

Planning and Highways Committee

Minutes of the meeting held on 24 July, 2008

Present:

Councillor Burns - In the Chair

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

Also present: Councillors Carmody, Clayton, Cowell, Hassan, Afzal Khan, M. Murphy and Whitmore.

PH/08/22 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 26 June 2008.

PH/08/23 Deferrals

The Chair requested approval of the Committee for deferral of application 086696, site of former Maynes Coach Depot, 974-998 Ashton New Road, Ancoats and Clayton Ward, following the request from the Agent for additional time to produce further acoustic information in relation to concerns raised about noise and disturbance, and deferral of application 083039, Land at Pinfold Avenue/Raycroft Avenue, Former School Site for a site visit.

Decision

To defer the applications for the reason stated.

Decisions taken under Delegated Powers

PH/08/24 Olympic Freight Container Depot and M & A Demolition, Bennett Street, Ardwick Ward.

A report of the head of Planning was submitted in relation to a residential development comprising 575 units (230 houses and 345 apartments) within buildings between two and twelve storeys in height, an A1/A3 retail unit (422 square metres) and associated highways, open space, car parking, landscaping and public realm infrastructure. (085708)

Late representations were submitted in connection with the application.

Decision

To **Refuse*** application 085708 relating to residential development comprising 575 units (230 houses and 345 apartments) within buildings between two and twelve storeys in height, an A1/A3 retail unit (422 square metres) and associated highways, open space, car parking, landscaping and public realm infrastructure in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

PH/08/25 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 086597, 082039, 086505, 086531, 085829, 084665, 086218, 082508, 085932 and 083778.

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 085829, 084665, 086218, 082508, 085932, 085071, 083778 and 086311.

Decision

1. To note application 085144, (land at Pollard Street/Carruthers Street, Bradford Ward), had been withdrawn by the agent to enable the applicant to submit a further application which will seek to address the concerns expressed in the committee report.

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:

085693: 250 Middleton Road, Hr. Blackley Ward*.

Variation of Condition No. 2 to allow opening from 7am to 10.00pm, Monday to Sunday.

(Head of Planning authorised to make minor changes to the wording of several of the conditions to reflect that the use is in operation)

086597: 1 Leander Close, Charlestown Ward*.

Retrospective application for amendments to previously approved application 083107 to involve the increase in height of the single storey rear extension at roof level and elevational alterations to the rear.

084955: Overton House, 2 Newton Avenue, Longsight, Ardwick Ward*

Erection of part three part single storey extension to form 14 additional bedrooms and day room with single storey link corridor in association within existing nursing home.

085932: 2 Canal Street, City Centre Ward*

Conversion of 1st to 4th floor to hotel accommodation (20 rooms) and associated elevational alterations including insertion of new glazed roof lights.

086906: 10 Glendale Avenue, Burnage Ward*

Erection of single storey conservatory to the rear and car port to side to form additional living accommodation

086624: 14 Mere Drive, Didsbury East Ward*

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

3. 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:

086505 &

086531: Former Harpurhey Baths , Rochdale Road, Harpurhey Ward*

Erection of 3 storey teaching block following demolition of second class male pool and external alterations to first class male pool in association with use of building for educational purposes and Listed Building Consent for the demolition of the second class male pool and rebuilding to form 3 storey teaching block, and retention and refurbishment of first class male pool and main entrance area in association with the educational use of the building, incorporating internal and external alterations of the building.

(Subject to referral to the Secretary of State)

084665: Jubilee Works, Constable Street, Gorton North Ward*

Erection of 20 apartments in 4 storey block and 54 houses of 2 and 3 storeys in height, with associated works including creation of new vehicular access points onto Constable Street and Western Street and landscaping (Amended scheme).

(Subject to the signing of a S106 Agreement in relation to improvements to environmental infrastructure and also towards improvements to reduce crime in the vicinity of the site)

086311: The Former Golden Lion, 579 Wilmslow Road, Didsbury East Ward*

Erection of 3x3 storey buildings to accommodate 48 two storey bedroomed flats with underground car parking for 61 spaces with associated landscaping.

