

Planning and Highways Committee

Minutes of the meeting held on 21 August, 2008

Present:

Councillor Burns - In the Chair

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

Also present: Councillors Clayton, Cox, Curley, Eakins, Hackett, Jones and Walters.

PH/08/28 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 24th July 2008.

Decisions taken under Delegated Powers

PH/08/29 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 086996; 083778; 087003; 086469; 086953; 085325; 082039; 086588; 086717 and 086871.

Prior to the meeting members of the Committee and officers visited the sites in connection with applications numbered 083778 and 082039

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 086996; 086354; 087003; 086920; 086536; 085325; 082039 and 086717.

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 any late representations:

086860 207 Burnage Lane, Burnage Ward*

Change of use from newsagents (A1) to hot food takeaway (A5) and installation of flue to rear.

086588 Newbury House, 80 Daisy Bank Road, Ardwick Ward*

Retrospective change of use from a single dwelling house (Class C3) to a hostel (sui generis)

086871 Part of former Maine Road Football Ground, Maine Road, Moss Side Ward*

Development by the City Council for the erection of a two-storey two-form entry Roman Catholic Primary School and associated outdoor play provision and parking to replace Bishop Bilborrow and St Edward's schools.

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:

086354 South West Manchester Cricket Club, Ellesmere Road, Whalley Range Ward

Erection of 14, 3-storey semi-detached houses and garages and reorganisation of playing pitch to allow repositioning of cricket nets to south east corner.

(Subject to a legal agreement to provide for the reinvestment of the monies raised by the sale of the proposed buildings to improve the facilities and cricket offer at the club and a financial contribution towards the provision of street trees on Brantingham Road.)

(Councillor Flanagan declared a personal interest in this application. Councillor Grant declared a prejudicial interest in the application as a member of the Club. Both members withdrew from the meeting during consideration of this item)

085325 Chapeltown Street/Great Ancoats Street, City Centre Ward*

Erection of 4 buildings ranging from 4 to 25 storeys comprising 232 residential apartments with ground floor commercial floorspace (Use Class A1, A2 and B1) basement car parking and associated access and landscaping.

(Subject to a Section 106 agreement with regard to making a financial contribution towards residential infrastructure in the city centre)

3. To be **Minded to Refuse** application No. 082039 for the development of land at Pinfold Avenue/Raycroft Avenue former school site, Charlestown Ward by the erection of 50 houses with associated parking and landscaping with vehicular access from Raycroft Avenue and Pinfold Avenue, including increasing width of driveway to 21-27 Dalham Avenue, landscaping and four parking bays for use by existing residents in front of 9-15 Raycroft Avenue and improvements to footpath from Pinfold Avenue to Boggart Hole Clough, on the grounds that the application is unacceptable without an element of affordable housing, the access arrangements are inadequate and the proposal represents an overdevelopment of the site, and to request the Head of Planning to report back on the proposed reasons for refusal and whether they can reasonably be sustained

4. To **Refuse** the following applications in accordance with the reasons put forward by the Head of Planning in his report and any late representations:

086996 87a Monton Street, Moss Side Ward*

Erection of a two-storey building to form mosque.

087003 25-27 Brunswick Road, Withington Ward*

Creation of an additional flat in roof space including alterations to elevations with associated landscaping and car parking.

086953 Holland House, Wilton Road, Crumpsall Ward *

Erection of 7 two-storey and 5 three-storey houses together with associated car parking and landscaping, a new vehicular access to Wilton Road following demolition of existing property.

086536 Royal Green Filling Station, 106 Longley Lane, Northenden Ward *

Erection of a new (A1) sales building at, creation of customer parking area and relocation of existing wash bays in connection with 24 hour retail use, following demolition of existing building.

Reason for refusal: The comings and goings associated with the enlarged new shop, including traffic from customers and service vehicles, and people potentially congregating, will add to existing problems for nearby residents in terms of loss of residential amenity and increased anti social behaviour, which would be contrary to City Council policy H2.2.

083778 Former Cine City, 494 Wilmslow Road, Old Moat Ward

Erection of a 6-storey building and plant room comprising 285 square metres of retail floor space (Class A1) at the with 17 self contained flats with 12 car parking spaces on a mezzanine level accessed by a car lift from Copson Street.

Reason for refusal: The proposed development by virtue of its massing, scale and height would have an unacceptable impact on the setting of the adjacent Grade II Listed Building and upon the character of the Withington Conservation Area of which the site forms a part, contrary to Policies DC19.1 and DC18.1 of the Unitary Development Plan for Manchester and the National planning Policy Guidance Note 15: Planning and the Historic Environment

5. To **Refuse*** a retrospective application **086469** for the creation of a car park comprising 38 spaces to front of the Britannia Airport Hotel, Palatine Road, Northenden Ward, and to instruct the City Solicitor to take all necessary enforcement action to secure the discontinuance of the unauthorised use.

(Councillor Burns declared a personal interest in this matter and vacated the chair during its consideration. Councillor Loughman occupied the chair during consideration of the application)

6. To **Refuse*** a retrospective application **086717** for change of use of domestic basement at 1a Moon Grove, Rusholme Ward to office use (B1) in association with existing office use at 78 Dickenson Road, and associated external elevations, and to instruct the City Solicitor to take all necessary enforcement action to secure the discontinuance of the unauthorised use.

9. To **defer*** determination of application no. 086920 for the part retrospective temporary the use of site of 570/572 Wilmslow Road, Didsbury West Ward until 31st December 2010 for car wash including erection of canopy, 2-metre high dark green paladin fencing and installation of portable cabin building, pending a site visit and to seek the views of GMPTE and the Head of Engineering on the safety implication of the proposed development on the existing bus stop and to consider whether a permanent consent for such a use would be appropriate.

***denotes unanimous decision**