

## Planning and Highways Committee

### Minutes of the meeting held on 10 April, 2008

#### Present:

Councillor Lyons - In the Chair

Councillors Andrews, R. Battle, Burns, Carmody, Fender, Flanagan, Grant, Keller, Morrison, Sandiford, Shaw and Watson.

**Also present:** Councillors Firth, Leech and S. Newman.

#### PH/08/11 Minutes

##### Decision

To approve as a correct record, the minutes of the meeting held on 13 March 2008, subject to the inclusion of Councillor Carmody in the list of those present.

#### PH/08/12 Deferral

The Chair requested approval of the Committee for deferral of application 083778, former Ciné City, 494 Wilmslow Road, Old Moat Ward, to enable the submission of a scheme which positively responds to the wishes of the Committee.

##### Decision

To agree to defer the above application for the reason stated.

### Decisions taken under Delegated Powers

#### PH/08/13 Former CIBA Site, Ashton New Road, Bradford Ward

A report of the Head of Planning was submitted in relation to an outline application for a phased development of up to 1,100 Class C3 residential units and 279 Square metres of Class A1, A2, A3, A4 and A5 floorspace, 450 sq.m of Class D1 floorspace with associated means of access and open space (with Layout, Scale, Appearance and Landscaping reserved). (084082)

Late representations were submitted and a further late representation was reported.

##### Decision

To be **Minded to Approve\*** application 084082 in accordance with the reasons put forward by the Head of Planning in his report and any late representations, and subject also to (i) the conditions proposed in his report and any late representations, and (ii) a S106 agreement to include the following matters:

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- Mitigation measures to traffic junctions and new highway facilities including pedestrian crossing on Clayton Lane.
- Landscaping of the public realm, delivery and subsequent maintenance.
- Landscaping of the courtyards, delivery and subsequent maintenance.
- Extension of Miles Platting and Philips Park CPZ areas.
- Upgrading of the towpath along the Ashton Canal.
- Provision of Community Infrastructure facilities.
- A trigger based on economic viability for the provision of a reasonable proportion of affordable housing.
- A commuted sum to enable an increase in the capacity of the adjacent primary education facilities.

### **PH/08/14 Applications for permission for development**

Reports of the Head of Planning were submitted in relation to various applications for planning permission. Late representations were also submitted in respect of applications 085917, 084948 and 085224.

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 085658 and 084443.

#### **Decision**

1. To **approve** the following applications, in accordance with the reasons put forward by the Head of Planning in his report and any late representations, and subject also to the conditions proposed in his report and in any late representations:

**084443: Land between 168 – 174 Ladybarn Lane, Withington Ward\*.**

Erection of a two storey detached dwellinghouse on vacant land.

(Subject to a Grampian Condition, which would require a dropped kerb to improve vehicular access to the parking area approved previously in connection with the Derby Arms development)

**085917: Land bounded by Wood Street, The Avenue, Crown Square and New Magistrates Court, Spinningfields, City Centre Ward\*.**

Erection of a mixed use office building (Use Class B1) with ground floor and mezzanine retail (Use Class A1, A2, A3 and A5) with related access, basement car parking, servicing, landscaping and associated works.

**084948: Land bounded by River Street, Garwood Street, Mancunian Way and the Premier Travel Inn, City Centre Ward\*.**

Erection of a 215 bed hotel with ancillary bar/restaurant, gym, meeting rooms, basement car parking and related access, servicing, landscaping and associated works.

(Subject to a further condition relating to tree planting).

**085224: 1135 Ashton Old Road, Bradford Ward\*.**

Change of use of former public house to mixed grocers store (A1) and café (A3) with associated car parking.

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### **085750: Simply Delicious, 309 Palatine Road, Northenden Ward\***

Variation of condition 2 attached to application 048543 to open the premises between 10.00hrs to 23.30hrs Mondays to Wednesday. 10.00 hrs to 00.00hrs on Thursdays and Sundays and 08.00 hrs to 00.30 hrs on Fridays and Saturdays for a temporary period of one year ending on 28 March 2009.

(For a temporary period of one year)

(Councillors Andrews and Keller were not present at the meeting of the Wythenshawe Area Committee when that Committee took its decision. Councillor Burns was present at the meeting of the Wythenshawe Area Committee when they took the decision. Councillor Andrews was a member of the Licensing Panel determining the application. Councillors Andrews and Burns declared an interest in the application and left the meeting during consideration of the item).

2. To **defer** application 085658, revised plans for the erection of a two storey detached house following demolition of garages at land off Buckingham Road between 27 Salisbury Road and 22 Silverdale Road, Chorlton Ward to enable officers to provide further information on the differences in wall height between the approved and current schemes.

3. To **Refuse\*** application 085800 for the conversion of property into two self-contained flats and creation of two car parking spaces to side of property at 73 Orchard Road West, Northenden Ward, in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

### **PH/08/15 Councillor Lyons**

Members referred to Councillor Lyons' last meeting as Chair of the Committee and thanked him for all the hard work undertaken by him during the last four years.

\*denotes unanimous decision