
Application Number	Date of Appln	Committee Date	Ward
092800/FO/2010/S1	29th Mar 2010	1st Jul 2010	Fallowfield Ward

Proposal	Change of use of vacant ground floor premises previously used as laundrette to a learning and development centre (Use Class D1).
Location	149 Lloyd Street South, Fallowfield, Manchester, M14 7LA
Applicant	Miss Nicole McLaren , The nXt Generation, 97 Claremont Road, Moss Side, Manchester, Lancashire, M14 4RG,
Agent	Mr George Falzon, Falvia Services Limited, Falvia House, 5 Carrwood Road, Bramhall, Stockport, Cheshire, SK7 3EL,

Description

This application relates to a two storey semi detached property comprising a vacant commercial unit on the ground floor with residential above. There is a yard at the rear of the property and a wide passage to one side capable of being used for parking by two vehicles. The premises are located within the Fallowfield Triangle local shopping centre, close to the proposed new Aldi store approved by Members at their meeting of the Committee on 3rd June 2010.

It is proposed to use the ground floor of the premises as a learning and development centre within class D1 of the Use Classes Order. The end user, Nxt Generation, focuses on the skills and training needs for people aged 18 to 25, particularly those who have been unemployed for in excess of six months. The centre aims to provide training and support in the form of key skills, entry to employment training (long term), apprenticeships and job opportunities with an embedded assistance of personal development.

The centre would be open 9.00am to 6.00pm Monday to Friday. There is an existing level access into the property and it is proposed to provide an accessible toilet. Provision exists at the rear of the property for the storage of refuse.

Consultations

Local Residents/businesses – Two letters have been received from local residents making the following comments.

1. One writer has no objection in principle, but expresses concern about the potential for parking problems.
2. The application states there is adequate parking for the staff at the rear of the property, the plans clearly show a boundary line which does not include the rear yard. There is laybay parking outside these shops, but they are constantly full because there are double yellow lines outside the facing houses, consequently the residents have to park outside the shops. The parking spaces are also used by the residents who live in the flats above the shops. Parking is a major ongoing problem, this can be verified by Councillor David

Royle. Residents would like clarification that the staff at this property will be parking at the rear.

3. The application shows that the bins are to be sited along the boundary wall to the bakery, behind this wall is a flour and fat store, it states that the bins will mainly be used for waste paper this could be a potential fire hazard. They would request that the bins are stored on the opposite side of the property.

Ward Members – Councillor David Royle has objected to the proposed development for the following reasons:-

1. The proposed development would not be suitable for Lloyd Street South as it would cause parking problems. At the moment there is minimum space on site and the shop owners are already experiencing parking problems.
2. The development, which is in a residential area would become a gathering point for young people, especially in the evening. He has been contacted by a number of people expressing concerns about this issue.
3. It is easy for an officer to announce that there will be a new car park in the future when the new Aldi store is built, but even if planning permission is granted for this, the car park will not be in place for another year.
4. There is already a perfectly good library about 50 yards from the proposed development which provides education and development opportunities in addition to the Job Centre Plus.

Design for Security – no objection in principle would suggest the submission and execution of a security plan for the premises.

Highway Services – no objections.

Regeneration South – The Steering Group for the Generation Relearn project, to be located at 149 Lloyd Street and managed by The nXt Generation (TNG), met on 14th June 2010. The group membership includes City South Housing Trust, Manchester Libraries, MAES, Wilbraham Primary School, Sure Start (located at the Wilbraham School), South Regeneration Team and Cllr. Morrison. Although Cllr. Morrison was unable to comment due to his involvement on the Planning and Highways Committee, all other Members expressed their ongoing support for the project and were happy to volunteer supporting letters from their organisations if necessary.

