

## **Planning and Highways Committee**

### **Minutes of the meeting held on 23 October, 2008**

#### **Present:**

Councillor Burns - In the Chair

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

**Also present:** Councillors Ankers, Jones and Smith and John Leech, MP

#### **Unable to attend:**

Councillors Flanagan, Lyons and Morrison

### **PH/08/30 Minutes**

#### **Decision**

To approve as a correct record, the minutes of the meeting held on 11 September 2008.

### **PH/08/31 Deferral**

The Chair requested approval of the Committee for deferral of application 086932, Booth Hall Children's Hospital, Charlestown Ward, for further information in relation to the application.

#### **Decision**

To defer the application for the reason stated.

### **Decisions taken under Delegated Powers**

#### **PH/08/32 Land bounded by Fairfield Street, Ashton Old Road and Railway Viaducts, Ardwick/City Centre Wards**

A report of the Head of Planning was submitted 086042, an outline application

for the demolition of all buildings within the site edged red with the exception of former brewery building / mineral water factory on Pittbrook Street; and the principle of a mixed use development across the site to provide 1,852 residential units (Class C3), 19,677 square metres hotel floorspace (Class C1), 100,128 square metres of business floorspace (Class B1), 24,218 square metres of healthcare and community uses (Class D1), 1,548 square metres of non-food retail showroom floorspace (Class A1), 512 square metres of food retail (Class A1), 2,320 square metres of non-food retail (Class A1) and financial and professional services (Class A2), 3,820 square metres of food and drink retail. (Class A3 and A4), 3,006 square metres of leisure

floorspace (Class D2) and 3,825 car parking spaces with associated landscaping, open space and means of access (with Appearance, Layout, Scale and Landscaping reserved).

Late representations were submitted in connection with the application.

### **Decision**

To be Minded to Approve outline planning application **086042** subject to referral to the Secretary of State for the Environment, Transport and the Regions in accordance with the Town and Country Planning Act 1990 and under the Town and Country Planning (Shopping Development England and Wales) (No 2) Direction 1993.

(Head of Planning delegated with authority to agree, following consultation with the Chair, any minor modifications to conditions. Head of Planning also delegated with authority to negotiate the appropriate mix and percentage of affordable housing and for this to be incorporated into a suitably worded condition).

### **PH/08/33 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 087686, 087060, 087496, 087397, 087422, 087173, 087174, 087175, 087167, 086683, 085468 and 087472.

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 087686, 086202, 087187, 087496 and 086696.

### **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:

**087060 38 Old Moat Lane, Old Moat Ward\***

Change of use from community use (Class D1) to hot food take-away (A5)

**086941 19 Burton Road, Old Moat Ward\***

Erection of single storey rear extension to form additional living accommodation.  
(Councillor Fender declared a prejudicial interest in this application and left the room during consideration of the item)

**086202 8 Albemarle Avenue, Old Moat Ward\***

Erection of single storey side and rear extension to form additional living accommodation.

**087187 16 Egerton Road, Withington Ward**

Erection of 3 storey rear extension to form additional living accommodation, construction of a new roof together with car parking and a landscaping scheme.

**087496 23 Clifton Avenue, Withington Ward**

Part retrospective application for the erection of single storey rear extension and conversion of basement for additional living accommodation.

**087397 8 Lane End Road, Burnage Ward**

Change of use from shop (A1) to take-away (A5)  
(Councillor Sandiford abstaining)

**086696 Site of the Former Maynes Coach Depot, 974-998 Ashton New Road, Ancoats and Clayton Ward\***

Variation of condition 8 (service and delivery hours) and the removal of condition 25 (delivery banksman) in relation to the hours of delivery and servicing without the need of a delivery banksman.

(Approved for an 18 month trial period)

**087173 Cranford Court, 82 Plymouth Grove, Ardwick Ward\***

Formation of a new car park and associated bin store with creation of new vehicular access to Plymouth Grove

**087167 East Levenshulme Cricket Club, Elsa Road, Gorton South Ward\***

Laying out of all weather pitch and erection of 3.0m high fence between pitches

**086683 29 Bury New Road, Cheetham Ward\***

Change of use from offices and warehouse to banquet hall and restaurant with internal refurbishment and associated elevational alterations and erection of canopy to front entrance.

**087035 Oakdene, 1067 Rochdale Road and garage to rear of 1069 Rochdale Road, Harpurhey Ward\***

Change of use of 1067 Rochdale Road from apartments to adult day care centre and change of use of garage to rear of 1069 Rochdale Road along with elevational alterations to form a one to one consulting room

**085468 Orford Road Recreation Ground, Chelsea Road/Orford Road, Miles Platting and Newton Heath Ward\***

City Council Development: Erection of 4, 8m high lighting columns to illuminate existing multi-use games area and siting of metal container to form new changing rooms opposite nos 33-35 Chelsea Road

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:

**087174 Mrs Gaskell's House, 84 Plymouth Grove, Ardwick Ward\***

Change of use of premises to form accommodation for community groups, educational activities, exhibitions and office space in connection with the activities of the Manchester Historic Buildings Trust with offices to let on the first floor, conversion of the coach house to residential accommodation for caretaker and

external site alterations including reconfiguration of car parking area and landscaping.

(Subject to referral to the Secretary of State)

**087175 Mrs Gaskell's House, 84 Plymouth Grove, Ardwick Ward\***

Listed Building Application for works involving external alteration and restoration works in association with change of use of buildings to form accommodation connected to educational/community use and exhibition space, commercial and residential accommodation

(Subject to referral to the Secretary of State)

**087472 Castlefield Campus, Jackson Crescent, Hulme Ward\***

City Council Development: Redevelopment of school site involving erection of a single storey building with double height hall, to form 40 place school and 15 place assessment centre following demolition of existing school buildings, formation of multi-use games area, associated landscaping and car parking with access onto Linby Street.

(Subject to the resolution of issues relating to surface water run off.)

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

**087686 Revolution 311-313 Wilmslow Road, Fallowfield Ward\***

Variation of condition number 4 of planning permission 050221 and condition 7 of planning permission 056824 as amended.

**087422 Former Petrol Filling Station on land between 45 and 55 Slack Road, Harpurhey Ward\***

Retrospective application for retention of 2.1m high palisade fencing and gates and vehicle weighbridge.

(City Solicitor instructed to take enforcement action in relation to the unauthorised activity at the site and the 2.1m high palisade fencing, gates and vehicle weighbridge).

**PH/06/33 Confirmation of Tree Preservation Order, 54 South Drive Chorlton 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 in connection with the report.

Objectors to the Tree Preservation Order addressed the Committee.

**Decision\***

To agree not to confirm the Tree Preservation Order at 54 South Drive, Chorlton and to allow the felling of the Beech Tree, on the condition that a replacement appropriate tree is replanted.

\*denotes unanimous decision