

List No. 11

Withington Ward	Application Number 083324/CC/2007/S1	Date of Appln 22nd May 2007	Committee Date 26th Jul 2007
Proposal	CONSERVATION AREA CONSENT for the demolition of existing single storey bar to permit development		
Location	489 Wilmslow Road, Withington		
Applicant	David Payne Flat 8, 35a Whitworth Street, Manchester, M1 5ND		
Agent	MBLA Architects And Urbanists 8 Great Marlborough Street, Manchester, M1 5NN		

Description

This application relates to a small site of 0.013 hectares and is currently occupied by a single storey building last used as a bar. The site is on the east side of Wilmslow Road at its junction with Parsonage Road. The site lies within Withington Conservation Area.

Adjoining the site to the north is a terrace of two storey properties comprising commercial ground floor uses with a mixture of residential and commercial/ ancillary commercial uses at first floor level. These properties have a distinctive elevation to Wilmslow Road as the ground floor projects well forward of the upper floor. To the south Across Parsonage Road is a large detached house that has been converted into flats and as you progress southwards the commercial uses become more fragmented. To the rear of the site is primarily residential though there are some small pockets of land in different ownerships which have been causing a loss of amenity due to their condition and use for fly tipping. Facing the site across Wilmslow Road is Cine City and the White Lion Public House. The latter together with the bollards on the forecourt of both properties are Listed as being of architectural or historic interest.

It is proposed to erect a six storey contemporary styled building occupying the whole of the site following the demolition of the existing building. The ground floor would comprise 88.5 square metres of commercial floorspace, whilst above there would be a single one bed six two bed flats and a single three bed duplex flat.

The application for planning permission for the redevelopment of the site can be found elsewhere on this agenda.

The application has been advertised both on site and in the local press.

This application is required to be considered by members as it is made by an officer employed by the City Council. Officer applications should be considered and determined in exactly the same way as all other applications.

Consultations

Local residents businesses- no representations were received that objected to the demolition of the existing building.

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Withington Civic Society - have not objected to the demolition of the existing building.

Historic Buildings and Conservation Panel - Supported the principle of the proposed development and do not object to the loss of the existing building.

Issues

Unitary Development Plan - Policy DC18 seeks to ensure that new developments will preserve or enhance the conservation area.

Principle - Conservation Area Consent is only required for the demolition of a building within the conservation Area. It will not normally be granted unless it is accompanied by an application for the redevelopment of the site. In granting consent the City Council needs to be satisfied that the proposed development will preserve or enhance the character of the conservation area. The principle of demolishing a poor quality building and replacing it with a superior quality building is therefore acceptable.

Existing building - the existing building, a single storey former bar, is considered to have no architectural merit and does not contribute positively to the quality of the conservation area.

Proposed replacement building - the building it is proposed will replace the one to be demolished will be a landmark structure that will have a positive benefit for this southern entrance into the main shopping centre.

Conclusion - The proposed replacement building will enhance the conservation area whereas the existing building contributes if anything in a negative way and its demolition is therefore considered acceptable.

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 Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents 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. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

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Recommendation **MINDED TO APPROVE**

On the basis that the proposal is in accord with the City Council's unitary Development Plan in particular policy Dc18 and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: D-30-000 P1 and D-30-500 22nd May 2007

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DC18 of the Manchester Unitary Development Plan.

3) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason

In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to policy DC18 of the Unitary Development Plan for the City of Manchester.