The Generation Relearn project is of particular strategic interest for the South Manchester Regeneration Team (SMRT) as part of a number of related interventions to tackle stubbornly high levels of worklessness and residents apathy to engaging with employability services. The creation of learning hubs is a priority within the SMRT Management Action Plan as well as the Fallowfield Ward Action Plan. During the financial year 2009/2010 SMRT committed to establishing local community learning hubs in Fallowfield, Burnage, Chorlton Park and Old Moat. Each hub has a

managing agent to ensure ongoing sustainability once the SMRT financial kick-start resource ends.

The Fallowfield ward presented challenges in establishing a learning hub in that there were no obvious buildings that were appropriately located, fit for purpose or with sufficient capacity. The tenacity of TNG officers enabled them to secure premises in the heart of the Fallowfield community as well as leveraging substantial financial

For the last financial year Fallowfield consistently had the 4th highest number of Job Seeker Allowance claimants out of the 10 south Manchester regeneration area wards. The learning hub will remove barriers to employability services such as cost of transportation and inaccessible premises or services and therefore improve residents local access to learning opportunities.

The learning hub is also intended to be a key strategic delivery 'one stop shop' hub for service delivery agencies.

Issues

Unitary Development Plan - The relevant policy is:-

Policy H2.2 which seeks to protect the amenity of residents from the adverse impact of development.

Regional Spatial Strategy - The Regional Spatial strategy was adopted as part of the development plan for the City of Manchester in September 2008. The relevant policy is:-

DP1 - Which sets down the principles that underpin the RSS

The Secretary of State has indicated in a letter to all Chief Planning Officers, dated 27th May 2010, that the Government intends to abolish Regional Strategies. However, they remain adopted policy until such time as they are revoked, but the Secretary of State has specifically requested that this letter be regarded as a material planning consideration when making their decisions.

Principle – The local centre offers a range of services and therefore the introduction a training /education use within Class D1 is considered acceptable in principle.

Disabled Access – The proposed use is restricted to the ground floor of the property which is already accessible. It is proposed to introduce an accessible toilet. The development therefore complied with Design for access 2.

Crime and Disorder – concern has been expressed that the premises will act as a focus for anti-social behaviour. However, this is not a youth club as and the service offered is geared to helping people access the jobs ladder and will only open during the normal working day. It is not anticipated that there will be any crime or disorder issues associated with the use.

Car parking – The applicants have indicated that the development will not attract any vehicles. There is space alongside the premises for two cars together with the on-street spaces available to all users of the shopping centre. Whatever use these premises are put too it is likely that there would be a parking issue. Clearly in the longer terms the car park to the Aldi Store the Committee approved at their meeting of 3rd June 2010 will make available additional public parking.

Residential Amenity – There are residential properties facing the site however, it is unlikely that the activity levels associated with the use would be any different to the property being brought back into use for retailing. It should also be noted that the premises would be closed at weekends. The proposed development would not therefore cause any loss of amenity to residents.

Other facilities – Whilst there are other similar facilities available in the area, this is an organisation for young people, led by young people. Staff are from the community and they seek to engage with the young people of the community. In this respect the proposed use may prove more attractive to young people who do not wish to engage with other mainstream agencies.

Conclusion- The proposed development will provide an important service to young people in the area and due to its location in a local centre will be accessible and have no impact on the amenity of residents.

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)/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. He believes that any restriction on these rights posed by the 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.

Recommendation APPROVE

Approve on the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policy H2.2 which seeks to protect the amenity of residents from the adverse impact of development and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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: 832/1 and 832/2 .

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

9.00am to 6.00pm Monday to Friday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and 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: 092800/FO/2010/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 held by the Planning Division.

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

Engineering Services
Greater Manchester Police
Turley Associates, The Chancery, 58 Spring Gardens,
130 to 148, 143 to 157, 147a, 151a, 155a Lloyd Street South,
Flat, 342 Platt Lane,
332-344, 342a, 334a, 336a, Platt Lane,

Representations were received from the following third parties:

151A Lloyd Street South
151 Lloyd Street South,

Relevant Contact Officer : Dave Morris
Telephone number : 0161 600 7924
Email : d.morris@manchester.gov.uk