

Planning and Highways Committee

Minutes of the meeting held on 13 March, 2008

Present:

Councillor Lyons - In the Chair

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

Also present: Councillors Firth, Leech and Parkinson

PH/08/09 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 14 February 2008.

Decisions taken under Delegated Powers

PH/08/10 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 084863, 082057, 082058, 083778, 085564, 084471, 085391 and 084825. Further late representations were reported

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 084443, 084471, 083778, 085564, 085558 and 085391. (Councillor Leech spoke in relation to application 083778 as Member of Parliament for Withington)

Prior to the meeting members made a site visit to 168-174 Ladybarn Lane, Withington Ward and 9 Queenhill Road, Northenden Ward.

Decision

1. To note that application 085332, (1A Moon Grove, Rusholme Ward) had been withdrawn from the Agenda to enable further enquiries in relation to the current use of the building.
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 the late representations:

085558: 671 Wilmslow Road, Didsbury East Ward

Change of use from bakery (A1) to take-away (A5) including installation of flues

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084471: 9 Queenhill Road, Northenden Ward

Erection of 2 storey dwelling to side of No 9 Queenhill Road and erection of single storey extension to rear of No 9 Queenhill Road.

(Councillors Andrews, Burns and Keller were not present at the meeting of the Wythenshaewe Area Committee when they took their decision)

085391: 351-359 Palatine Road, Northenden Ward*

Variation of condition 5 attached to application 064560 to allow the premises to operate between 08.00hrs to 23.30hrs Mondays to Wednesday; 08.00 hrs to 00.00 hrs on Thursdays and Sundays and 08.00 hrs to 01.00 hrs on Fridays and Saturdays.

(For a temporary period of one year and hours restricted to 08.00 to 00.30 on Fridays and Saturdays)

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

084825: Land opposite St Brigids Primary School, Grey Mare Lane, Beswick, Bradford Ward*

City council Development, outline application for the erection of a new secondary school (maximum five storeys in height) incorporating sixth form facility and community provision including a public library, sports complex, car parking, landscaping, vehicular access from Albert Street and Grey Mare Lane and closure of streets running through the site.

(Councillor R. Battle declared a personal interest in this application and left the room during consideration of the item.)

3. To be **Minded to Approve** the following applications, in accordance with the reasons put forward by the Head of Planning in his report or any late representations and subject to any conditions proposed in his report or any late representations, and to authorise the Head of Planning to issue an approval notice in each case once outstanding issues have been resolved to his satisfaction:

082057 &: 52 College Road, Whalley Range Ward *

082058

Erection of 20x3 storey dwellings (class C3), together with parking and landscaping following demolition of existing buildings, and Conservation Area Consent for the demolition of the buildings.

(Subject to the signing of a legal agreement under Section 106 of the Town and Country Planning Act as Amended, in respect of a financial contribution to be paid towards making improvements to the public realm and Whalley Range Conservation Area, including conservation street name plates to promote the Conservation Area and the inclusion of two affordable housing units).

(Councillor Watson declared a personal and prejudicial interest in these applications and left the room during consideration of the items)

4. To **defer*** application 084443 for the erection of a two storey detached dwelling house on vacant land between 168-174 Ladybarn Lane, Withington Ward to enable officers obtain further information in relation to the previous application at the site and car parking issues.

5. To be **Minded to Refuse** the following application on the grounds of massing, scale and height of the building and the detrimental impact on adjacent listed building and the Conservation Area and request the Head of Planning to report back to the

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next meeting on whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse:

083778: Former Ciné City, 494 Wilmslow Road, Withington, Old Moat Ward
Erection of a six storey building and plant room comprising 285 square metres of retail floorspace (Class A1) with 17 self contained flats with 12 car parking spaces on a mezzanine level accessed by a car lift from Copson Street.

4. To **Refuse*** application 084863 for the proposed erection of 16, three storey town houses with new access road off Wilton Road and associated car parking and landscaping, following demolition of existing buildings at Holland House, 33 Wilton Road, Crumpsall Ward, in accordance with the reasons put forward by the Head of Planning in his report or any late representations.

5. To **Refuse*** application 085564 for removal of planning condition number 14 (application 079255) to facilitate 24 hour trading (excluding car washing and vacuuming facilities) at Star Mersey Lights, 849 Princess Road, Didsbury West Ward.

(City Solicitor instructed to take enforcement action in relation to the current 24 hours use of the premises).

6. To **Refuse*** application 084350 for the erection of part 3, part 4 storey building to form 31 self-contained flats with basement car park following demolition of existing building at the Poley Hotel, 78 Dudley Road, Whalley Range Ward for the following reasons:

- (i) The proposed development by virtue of its size, siting and design would have an unacceptable impact on the Whalley Range Conservation Area of which the site forms part. The proposal would neither preserve or enhance the character of the Conservation Area, contrary to Policy DC18.1 of the Unitary Development Plan for Manchester and National Planning Policy Guidance Note 15: Planning and the Historic Environment.
- (ii) The proposed development would be of such a scale and mass that it would constitute a cramped and intrusive form of development that would be out of character with built form in the immediate vicinity of the site, contrary to Policy H2.2 of the Unitary Development Plan for Manchester.
- (iii) The position of the proposed development, in relation to adjoining residential property, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of that adjoining property by reason of overlooking, contrary to Policy H2.2 of the Unitary Development Plan for Manchester.

The reasons for refusal outlined above only relate to the merits of the redevelopment of the site and not to the demolition of the property known as the Poley.

7. To **Refuse*** application 084355 for Conservation Area Consent in relation to the demolition of the existing building to facilitate redevelopment of the site with part 3, part 4 storey block of 31 flats with basement parking at the Poley Hotel, 78 Dudley Road, Whalley Range Ward for the following reason:

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- (i) The Local Planning Authority is not persuaded that the case has been made to substantiate the loss of the building currently on site within the Whalley Range Conservation Area, contrary to Policy DC18.1 of the Unitary Development Plan for the City of Manchester,

The reason for refusal outlined above only relates to demolition of the property known as the Poley and not to the merits of the redevelopment of the site

*denotes unanimous decision