

Planning and Highways Committee

Minutes of the meeting held on 10 September 2009

Present: Councillor Burns - In the Chair
Councillors Boyes, Curley, Fender, Flanagan, Grant, Keller, Lewis, Loughman, Lyons, Morrison, Sandiford, Tavernor and Watson.

Also present: Councillors Clayton and N. Murphy.

PH/09/28 Interests

All members declared there were no whipping arrangements as part of this meeting.

PH/09/29 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 20 August 2009.

PH/09/30 Deferrals

The Chair requested approval of the Committee for deferral of application 089532, 1-3 Windsor Road, Levenshulme Ward, to allow for a site visit, and application 085220, 360 Development, Duke Street, City Centre Ward, to enable the applicant to hold further discussions with Environmental Services.

Decision

To defer the applications for the reasons stated.

Decisions taken under Delegated Powers

PH/09/31 Car Park, Miller Street, Ancoats and Clayton Ward.

A report of the Head of Planning was submitted (090606) for the erection of 14 storey office (Class B1) building (Co-operative Headquarters) with associated basement car parking on two levels providing 151 car parking spaces with associated public realm works including the closure of part of Dantzic Street and associated alterations to the highway including formation of mini roundabout at corner of Angel Street and Dantzic Street

Late representations were submitted in connection with the application.

Decision

To approve application 090606, in accordance with the reasons put forward by the Head of Planning in his report, and subject also to the conditions proposed in his report and in any late representations.

(Councillors Fender and Keller declared a prejudicial interest and Councillor Burns declared a personal and prejudicial interest. Councillor Curley declared an interest as he has had visited the exhibition and made comments in relation to the proposals. All Councillors withdrew from the meeting during consideration of the application. Councillor Loughman took the Chair for this item).

PH/09/31 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 089532, 089888, 090335 and 090408. Further late representations were reported.

Committee heard representations made by objectors and applicants in relation to applications 090335 and 090408.

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:

089903: Land Between The Velodrome and Bank Street, Manchester Velodrome and Stuart Street, Ancoats and Clayton Ward.*

Proposed erection of a fully enclosed 70 x 100 metre BMX racing track for a maximum of 2000 spectators with a new entrance concourse linked to the existing Velodrome building, all support ancillary accommodation for the BMX track, 110 sqm of retail floorspace (A1), 401 sqm of restaurant/cafe floorspace (A3), 1326 sqm of office space (B1) and 421 sqm of storage space (B8), all with associated highway works, public realm works, landscaping and car parking.

090961: Land Adjacent To Ashton Canal Link from Velodrome to Ashton New Road, Ancoats and Clayton Ward.*

Proposed public realm works to provide new pedestrian link from Ashton New Road to the Velodrome and BMX sites including a new footbridge over Ashton Canal, landscaping, lighting, street furniture and a climbing wall, in association with application 089903/FO/2009/N2 for the new BMX stadium.

090335: 49 – 51 Thomas Street, Ancoats and Clayton Ward.*

Change of use from A1 (Shop) use with offices above to mixed Class A3 (Restaurant and Cafe) use/A4 (Drinking Establishment) use and elevational alterations and outside seating for 8 people.

090408: Acacias Primary School/Levenshulme High School, Alexandra Drive, Crossley Road, Errwood Road, Levenshulme Ward*

CITY COUNCIL DEVELOPMENT: Erection of a new part 3, part 2 storey building comprising Primary and High School, associated car parking, landscaping, sports pitches and associated lighting, boundary treatments with pedestrian access only from Crossley Road; following demolition of existing Primary School, part demolition of existing High School building; and, demolition of detached High School buildings (existing detached sports Hall to be retained).

(Subject to discussions with BSF Team about impact of associated construction traffic on the local highway and a further condition relating to parking in the vicinity of the school and the Head of Planning in consultation with the Chair authorised to approve the wording of the condition).

2. To be **Minded to Approve*** application 089888, **684–690 Wilmslow Road**, Didsbury West Ward for a change of retail shops (A1) to restaurant (A3) and alterations to roof.

(Subject to the receipt of revised drawings and a further condition in relation to the bar being for sole use by patrons of the restaurant.)

3. To **defer*** application 090201, **39-45 Edge Street**, Ancoats and Clayton Ward for a change of use to Sui Generis – Class A3 (restaurant/café) use and Class A4 (drinking establishment) use, to enable officers to clarify some of the information contained within the report regarding hours of use.

* denotes unanimous decision