceiling height. The lower ground floor includes a number of arches to the south which form part of the original railway viaduct. It is located within the Castlefield Conservation Area.

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. A representative from the Museum of Science and Industry (MOSI) addressed the Committee and spoke against this application. The Applicant was present at the meeting and addressed the Committee.

**Decision**

To **approve** the application subject to the conditions set out in the report and the late representations.

**PH/15/90 Planning Application - 109335/FO/2015/C1 & 109336/LO/2015/C1**

A planning application for the erection of two residential buildings (Use Class C3) comprising 191 no apartments, car parking, bicycle parking, public realm and landscape works, access and servicing arrangements, and associated works, following demolition of the existing buildings and plant;

And

Listed Building Consent application for works within the curtilage of the listed railway viaducts comprising the erection of two residential buildings (Use Class C3) comprising 191 no apartments, car parking, bicycle parking, public realm and landscape works, access and servicing arrangements, and associated works, following demolition of the existing buildings and plant was received.

The application site is situated at the end of Potato Wharf within Castlefield Conservation Area and measures approximately 1.21 hectares. The site is bounded by the River Medlock to the north and north west, Dawson Street and the railway viaduct structure to the west, the Bridgewater Canal and embankment to the south east and an arm of the Bridgewater Canal and Potato Wharf to the north east. The site was previously used for industrial purposes and is currently used for storage,
although most of the site is now vacant. Phases 1 and 2 of Potato Wharf, which were developed by the applicant and are now complete and occupied, adjoin the site to the north east on the other side of the canal basin. The site is over-sailed along its south eastern boundary by the Grade II listed railway viaducts and the Grade II listed Worsley Mills building lies to the south east of the site on the opposite side of the Bridgewater Canal. Other listed buildings within the vicinity of the site include: Giants Basin; the Bridgewater Canal Basin; the pair of culvert arches over the River Medlock and associated overflow channel at New Elm Road; and the railway viaduct, all of which are Grade II listed and lie to the north east 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 was present at the meeting but did not address the Committee.

Decision

To approve the applications subject to the conditions set out in the reports and the late representations.

PH/15/91 Planning Application - 109657/JO/2015/C2

A planning application for the variation of conditions 1 and 2 attached to application ref no 108607 (Temporary change of use (for 2 periods (Sept 2015 to Jan 2016 and Sept 2016 to Jan 2017) from a car park to a car park and entertainment venue (dual use) for dance events, live music acts and DJ performances (Sui Generis)) to allow operation for 4 Thursdays and 1 Sunday was received.

A temporary retrospective planning application was approved for 2 years in July 2010, to use the premises as a car park and entertainment venue for dance events, live music acts and DJ performances (Sui Generis) (application ref no 092077). This use ceased operating at the venue following the end of the 2011 season (January 2012) following which, WHP operated the 2012 and 2013 seasons at another venue.

A further application for a 6 month temporary consent was granted in 2014 (application ref no 106266) which expired on 11th March 2015. Since the original permission was granted in 2010, some of the arches to the rear of the car park have been removed. The impact of this on the acoustic performance of the structure within which the proposed uses would operate were fully addressed under application ref no 106266.

In June this year ,a temporary change of use for 2 periods (Sept 2015 to Jan 2016 and Sept 2016 to Jan 2017)) from a car park to a car park and entertainment venue (dual use) for dance events, live music acts and DJ performances (Sui Generis) was approved by the Planning and Highways Committee. The first event permitted under this consent was due to take place on Saturday 26th September.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant did not attend the meeting.
Decision

To approve the application subject to the conditions set out in the report.

PH/15/92  Planning Application - 109198/FU/2015/N1

A planning application for the change of use of retail (A1) to cafe (A3) and hot food takeaway (A5) was received.

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 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.

Decision

To refuse the application subject to the reasons set out in the report.

PH/15/93  Planning Application - 109593/FO/2015/N1

A planning application for the erection of part 9, part 8 and part 5 storey building to form ground floor commercial floor space (Use Classes A1, A2, A3, B1 D1 (excluding place of worship)) (149 sqm) at ground floor facing Cutting Room square along with 3 residential town houses and 28 residential apartments (Use Class C3) to form 31 residential units in total and creation of 115 space residential car park with access from Jersey Street along with boundary treatment and other associated works was received.

The application site is approximately 0.2 hectares, is currently vacant having been cleared of all previous development and has been periodically used for car parking. The topography of the site is relatively flat and is secured by a weldmesh fence which is located around the perimeter of the site.

The site is bounded by Cutting Room Square/Hood Street to the north, Cotton Street to the west and to the south by Jersey Street. Jactin House, a four storey building situated within its own curtilage, is located to the east of the application site. The building is currently being extended and converted into office accommodation and is positioned immediately adjoining the site to the east.

The application site, and the surrounding area, is situated within the Ancoats Conservation Area, which also includes some important Listed Buildings. To the north of the application site is Cutting Room Square which is an area of public realm.
which has been created to serve the residents of Ancoats and opened in 2008 and was extended in 2014. Along the northern edge of the square is the Ice Plant, a part 7, part 9 storey building. In the north eastern part of the square is St Peters Hall a Grade II Listed Building now used by the Halle Orchestra. To the west of the square is the Fairbairn Building, a mixed use development consists principally of car parking and residential accommodation. Situated immediately to the south of the application site is Paragon Mill, a Grade II* Listed Building which forms part of the Royal Mills complex. This building measures 7 storeys in height.

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. A request was received regarding deferring this planning application for a site visit. This was put to the Committee who refused the request. A local resident objecting to this planning application addressed the Committee. The applicant was present at the meeting and addressed the Committee.

