



MANCHESTER
CITY COUNCIL

Planning and Highways Committee

Date: Thursday 23 October 2008
Time: 2.00pm
**Place: Council Chamber, Level 3,
Town Hall Extension**

Everybody is welcome to attend Council, and Committee meetings.

The Council has delegated to the Planning and Highways Committee authority to determine planning applications, however, in exceptional circumstances the Committee may decide not to exercise its delegation in relation to a specific application but to make recommendations to the full Council

The Members of the Planning and Highways Committee are :-

Councillor Tony Burns (Chair)	Councillor Sameem Ali	Councillor Abid Chohan
Councillor Ken Dobson	Councillor John Flanagan	Councillor Andrew Fender
Councillor John Grant	Councillor Joyce Keller	Councillor Mick Loughman
Councillor Harry Lyons	Councillor Peter Morrison	Councillor Mark Ramsbottom
Councillor David Sandiford	Councillor Graham Shaw	Councillor Mary Watson

Meetings are controlled by the Chair, who is responsible for seeing that the business is dealt with properly. Items of business for consideration at a meeting are set out on the agenda sheet.

Officers attend meetings to present their reports or give advice to members but they do not have a vote.

The agenda for each meeting is available 7 days before the date of the meeting in the reception area at the St.Peter's Square entrance to the Town Hall Extension and may also be viewed on the Council's website. Some additional copies are available at the meeting from the Committee Officer.

It is the Council's policy to consult people as fully as possible before making decisions that affect them.

Members of the public do not have a right to speak at meetings but the Committee will usually allow applicants and objectors to address them for up to four minutes. If you have a special interest in an item on the agenda and want to speak, tell the Committee Officer, who will pass on your request to the Chair. Groups of people will usually be asked to nominate a spokesperson.

The Council is concerned to ensure that its meetings are as open as possible and confidential business is kept to the strict minimum. When confidential items are involved these are considered at the end of the meeting at which point members of the public are asked to leave

At the beginning of the meeting the Chair will may make announcements about individual applications on the Agenda which the Chair is proposing should not be considered at the meeting. This may be in response to a request by the applicant for deferral, from the officers wishing to undertake further discussions in relation to the application, or members of the Council or Committee for a site visit.

The Committee will then decide whether or not to agree to the deferral. Once there is agreement to defer an application no discussion will take place in relation to the detail of that application.

It is also possible to defer an application for a site visit or further information during consideration of the item. If this should happen no further discussion will take place.

The Chair will explain to members of the public how the meeting will be conducted as follows:

1. The Planning Officer will advise the meeting of any late representations that have been received since the report was written.
2. The officer will state at this stage if the recommendation of the Head of Planning in the printed report has changed.
3. **ONE** objector will be allowed to speak for up to **4 minutes**. If a number of objectors wish to make representations on the same item, the Chair will invite them to nominate a spokesperson.
4. The Applicant, Agent or their representative will be allowed to speak for up to **4 minutes**.
5. Members of the Council not on the Planning and Highways Committee will be able to speak for up to **4 minutes**.
6. Members of the Planning and Highways Committee will be invited to express views/ask questions and the appropriate planning officer may then respond to issues that have been raised. The representative of the Head of Engineering Services or the City Solicitor as appropriate may also respond to comments made.

Only members of the Planning and Highways Committee may ask questions of the officers. All other interested parties make statements only.

The Committee having heard all the contributions will determine the application. The Committee's decision will in most cases be taken under delegated powers and will therefore be a final decision.

If the Committee decides it is minded to refuse an application, they must request the Head of Planning to consider its reasons for refusal and report back to the next meeting as to whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse.

Crèche facilities are available for visitors to the Town Hall by prior arrangement with the St. Peter's Children's Centre (Telephone : 0161 234 3246).

Each Committee is serviced by a Committee Officer. If you have any questions about this or other meetings, please contact the Governance and Scrutiny Support Unit on the number below.

Sir Howard Bernstein Chief Executive Town Hall Manchester M60 2LA	Agenda issued 15 October 2008	Committee Officer Christine Crisp Governance and Scrutiny Support Unit TEL: 0161 234 3037 FAX: 0161 274 7017 E-mail: c.crisp@manchester.gov.uk
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Agenda

Planning and Highways Committee 23 October 2008

1. Urgent Business

To consider any items which the Chair has agreed to have submitted as urgent.

2. Appeals

To consider any appeals from the public against refusal to allow inspection of background documents and/or the inclusion of items in the confidential part of the agenda.

3. Interests

To allow Members an opportunity to (a) declare any personal or prejudicial interests they might have in any items on the agenda; (b) record any items from which they are precluded from voting as a result of Council Tax/Council rent arrears.

Members with a personal interest should declare the nature of that interest at the start of the item under consideration. If members also have a prejudicial interest, then in addition to declaring it, they **must** also withdraw from the meeting during the consideration of the item.

4. Minutes

To approve as a correct record the Minutes of the meeting held on 11 September, 2008 (enclosed)

**5. Land Bounded By Fairfield Street, Ashton
Old Road And Railway Viaducts, Ardwick/City
Centre Wards. (At back of Agenda)**

6. Applications for development

Report of the Head of Planning enclosed.

In determining these applications the Committee will be acting under powers delegated to it in the Council's Constitution.

The applications are dealt with as appendices to this report and relate to the following listed applications: -

List No.	Application No.	Location of development	Ward	Page
1		Number not used		
2	087686	Revolution, 311-313 Wilmslow Road	Fallowfield	7
3		Number not used		

4	087060	38 Old Moat Lane	Old Moat	14
5	086941	19 Burton Road	Old Moat	19
6	086202	8 Albemarle Avenue	Old Moat	22
7	087187	16 Egerton Road	Withington	27
8	087496	23 Clifton Avenue	Withington	33
9	087397	8 Lane End Road	Burnage	39
10	086932	Booth Hall Children's Hospital	Charlestown	45
11	087422	Former Petrol Filling Station on land between 45 and 55 Slack Road, Blackley	Harpurhey	81
12	086696	Site of former Maynes Coach Depot, 974-998 Ashton New Road	Ancoats and Clayton	85
13	087173	Cranford Court, 82 Plymouth Grove	Ardwick	107
14	087174	Mrs Gaskells House, 84 Plymouth Grove	Ardwick	116
15	087175	Mrs Gaskells House, 84 Plymouth Grove	Ardwick	133
16	087167	East Levenshulme Cricket Club, Elsa Road	Gorton South	142
17	086683	29 Bury New Road	Cheetham	151
18	087035	Oakdene, 1067 Rochdale Road and garage to rear of 1069 Rochdale Road	Harpurhey	162

Section 2

List No.	Application No.	Location of development	Ward	Page
1	085468	Orford Road Recreation Ground, Chelsea Road/Orford Road	Miles Platting and Newton Heath	173

2	087472	Castlefield Campus, Jackson Crescent	Hulme	180
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7. **54 South Drive, Chorlton Ward, Confirmation of Tree Preservation Order**
Report of the Head of Planning
(Pages 206-210)