(Subject to the signing of a Section 106 Agreement for works to the nearby Fog Lane Park).

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:

085829: 13-17 Rochdale Road, Ancoats and Clayton Ward

Erection of mixed use building (part 15, part 13, part 10 storey) to accommodate 699.5 sq.m of commercial space (Use Classes A1 (shop), A2 (financial and professional services) and B1 (offices)), 134 apartments, 34 parking spaces (basement and ground floor) and associated boundary treatment.

086218: 1 Rushford Avenue, Longsight, Levenshulme Ward*

Two storey extension at rear of property and internal alterations to existing building to convert 6 existing apartments into 6 family dwellings

082508: Basil Chambers, 65 High Street, City Centre Ward*

Change of use of basement for use as a bar (Use Class A4) and associated external alterations.

(Councillor Ramsbottom, having previously made a statement objecting to the application addressed the meeting as a member of the public)

5. To **Refuse and Enforce*** application 085019, a retrospective application for a change of use from warehouse to vehicle repair workshop (Class B2) at Unit 5 Longden Road, Longsight, Gorton South Ward in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

(City Solicitor instructed to take any necessary action including Enforcement Action under Section 172 of the Town and Country Planning Act 1990 to secure the removal of the unauthorised works.)

6. To **Refuse*** application 085071 for the erection of part 11 storey/part 7 storey building comprising 42 self-contained flats with 41 parking spaces in basement, ground floor and mezzanine floor following demolition of existing public house at The Gamecock, Boundary Lane, Hulme Ward for the following reasons:

- 1) The proposed building would by reason of its scale and architectural massing would be an over-dominant and intrusive feature in the street scene to the detriment of the visual amenity of the area. The proposed development is therefore contrary to the provisions of policies H2.2 and H2.7 of the Unitary Development Plan for the City of Manchester and the Guide to Development in Manchester, which is a supplementary Planning Document.
- 2) The proposed development fails to make adequate provision for private amenity space for the residents of the proposed development. The proposed development is therefore contrary to the provisions of policies H2.2 and H2.7 of the Unitary Development Plan for the City of Manchester and the Guide to Development in Manchester, which is a supplementary Planning Document.

- 3) The proposed development by reason of its excessive height and architectural massing would have an overbearing impact on the occupiers of Cooper House to the detriment of their residential amenity. The proposed development is therefore contrary to the provisions of policy H2.2 Of the Unitary Development Plan for the City of Manchester.

7. To be Minded to Refuse the following application on the grounds of disamenity to local residents, and to 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:

086536: Royal Green Filling Station, 106 Longley Lane, Northenden Ward*
Erection of a new sales building, creation of customer parking area and relocation of existing wash bays in connection with 24 hour retail use following demolition of existing building.

(Noted that the hot food sales element of the application had been withdrawn.)

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

PH/06/26 Confirmation of Tree Preservation Order, 17 Darley Avenue, Didsbury West 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.

Decision*

To instruct the City Solicitor to confirm the Tree Preservation as plotted on the plan attached to the report at 17 Darley Avenue, Didsbury West Ward, under Section 199 of the Town and Country Planning Act 1990.

PH/08/27 Former Ciné City, 494 Wilmslow Road, Withington, Old Moat Ward

A report of the Head of Planning was submitted in relation to the erection of a 6 storey building and plant room comprising 285 square metres of retail floorspace (Class A1) with 17 self-contained flats with 12 car parking spaces on a mezzanine level accessed by a car lift from Copson Street.

Late representations were submitted in connection with the application. The applicant's representative addressed the Committee.

A member of the Committee drew attention to the fact that all members of the Committee had been circulated with a letter from the applicant and asked for the matter to be deferred for legal advice. Consideration of the application was adjourned to enable the City Solicitor's representative and other officers to consider the letter and the advice to be given to Members.

Another member at that stage requested deferral of the application pending a site visit.

On resuming the City Solicitor's representative stated that the City Solicitor considered that the letter raised serious issues which required written advice to Members, and that consideration of the application should therefore be deferred.

Decision

To defer* consideration of the application to the next meeting of the Committee for such advice and a site visit.

***denotes unanimous decision**