Decision

To approve the application subject to the conditions set out in the report and the late representations.

PH/15/94 Planning Application - 109691/OX/2015/N1

A planning application for the variation of planning permission 068012/F0/2003/N1 to allow change in opening hours from 06.30 to 18.00 hrs Monday to Friday and 08.00 to 12.00 on Saturdays was received.

This Application relates to the site of the manufacturing base of BT Cables Limited's UK operations, which are located off Blackley New Road, Blackley. The site is situated on land below Blackley New Road, upon the floodplain of the River Irk, and is bounded by Blackley New Road, Delaunays Road and the River Irk. The site is classified as being within Flood Zone 3 of the Environment Agency's mapping system.

Residential properties surround the site; located along Blackley New Road, Delaunays Road, and above the banks of the Irk to the southwest. The two established vehicular accesses into and out of the site are located on Blackley New Road and Delaunays Road.

The BT Cables site has been an established manufacturing premises for over 115 years, and as such, the majority of the BT Cables site can lawfully operate for 24 hours daily, in terms of Planning Law, as this is a historic premises.

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

Decision

To approve the application subject to the conditions set out in the report.
PH/15/95  Planning Application - 107996/FO/2015/N1

A planning application for the retention of a detached building for the loading and unloading of vehicles for a temporary period of 5 years was received.

This Application relates to the site of the manufacturing base of BT Cables Limited's UK operations, which are located off Blackley New Road, Blackley. The site is situated on land below Blackley New Road, upon the floodplain of the River Irk, and is bounded by Blackley New Road, Delaunays Road and the River Irk. The site is classified as being within Flood Zone 3 of the Environment Agency's mapping system.

Residential properties surround the site; located along Blackley New Road, Delaunays Road, and above the banks of the Irk to the southwest. The two established vehicular accesses into and out of the site are located on Blackley New Road and Delaunays Road.

The BT Cables site has been an established manufacturing premises for over 115 years, and as such, the majority of the BT Cables site can lawfully operate for 24 hours daily, in terms of Planning Law, as this is a historic premises.

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

Decision

To grant Temporary Approval for this application subject to the conditions set out in the report.

PH/15/96  Planning Application - 106989/FO/2014/N2

A planning application for the conversion of existing building including erection of 2 storey side and rear extension to form 12 no apartments (9 x two bedroom and 3 x one bedroom) along with excavation of basement area of existing building, associated external elevation alterations, partial demolition of existing side extension, creation of car parking area and new, reinstated boundary treatment to Central Avenue (including walls, railings and gates) and landscaping was received.

This application relates to the site of a currently vacant former social club and its grounds. The application site is located within the Rushford Park Conservation Area and situated on the eastern side of Central Avenue close to its junctions with Park Avenue and Rushford Avenue. A footpath runs immediately adjacent to the southern boundary of the application site and leads (via tunnel beneath an operational railway line situated to the east of the application site) to The Crescent (residential street) and Levenshulme District Centre beyond.

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 was present at the meeting but did not address the Committee.
Decision

To approve the application subject to the conditions set out in the report and the late representations.

PH/15/97  Planning Application - 108705/FO/2015/C1

A planning application for the demolition of existing building at 10 - 12 Whitworth Street West, and redevelopment of the site for a new 35 storey residential building (Use Class C3) comprising 327 apartments, with associated residents' services, facilities and communal spaces: servicing, highways, public realm and associated works was received.

This site measures approximately 0.12 ha and is bounded by Whitworth Street West to the north, the City Road Inn public house to the east, the Manchester - Liverpool viaduct to the south and Cameron Street to the west. It is occupied by a three storey former warehouse that has been vacant since 1992. There are a number of listed buildings in the immediate area including Manchester Central, Deansgate Locks, The Britons Protection PH, the former railway viaduct and Albion Wharf. The site occupies a prominent location and is situated immediately adjacent to a key gateway route into the city centre from the south of the conurbation. The site is not within a conservation area although the building would be visible from a number of conservation areas.

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.

Decision

To defer this application due to procedural matters.

PH/15/98  Planning Application - 108103/FO/2015/C2 & 108104/LO/2015/C2

A planning application for the retrospective Consent for the change of use to a Bar / Restaurant (Sui generis) use and elevational alterations.

And

Listed Building Consent for internal and external alterations was received.

The application relates to the basement of a grade II listed building situated in the Stevenson Square Conservation Area. The building is 4 storeys high with an attic and a basement, the latter being occupied by the applicant. The building occupies a prominent corner at the junction of Dale Street and Newton Street and Mangle Street is to the rear. The building is in the Northern Quarter where there is a variety of uses including bars, restaurants, commercial, residential, hotel uses and places of worship. 14 Newton Street has a variety of uses within it, including café’s bars, restaurants, beauty salon, photographs studio, takeaways and offices. The nearest residential use is situated at 40 Port Street, 56 Dale Street, 49 -51 Dale Street, 53-55
Dale Street, and 75 Piccadilly. The hours applied for are Sunday to Wednesday 09.00hrs to 23.00hrs and Thursday to Saturday 09.00hrs to 03.00hrs.

Retrospective consent is sought to use the basement as a restaurant and bar (Sui Generis). The basement is 2 metres below ground floor street level. Access arrangements would remain as existing, and a management scheme would be implemented to assist disabled patrons. Listed building consent is also sought for internal and external alterations (app ref no 108104).

The alterations include the dismantling and removal of all the modern additions, including signage and a roller shutter, to allow the original stonework to be exposed and cleaned and repaired where necessary.

Internally, a stud partition would be constructed to create toilet and kitchen facilities.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant did not attend the meeting.

**Decision**

To **approve** the applications subject to the conditions set out in the reports and the late representations.