

Planning and Highways Committee

Minutes of the meeting held on 11 September, 2008

Present:

Councillor Burns - In the Chair

Councillors Chohan, Dobson, Fender, Flanagan, Grant, Keller, Loughman, Lyons, Morrison and Watson.

Unable to attend:

Councillors Sandiford and Shaw

PH/08/30 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 21 August 2008.

Decisions taken under Delegated Powers

PH/08/29 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 086590, 086696, 086914 and 086920

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 087100, 086696, 085978 and 086920.

Decision

1. To note application 086590, (147 Nuthurst Road, Moston Ward), had been withdrawn by the applicant to enable a meeting to take place to try and resolve both the design of the proposed building and whether there is a requirement for a care home on the site.

2. 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:

086842 North Manchester High School for Girls, Brookside Road, Charlestown Ward*

Erection of 1 portacabin to provide a temporary classroom for a period of 3 years including ramped and stepped access

085978 Worldwide Cash and Carry, Wilmslow Road, Moss Side Ward*

Erection of a canopy at the rear of the property.

086914 7 Egerton Road, Withington, Ward*

Change of use from self contained flats to 12 bed house in multiple occupation and construction of 2 dormer windows to north elevation.

(Subject to the amendment of condition 1 to read 'The development must be begun not later than the expiration of one year beginning with the date of this permission')

086920 570/572 Wilmslow Road, Didsbury West Ward*

Part retrospective temporary planning application for the use of site for car wash including erection of canopy, 2 metre high dark green paladin fencing and installation of portable cabin building.

2. To be **Minded to Refuse** application No. 086696 for the variation of condition 8 (service and delivery hours) and the removal of condition 25 (delivery banksman) in relation to the hours of delivery and servicing without the need of a delivery banksman at the site of the Former Maynes Coach Depot, 974-998 Ashton New Road, Ancoats and Clayton Ward, on the grounds that the application would cause an unreasonable level of disamenity to local residents in relation to noise and in particular the reversing of vehicles on the site, together with the removal of the banksman, and to request the Head of Planning to report back on the proposed reasons for refusal and whether they can reasonably be sustained.

Concerns were also raised in relation to the health and safety implications of removing the banksman and also turning off reversing alarms.

3. To **Refuse** the following applications in accordance with the reasons put forward by the Head of Planning in his report and any late representations:

082039 Land at Pinfold Avenue/Raycroft Avenue, former School Site, Blackley, Charlestown Ward*

Erection of 50 houses with associated parking and landscaping with vehicular access from Raycroft Avenue and Pinfold Avenue, including increasing width of driveway to 21-27 Dalham Avenue, landscaping and four parking bays for use by existing residents in front of 9-15 Raycroft Avenue and improvements to footpath from Pinfold Avenue to Boggart Hole Clough

Reason for refusal: The development of the site for fifty houses would result in an increase in traffic movements on the immediate surrounding local road network and would have a detrimental impact on residential amenity due to noise and increased comings and goings at all times of the day and night particularly to residents of Pinfold Avenue (numbers 14-20, 13-23) and Raycroft Avenue (1-15, 2-8) contrary to policy H2.2 of the Unitary Development Plan for the City of Manchester.

087100 39 Folkstone Road West, Ancoats and Clayton Ward*

Erection of detached house in side garden

(Councillors Dobson, Grant and Ramsbottom declared a prejudicial interest in this application and left the room during consideration of the item)

*denotes unanimous decision