

Planning and Highways Committee

Minutes of the meeting held on 18 December, 2008

Present:

Councillor Burns - In the Chair

Councillors Ali, Chohan, Fender, Flanagan, Grant, Keller, Lyons, Morrison, Ramsbottom, Sandiford, Shaw and Watson.

PH/08/37 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 20 November 2008, subject to the inclusion of Councillor Ramsbottom's prejudicial interest in relation to application 086823.

Decisions taken under Delegated Powers

PH/08/38 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 087943, 086922 and 087126.

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 086170, 086922 and 087126.

The Head of Planning reported further information relating to application 086922, The Landmark, 78 High Street, City Centre Ward, and informed members that as a result the recommendation to the Committee was now Minded to Approve the application for a temporary period of 12 months (subject to an appeal against non determination)

Decision

1. To note that application 077757 (Northern Lawn Tennis Club, Palatine Road) had been withdrawn from the Agenda to allow for further information to be obtained.

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:

086170 Mansfield Chambers, 17-21 St Anns Square, City Centre Ward*

Change of use of ground floor and basement from A1 (Shop) to A2 (Bank) and elevational alterations to form new shopfront and entrance.

087316 11A Stevenson Square, Ancoats and Clayton Ward

Change of use of basement to a bar (A4 use) and erection of 4 x airconditioning units to Stevenson Place elevation.

2. To be **Minded 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 to any conditions proposed in his report and 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:

087943 1 Lapwing Lane, Didsbury West Ward*

Change of use of first floor flat to form extension to bar (Class A4) on ground floor and elevational alterations together with installation of steel stairwell to rear courtyard to form fire escape.

(Subject to a satisfactory scheme for noise insulation of the residential accommodation in the adjacent public house and to an amendment of the reasons for the recommendation)

087126 Former Kwik-Save site, corner of Victoria Avenue East and Rochdale Road, Charlestown Ward*

Mixed use development comprising Class A1 foodstore, Class D1 library and associated parking and servicing.

(Subject to the signing of a Section 106 Agreement relating to the financial contribution to the updating of the 2 bus stops within the vicinity of the site, the specification of the shell and fit out of the D1 library/community facilities and the referral to the Secretary of State for the Environment, Transport and the Regions in accordance with the Town and Country Planning Act 1990 because it represents a departure from the adopted Unitary Development Plan, and under the Town and Country Planning (Shopping Development England and Wales) (No2) Direction 1993)

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

3. To **Refuse*** application 085456, an outline application for the erection of a part four/part three storey building to accommodate 6th Form at Trinity C.E. High School, Cambridge Street, Hulme Ward, in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

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

4. To be **Minded to Approve** for a temporary period of twelve months, (subject to an appeal against non determination), application 086922 for the use of pavement for outside seating area (Class A3) associated with existing ground and basement restaurant (Class A3) use with ancillary bar (granted consent under application 077656) at The Landmark, 78 High Street, City Centre Ward.

*denotes unanimous decision