

Planning and Highways Committee

Minutes of the meeting held on 20 December, 2007

Present:

Councillor Lyons - In the Chair

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

Also present: Councillors Ankers, Cowell, Kane, Leech, P. Murphy, S. Newman, Pagel, Parkinson, Stevens and Swannick.

PH/07/46 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 22 November 2007.

PH/07/47 Deferral

The Chair requested approval of the Committee for deferral of application 084335 concerning Waste Treatment Limited, Reliance Street, Miles Platting and Newton Heath Ward, to allow for a site visit.

Decision

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

Decisions taken under Delegated Powers

PH/07/48 Land known as Holt Town Waterfront and bounded by Ashton New Road/New Viaduct Street/Bradford Road and Carruthers Street, Ancoats and Clayton and Bradford Wards.

A report of the Head of Planning was submitted in relation to an outline application for the principle of mixed use development comprising 466,063sqm of residential floorspace (equating to a maximum of 4,348 residential units) Class A1 retail, Class A2 offices, Class A3 restaurant, Class A4 public houses and Class A5 (hot food takeaways (2028sqm in total)), Class B1 (offices) and Class D1 non-residential accommodation and Class D2 Assembly and Leisure (11,121sqm in total) and a primary school plus associated access and open space.(083447)

Late representations were submitted and further late representations were reported.

Decision

To be **Minded to Approve** * application 083447 in accordance with the reasons put forward by the Head of Planning in his report and any late representations, subject to the conditions proposed in his report or in the late representations submitted, subject also to a Section 106 agreement to include the following matters

- Provision of the school and timescale for delivery
- Mitigation measures to traffic junctions, and new highway facilities
- Landscaping of the public realm, delivery and subsequent maintenance
- Landscaping of the courtyards, delivery and subsequent maintenance
- Extension of Miles Platting and Philips Park CPZ areas
- Upgrading of the towpath along the Ashton Canal
- Community use of the playing pitch
- Affordability
- Delivery, and timescale for the installation of bridges
- Provision of sports facilities

(Although it is recommended that this application be subject to a section 106 agreement, if it is deemed to be appropriate to secure these measures through an alternative mechanism such as a development agreement, approval given to the final decision being delegated to the Head of Planning in conjunction with the Chair of the Planning and Highways Committee).

PH/07/49 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 083580, 083579, 083953, 085052, 0850512, 084419, 084335 and 076572

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 083580, 083579, 083629, 083953, 083920, 083849 and 084645.

Prior to the meeting members visited the site of South Manchester Resource Recovery Centre, Longley Lane, Sharston 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:

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083953: South Manchester Resource Recovery Centre, MBT, Longley Lane, Sharston Ward*

Erection of mechanical biological treatment plant (floor area 6968msq) and weigh bridge (96msq) and associated yard and parking area with continued use of existing sidings.

(Subject to a further condition in relation to the provision of cctv cameras to monitor traffic movements)
(Councillors Andrews, Burns and Keller were not present at the meeting of the Wythenshawe Area Committee when they took their decision)

083920: South Manchester Resource Recovery Centre, MBT, Longley Lane, Sharston Ward*

Construction of a household waste recycling center, a materials recovery facility and a green waste processing facility with relocated vehicle depot offices and education centre.

(Subject to a further condition in relation to the provision of cctv cameras to monitor traffic movements)
(Councillors Andrews, Burns and Keller were not present at the meeting of the Wythenshawe Area Committee when they took their decision)

084419: 27 Middleton Old Road, Blackley, Crumpsall Ward*

Conversion and extension of existing building into 11 apartments (3x three bedroomed and 8x two bedroomed) together with café and function room (A3 use) at lower ground floor with 15 car parking spaces and associated landscaping and boundary treatment.

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:

083580 & 12 Edge Lane, Chorlton Ward *
083679:

Partial demolition of existing building and erection of side and rear extensions and conversion into 29 self-contained flats with associated landscaping and parking and Conservation Area Consent.

(Subject to the signing of a legal agreement under Section 106 of the Town and country Planning Act as amended in respect of the provision of affordable homes and a financial contribution to environmental improvements within the Wilbraham Road/Edge Lane Conservation Area)

085051 & Manchester Central, Windmill Street, City Centre Ward*
085052:

Demolitions, alterations and extension to the current Manchester Central Exhibition and Conference Complex, and Listed Buildings Consent.

(Subject to referral to the Secretary of State)

076572: GMPTE Sports Ground, Mount Road, Gorton South Ward*

Erection of 143 residential units (30 apartments and 113 houses) with associated parking and landscaping and creation of emergency access onto Mount Road, opposite junction with Matthews Lane.

(Subject to a Section 106 legal agreement relating to the provision of replacement sporting facilities on surrounding sites, and to the provision of a road crossing facility on Mount Road)

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(Councillor Flanagan declared a prejudicial interest and left the meeting during consideration of this application. Councillors Fender and Sandiford declared a personal interest in this application)

3. To **defer*** the following application and request officers to report to the next meeting on building control implications, the position of the boiler flue at 30 Allanson Road and the implication for the window:

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

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

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

4. To be **Minded to Refuse***, (subject to an appeal against non determination), application 082027 for the erection of new 288 sqm sales/(A1) shop building and new canopy following demolition of existing building, with increased car parking at Chorlton Service Station, 84 Manchester Road, Chorlton Ward for the following reasons:

- (1) The development as proposed would have a detrimental impact on the Character of Chorlton District Centre, specifically adversely affecting independent traders and the variety of shopping in the center, which would therefore be contrary to policies CB1 of the Unitary Development Plan for the City of Manchester.
- (2) The development as proposed seeks to accommodate too great a level of activity on the site and as a consequence of this overdevelopment will have a detrimental impact on the local environment and in particular pedestrian safety in terms of associated comings and goings. The proposed development is therefore contrary to policies DC23 and T3.1 of the Unitary Development Plan for the City of Manchester.
- (3) The layout of the development as proposed is unsatisfactory by virtue of the arrangement for vehicle access and egress and will lead to potential conflict between vehicles and pedestrians to the detriment of highway safety. The proposal is therefore contrary to policies DC23, S2.5 and T3.1 of the Unitary Development Plan for the City of Manchester.

5. To be **Minded to Refuse*** the following application on the grounds of operating hours, and request the Head of Planning to report back to the next meeting on whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse:

083849: 54 Bury New Road, Cheetham Ward

Change of use to a health club (D2) from a bank (A2) including ancillary café facility

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6. To **Refuse and Enforce*** retrospective application 084645 for the erection of a timber enclosed smoking shelter to the side elevation at the Mountain Ash, Portway, Woodhouse Park Ward.

(Officers authorised to negotiate with the applicant in connection with a new application to relocate and reduce the current structure without any impact on residential amenity, prior to instructing the City Solicitor to take any action necessary including enforcement action under Section 172 of the Town and country Planning Act 1990 (amended) to secure the cessation of the use and the removal of the unauthorised structure.)

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

PH/06/32 Confirmation of Tree Preservation Order, 11 Petersfield Drive, Baguley Ward.

The Committee considered a report of the Head of Planning in relation to the background and issues involved in confirming a Tree Preservation Order at the above address.

Late representations were submitted and an objector to the TPO addressed the Committee.

Decision

To instruct the City Solicitor to confirm the Tree Preservation as plotted on the plan attached to the report at 11 Petersfield Drive, Baguley Ward, under Section 199 of the Town and Country Planning Act 1990.

*denotes unanimous decision