

Planning and Highways Committee

Minutes of the meeting held on 25 October, 2007

Present:

Councillor Lyons - In the Chair

Councillors Andrews, R. Battle, Burns, Carmody, Chohan, Dobson, Fender, Flanagan, Grant, Morrison, Sandiford and Watson.

Also present: Councillors Ankers, Leech, S. Newman and Stevens.

PH/07/39 Minutes

Decision

To approve as a correct record, the Minutes of the meeting held on 13 September 2007.

PH/07/40 Deferrals

The Committee noted the late representations of the Head of Planning seeking a deferral in relation to application 084270 (1 Lapwing Lane, Didsbury) in order to allow re-consultation with local residents, and further consideration of the issues and implications of the revision to the previously requested revised hours now proposed by the applicant.

The Chair also requested approval of the Committee for deferral of application 082027, concerning Chorlton Service Station, 84 Manchester Road, Chorlton Ward to allow for a site visit.

Decision

To agree to defer the above applications for the reason stated.

Decisions taken under Delegated Powers

PH/07/41 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, 082027; 084270; 083788; 082462; 080508; 079575 and 084369.

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 084130; 080508 and 084269.

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 the late representations submitted:

083617: St Thomas Aquinas RC High and Upper School, Nell Lane, Chorlton Park Ward *

Erection of eight 15 metre high floodlighting columns to existing multi-use games area.

084130: 628 Wilmslow Road, Didsbury West Ward *

Change of use from dwelling to health clinic (Class D1) on the ground floor with self contained flat above, including installation of access ramp at front and elevational alterations to form access to self contained flat.

(Councillor Burns declared a personal interest in relation to this application)

083611: The Stables, Davenfield Road, Didsbury West Ward *

Change of use from workshop/store (Class B2) to residential dwelling (Class C3) with first floor extension to form additional living accommodation together with associated elevational alterations.

(Councillor Sandiford withdrew from the Committee during consideration of this item on grounds of bias)

082462: Rondin Road, Ardwick Ward *

Erection of 2 industrial buildings and associated site works in relation to aluminium recycling operation including aluminium smelting and 33 metre high stainless steel flue to foundry.

083788: Land South of Queens Road, Cheetham Ward *

Outline application for new mixed use multi-phase development. Phase 1 relates to parcel A which comprises an employment park incorporating 34 units (use classes B1c, B2 and B8) and associated car parking with all matters to be considered. Subsequent phases relate to parcel B (comprising employment units with a maximum floorspace of 8140 square metres of use classes B1c, B2 and B8 and associated car parking) Parcel C (a new Irish World Heritage Centre with associated shop, exhibition hall, function room, restaurant and outdoor leisure facilities/amenity areas) Parcel D (a new 140 bed hotel with associated car parking) and Parcel E (a new retail unit, use class A1, with a maximum floor area 1161 square metres and associated car parking). All matters to be reserved except access for Parcels B C D and E. Subject to the submission and approval of a detailed Flood Risk Assessment under the requirements of PPG25, and to the additional conditions and amendment of other conditions proposed by the Head of Planning in the late representations.

(Councillors Burns, Flanagan and Sandiford declared prejudicial interests in this application and withdrew from the meeting during its consideration)

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084369: Land at corner of Duncan Road/Driscoll Street, Longsight Ward

Erection of four 4-bedroom three-storey detached houses.

(Councillor Battle declared a prejudicial interest in relation to this application and withdrew from the meeting during its consideration)

2. To be **minded to approve** the following applications in accordance with the reasons put forward in his report or any late representations and subject to any conditions proposed in his report or 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 -

082829 12/14 Piccadilly, City Centre Ward *
and 082830:

External alterations to existing office building and erection of 9-storey office building (use class B1) on adjacent vacant site, incorporating two ground floor restaurant/café units (use class A3), including listed building consent for the demolition of the service core and walls in association with the refurbishment of the building, subject to the referral of the listed building application to the Secretary of State.

080508: 2-10 Stockport Road, Ardwick Ward *

Redevelopment of site to create a mixed use development comprising 52 apartments and 428sqm of commercial and food and drink uses (Class A1, A2, A3) at ground floor level with 37 car parking spaces.

079575: Land off Wayland Road South, Gorton South Ward *

Erection of 240 dwellings with associated garages, roadworks and landscaping.

***denotes unanimous decision**