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: 083324/CC/2007/S1 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 all held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

John Leech MP
Withington Civic Society
2-4 Palatine Road, Manchester, M20 3JA

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4 Parsonage Road, Manchester, M20 4PQ
6 Parsonage Road, Manchester, M20 4PQ
8 Parsonage Road, Manchester, M20 4PQ
6A Parsonage Road, Manchester, M20 4PQ
1A Parsonage Road, Manchester, M20 4PB
1B Parsonage Road, Manchester, M20 4PB
2 Parsonage Road, Manchester, M20 4PQ
Flat 2, 32 Parsonage Road, Manchester, M20 4PE
Flat 5, 32 Parsonage Road, Manchester, M20 4PE
Flat 6, 32 Parsonage Road, Manchester, M20 4PE
Flat 7, 32 Parsonage Road, Manchester, M20 4PE
Flat 1, 4 Parsonage Road, Manchester, M20 4PQ
Flat 2, 4 Parsonage Road, Manchester, M20 4PQ
Flat 3, 4 Parsonage Road, Manchester, M20 4PQ
Flat 4, 4 Parsonage Road, Manchester, M20 4PQ
Flat 5, 4 Parsonage Road, Manchester, M20 4PQ
Flat 2, 290 Burton Road, Manchester, M20 8NB
Flat 1, 30 Parsonage Road, Manchester, M20 9PQ
First Floor Flat 2, 30 Parsonage Road, Manchester, M20 9PQ
Flat 3, 30 Parsonage Road, Manchester, M20 9PQ
Flat 4, 30 Parsonage Road, Manchester, M20 9PQ
Withington Nursing Home, 64 Parsonage Road, Manchester, M20 9WR
114 Burton Road, Manchester, M20 8JQ
Flat 1 3 And 5, 294 Burton Road, Manchester, M20 8NB
Flat 6, 207-209 Burton Road, Manchester, M20 8LZ
Flat 1a, 171 Burton Road, Manchester, M20 8LN
Flat, 110-112 Burton Road, Manchester, M20 8JQ
132-134 Burton Road, Manchester, M20 8JQ
165A Burton Road, Manchester, M20 8LN
165B Burton Road, Manchester, M20 8LN
165F Burton Road, Manchester, M20 8LN
165G Burton Road, Manchester, M20 8LN
179 Burton Road, Manchester, M20 8LN
32 Parsonage Road, Manchester, M20 4PE
290 Burton Road, Manchester, M20 8NB
30 Parsonage Road, Manchester, M20 9PQ
150 Burton Road, Manchester, M20 8LH
207-209 Burton Road, Manchester, M20 8LZ
482A Wilmslow Road, Manchester, M20 3BG
486 Wilmslow Road, Manchester, M20 3BG
Burton Road Family Unit, 31 Burton Road, Manchester, M20 9FA
White Lion, 496 Wilmslow Road, Manchester, M20 3BG
490A Wilmslow Road, Manchester, M20 3BG
Flat 2, 482A Wilmslow Road, Manchester, M20 3BG
Flat 1, 482A Wilmslow Road, Manchester, M20 3BG
484A Wilmslow Road, Manchester, M20 3BG
Flat, 486 Wilmslow Road, Manchester, M20 3BG
484 Wilmslow Road, Manchester, M20 3BG
Flat 1, 150 Burton Road, Manchester, M20 8LH
Flat 1, 212 Burton Road, Manchester, M20 8LW
Flat 2, 212 Burton Road, Manchester, M20 8LW
Flat 3, 212 Burton Road, Manchester, M20 8LW
Flat 4, 212 Burton Road, Manchester, M20 8LW
Flat 5, 212 Burton Road, Manchester, M20 8LW

