

Planning and Highways Committee

Minutes of the meeting held on 20 November, 2008

Present:

Councillor Burns - In the Chair

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

Also present: Councillors Ankers and Fairweather.

PH/08/34 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 23 October 2008.

Decisions taken under Delegated Powers

PH/08/35 Land bounded by Princess Street/Whitworth Street/The Rochdale Canal and Venice Street, City Centre Ward.

A report of the Head of Planning was submitted 087671, for the erection of 17 storey building (Use Class C1 hotel) with associated plant accommodation, vehicular access and drop off point and associated landscaping works as revision to planning permission 081209.

Late representations were submitted, the Committee heard representations made in connection with the application

Decision

To approve planning application **087671** 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:

(Councillor Ramsbottom addressed the meeting as local Ward Councillor and left the room after making his representations)

PH/08/36 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 086932, 087610, 087036, 086823, 087723, 087463, 087160 and 087749.

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 087160, 087749 and 087475.

Decision

1. To note that application 087126 (Former Kwik Save site, corner of Victoria Avenue East and Rochdale Road) had been withdrawn from the Agenda to allow for further information to be obtained.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:

086590 147 Nuthurst Road, Moston Ward*

Erection of part 2 part 3 storey building to form a residential care home with 60 bedrooms including associated parking, landscaping and boundary treatments.

087610 Land off Dresden Street and Beechdale Close, off St Mary's Road, Moston Ward*

Erection of 3 detached dwelling houses with integral garage, landscaping and boundary treatments with access from Dresden Street and Beechdale Close.

087036 1069 Rochdale Road, Harpurhey Ward*

Change of use from residential use to offices (B1) in connection with proposed Adult Day Care Centre at 1067 Rochdale Road and creation of hydrotherapy pool at ground floor.

086823 Manchester Grammar School, Old Hall Lane, Rusholme Ward*

Creation of new bus park in connection with existing school including formation of new vehicle access point and erection of 1.7m high sliding gates and fencing and erection of 4 new 8 metre high external lighting columns

087723 1 Hardman Street, Spinningfields, City Centre Ward*

Erection of a four storey building comprising retail accommodation (A1, A2, A3 and A4) offices (B1) and an art gallery (D1) with related access, servicing, landscaping and associated works.

087463 Unit 16 Ground Floor, Sevendale House, Stevenson Square, City Centre Ward

Change of use to Class A4 (Drinking Establishment) with external alterations

087160 Unit 3 Vicus Building, 73-83 Liverpool Road, City Centre Ward*

Change of use from vacant unit to (A3) Restaurant and Café, with elevational alterations to create new entrance.

087749 66 Claude Road, Chorlton Ward*

Erection of single storey side and part two storey, part single storey rear extension to form additional living accommodation

087167 683-693 Wilmslow Road, Didsbury East Ward

Change of use of ground floor from shop (A1) to betting shop (A2)
(Subject to further condition relating to the following opening hours of 9am to 10pm Monday to Saturday and 10am to 6pm Sunday).

087471 Burnage Media and Arts College, Burnage Ward*

City Council Development: Redevelopment of existing High School, involving: partial demolition and refurbishment; erection of three storey extension, formation of pedestrian entrance off Burnage Lane; formation of car parks; extension of playing fields; formation of seven-a-side all weather pitch; extension and alteration to existing sports hall and associated landscaping and fencing.

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:

086932 Booth Hall Children's Hospital, Charlestown Ward*

Outline application for the principle of a residential development comprising a maximum of 300 units within buildings between two and three storeys in height, with associated highways, open space, car parking, landscaping and public realm infrastructure.

086675 Heald Grove/Great Western Street, Moss Side Ward*

Erection of 2 x 4 and 5 storey building to form 24 dwellings with associated landscaping and basement car parking for 29 cars accessed from Great Western Street

086612 Ducie Court, Burleigh Street, Moss Side Ward*

Erection of a part 4, part 5 and part 9 storey building comprising 190 student units (C2) incorporating 124 cluster units and 66 self contained flats to accommodate 614 bedrooms in total, together with ground floor commercial units, basement car parking and associated landscaping, following demolition of existing building.

087475 Parklands High School, Woodhouse Park Ward*

City Council Development: Redevelopment of school, involving erection of three storey building to form 750 place Academy plus 120 place Sixth Form facility, including demolition of existing school buildings, retention of sports hall, including elevational alterations and community building, and associated car parking and landscaping works

*denotes unanimous decision