

Planning and Highways Committee

Minutes of the meeting held on 17 January, 2008

Present:

Councillor Lyons - In the Chair

Councillors Andrews, R. Battle, Burns, Carmody, Chohan, Dobson, Fender, Flanagan, Grant, Sandiford, Shaw and Watson.

Also present: Councillors Ankers, Carroll, Cowell, Hitchen, Kane, Karney, Loughman, Mary Murphy, Nigel Murphy, S. Newman, Ramsbottom and Swannick.

PH/08/01 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 20 December 2007, subject to the deletion of the word 'submitted' in line 3 of the decision in relation to Minute PH/07/48.

PH/08/02 Deferrals

The Chair requested approval of the Committee for deferral of applications 084350 & 084355, Poley Hotel, 78 Dudley Road, Whalley Range Ward and 084593, 135 Beech Road, Chorlton Ward, to allow for site visits.

Decision

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

Decisions taken under Delegated Powers

PH/08/03 Land bounded by Owen Street/Pond Street/Old Deansgate and the River Medlock, City Centre Ward

A report of the Head of Planning was submitted in relation to the erection of five buildings varying in height from 14 storeys to 49 storeys incorporating 1,094 residential units (Class C3), 100 serviced apartments, a hotel (Class C1); 813 basement car parking spaces; office space (Class B1 (a)); retail (Classes A1, A2, A3, A4 and A5); community facilities (Classes D1) including a crèche, a healthcare facility; new artist's and sculptors' studio and display gallery; leisure uses (Classes D2) including a health spa and fitness centre including a swimming pool; new landscaped public open space adjacent to the River Medlock with related access, servicing and associated works.(085107)

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

Decision

To **Approve*** application 085107, 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.

PH/08/04 Jacksons Wharf Public House, Blantyre Street, Castlefield, City Centre Ward.

A report of the Head of Planning was submitted in relation to the erection of a building comprising 117, residential apartments (Class C3), a ground floor retail unit (Class A1/A2/A3/D1), basement car parking, surface level car parking and associated landscaping following demolition of the existing building (083296) and Conservation Area Consent (083297)

Late representations were submitted and objectors and the applicant addressed the Committee.

Decision

To **Refuse** applications 083296 & 083297 on the following grounds:

1. The proposal by reason of its scale and massing would be an overdominant and intrusive feature within the canal basin and would thereby be detrimental to the character and appearance of the Castlefield Conservation Area and to the visual amenity of the area. The proposed development would therefore be contrary to the provisions of Policies H2.2, H2.7, I3.1 and DC19.1, S2.5 of the City of Manchester Unitary Development Plan and Policy DP3 of the Regional Spatial Strategy.
2. The proposal by reason of its design and appearance in terms of the amount of glazing within the elevations would be out of keeping with character and appearance of the Castlefield Conservation Area and would thereby be detrimental to the visual amenity of the area. The proposed development would therefore be contrary to the provisions of Policies H2.2, H2.7, I3.1 and DC19.1 of the City of Manchester Unitary Development Plan and Policy DP3 of the Regional Spatial Strategy.
3. The proposal by reason of its scale, design and appearance would detract from the setting of the Grade II listed Middle Warehouse and would therefore be contrary to the provisions of Policy DC20.1 of the City of Manchester Unitary Development Plan.

(Councillor Dobson declared an interest in this application and left the room during consideration of the item)

PH/08/05 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 084214, 084335, 085235 and 083629. Further late representations were reported

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 084335, 085235, and 083629.

Prior to the meeting members made a site visit to Waste Treatment Limited, Reliance Street, Newton Heath, Miles Platting and Newton Heath Ward.

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 the late representations:

084241: Site of former Water Tower, Rosewood Road, Higher Blackley Ward*

Erection of three 2 storey houses, with associated parking.

(Councillor Lyons declared a prejudicial interest in this application and left the room during consideration of the item, Councillor Burns took the Chair)

085210: 1 Wilton Road, Crumpsall Ward*

Erection of two storey side extension fronting Wilton road, following the demolition of the existing two storey side extension with associated works.

085235: Weaver house, 10 Barlow Moor Road, Didsbury West Ward*

Removal of existing brickwork and chimney pots and replacement with GRP chimney extension incorporating 3, antennas with 1 ground base equipment cabinet.

2. 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:

084335: Waste Treatment Limited, Reliance Street, Newton Heath, Miles Platting and Newton Heath Ward *

Construction of a new Mechanical Biological Treatment Facility involving the erection of two anaerobic digester tanks 17m high, maturation building 10m high, buffer storage tanks, 4x20m high stacks, effluent treatment plant, gas holder, 8m high back up flare, new vehicle enclosure to Dano plant and extension/refurbishment of existing household waste recycling centre.

(Subject to the appropriate amendment to condition 27 in relation to vehicle routing and signage, further conditions relating to the provision of cctv cameras to monitor traffic movements, weight of

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vehicles to be no larger than 22 tonnes and open backed wagons being covered over. The final wording of the conditions delegated to the Head of Planning in consultation with the Chair).

(Councillor Flanagan declared that he had expressed a view on this application in advance, he made a statement to the Committee as a local Ward Councillor and then left the meeting)

083629: Land between 28 and 30 Allanson Road, Northenden Ward **

Erection of a two storey dwellinghouse with associated garden at rear.

(Subject to confirmation from the Environment Agency that they are happy with the usual condition in relation to flooding)

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

3. To **Refuse*** application 083849 for a change of use to a health club (D2) from a bank (A2) including ancillary café facility at 54 Bury New Road, Cheetham Ward, on the following grounds:

1. The proposed use as a sauna and Jacuzzi without health and fitness provision would by reason of its predominantly evening and night time activity be detrimental to the general character of the area which supports daytime wholesale economic activities, and would be contrary to policy CC10 of the Unitary Development Plan for the City of Manchester.
2. The proposed use is likely to be associated with an increase in anti-social behaviour in the locality and would be contrary to policy E3.5 of the Unitary Development Plan for the City of Manchester and Section 17 of the Crime and Disorder Act which places a duty on a local authority to do all that it reasonably can to prevent crime and disorder in this area.

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*denotes unanimous decision

** decided on the casting vote of the Chair