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Flat 6, 212 Burton Road, Manchester, M20 8LW
Flat 7, 212 Burton Road, Manchester, M20 8LW
Flat 1, 223 Burton Road, Manchester, M20 8NA
Flat 2, 223 Burton Road, Manchester, M20 8NA
Flat 3, 223 Burton Road, Manchester, M20 8NA
Flat 4, 223 Burton Road, Manchester, M20 8NA
Flat 5, 223 Burton Road, Manchester, M20 8NA
Flat 1, 269 Burton Road, Manchester, M20 8WA
Flat 2, 269 Burton Road, Manchester, M20 8WA
Flat 3, 269 Burton Road, Manchester, M20 8WA
Flat 4, 269 Burton Road, Manchester, M20 8WA
Flat 5, 269 Burton Road, Manchester, M20 8WA
Flat 1, 290 Burton Road, Manchester, M20 8NB
Flat 3, 290 Burton Road, Manchester, M20 8NB
Flat 4, 290 Burton Road, Manchester, M20 8NB
Flat 5, 290 Burton Road, Manchester, M20 8NB
Flat 6, 290 Burton Road, Manchester, M20 8NB
Flat 7, 290 Burton Road, Manchester, M20 8NB
Flat 8, 290 Burton Road, Manchester, M20 8NB
Flat 9, 290 Burton Road, Manchester, M20 8NB
Flat 1, 37 Parsonage Road, Manchester, M20 9PS
Flat 2, 37 Parsonage Road, Manchester, M20 9PS
Flat 3, 37 Parsonage Road, Manchester, M20 9PS
Flat 4, 37 Parsonage Road, Manchester, M20 9PS
Flat 5, 37 Parsonage Road, Manchester, M20 9PS
66 Parsonage Road, Manchester, M20 9WR
Flat A, 66 Parsonage Road, Manchester, M20 9WR
Flat 3, Ivy Mews, 159 Burton Road, Manchester, M20 8LL
Flat 5a, 32 Parsonage Road, Manchester, M20 9PQ
3 Parsonage Road, Manchester, M20 4PB
Hampden House Psychotherapy Centre, 2-4, Palatine Road, Manchester, M20 3JA
Withington Ale House, 496 Wilmslow Road, Manchester, M20 3BG
Flat 1, 487 Wilmslow Road, Manchester, M20 4AN
Flat 2, 487 Wilmslow Road, Manchester, M20 4AN
1a, Parsonage Road, Manchester, M20 4PB
Done Bros (cash Betting) Ltd, 487 Wilmslow Road, Manchester, M20 4AN
Pleasure Bar, 489 Wilmslow Road, Manchester, M20 4AN
Withinton Orthodontic Centre, 2 Parsonage Road, Manchester, M20 4PQ
Flat 1, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 2, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 3, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 4, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 5, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 6, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 7, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 10, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 8, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 9, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ
Flat 6, 4 Parsonage Road, Manchester, M20 4PQ
Flat 7, 4 Parsonage Road, Manchester, M20 4PQ
Marks Jewellers Ltd, 482 Wilmslow Road, Manchester, M20 3BG
490a, Wilmslow Road, Manchester, M20 3BG
Faiz Newsagents, 490 Wilmslow Road, Manchester, M20 3BG

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Peak Pharmacy, 480 Wilmslow Road, Manchester, M20 3BG
Withington Health Foods, 486-488, Wilmslow Road, Manchester, M20 3BG
471 Wilmslow Road, Manchester, M20 4AN
Videoscene, 475 Wilmslow Road, Manchester, M20 4AN
Deva Hair Design, 477 Wilmslow Road, Manchester, M20 4AN
Colourbox, 481-3, Wilmslow Road, Manchester, M20 4AN
Wild Orchid, 473 Wilmslow Road, Manchester, M20 4AN
479 Wilmslow Road, Manchester, M20 4AN
482a, Wilmslow Road, Manchester, M20 3BG
D I Y Plus, 484 Wilmslow Road, Manchester, M20 3BG
Guy Opticians, 492-494, Wilmslow Road, Manchester, M20 3BG
Dental Surgery, 2a, Copson Street, Manchester, M20 3HE
Statons Jewellers, 2 Copson Street, Manchester, M20 3HE
The Royal Bank Of Scotland Plc, 467 Wilmslow Road, Manchester, M20 4AN

Representations were received from the following third parties:

Relevant Contact Officer:	: Dave Morris
Telephone No.	: (0161) 234 4539
Email	: d.morris@manchester.gov.uk