

## **Planning and Highways Committee**

### **Minutes of the meeting held on 26 June, 2008**

#### **Present:**

Councillor Burns - In the Chair

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

**Also present:** Councillors Ankers, Cowell, Lomax and M. Murphy.

#### **PH/08/18 Minutes**

##### **Decision**

To approve as a correct record, the minutes of the meeting held on 29 May 2008.

#### **PH/08/19 Deferral**

The Chair stated he had received a request from the applicant to defer application 052508, Basil Chambers, 65 High Street, as he was unable to attend the meeting.

##### **Decision**

To defer the application for the reason stated.

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

#### **PH/08/20 Land Known As Holt Town Waterfront And Bounded By Ashton New Road/New Viaduct Street/ Bradford Road And, Carruthers Street, Bradford, Ancoats and Clayton and Bradford Wards.**

A report was submitted outlining progress in relation to outline application 083447, for the principle of mixed use development comprising 466, 063sqm of residential floorspace (equating to a maximum of 4,348 residential units) Class A1 retail, Class A2 offices, Class A3 restaurant, Class A4 public houses and Class A5 (hot food takeaways (2028sqm in total), Class B1 (offices) and Class D1 non-residential accommodation and Class D2 Assembly and Leisure (11,121sqm in total) and a primary school plus associated access and open space, and informing the Committee of the Head of Planning's intention to be minded to approve the application, following changes to the phasing of the proposed development, and associated amendments to the phrasing of conditions following the decision made at the meeting of the Planning & Highways Committee on 20<sup>th</sup> December 2007.

Late representations were submitted in connection with the application.

The Committee was informed that condition 57 should refer to 4348 residential units and not 4470.

## Decision

To **note** the report and **approve\*** the revised conditions, as detailed in appendix 1, subject to the amendment to condition 57 as outlined above.

(Councillor Ramsbottom declared a personal interest in this application and left the room during consideration of this item)

## PH/08/21 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 085071, 086489, 085272, 085711, 085605, 086313, 085501, 086283, 086140, 085268 and 085801.

The Committee heard representations made by objectors/applicants/local councillors in relation to applications 085071, 086313 and 085309.

Prior to the meeting the Committee made a site visit to The Gamecock, Boundary Lane, Hulme Ward, (085071)

## 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:

**086489: Reynolds House, 6 Archway, Hulme Ward\*.**

Erection of two storey extension to existing office to have back up generator, condenser units, electrical switchgear and electricity sub-station with associated landscaping.

**086283: 25 Palatine Road and adjoining Car Park, Withington Ward\*.**

Erection of 7 storey, 207 space car park, including semi-basement and landscaping, with access from Palatine Road, following demolition of existing building.

(Councillor Fender declared a prejudicial interest in this application and left the room during consideration of the item)

**086140: 401 Palatine Road, Northenden Ward.**

Change of use from shop (A1) to Cafe/Restaurant (A3) with opening hours of 8.30 a.m to 10.30 p.m Monday to Friday, 8.30 a.m to 11.30 p.m Saturdays and 11.30 a.m to 10.30 p.m Sundays and Bank Holidays.

(Councillor Burns declared an interest in this application and left the room during consideration of the item. Councillor Loughman took the Chair. Councillor Keller was not present at the meeting of the Wythenshawe Area Committee when they took their decision)

**085268: 19 Lane End Road, Burnage Ward**

Change of use from tailors shop (Class A1) to hot food take-away (Class A5) with erection of bin store to rear  
(Councillor Sandiford abstaining)

**086510: 10 Raja Close, Cheetham Ward\***

Erection of single storey rear conservatory extension and continuation of canopy at front of property and minor alterations to elevations to rear at first floor.  
(Councillors Fender, Flanagan and Lyons declared a personal interest in this application and left the room during consideration of the item.)

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:

**085605: 482 – 506 Moss Lane East, Moss Side Ward\***

Erection of a part six, part five, part four and part three storey building comprising 148 self-contained flats, and 414 square metres of A1, A2, B1 or D2 floorspace and 316 sq metres of D1 accommodation together with 160 parking spaces.  
(Subject to a S.106 agreement relating to the provision of affordable housing, a financial contribution towards a parking study, a contribution to any subsequent works, a restriction on for sale/to let sign boards, a restriction of buy to lets for limited number of years (period to be agreed), a restriction on student lettings for a limited number of years (period to be agreed) and a linkage between each residential unit and a defined car parking space.)

**086313: The Former Dairy Site, Brookburn Road, Chorlton Ward\***

Erection of 3 pairs of 3 storey semi detached houses and one terrace of 3 x 3 storey houses, 9 dwellings in total with associated car parking and landscaping.  
(Subject to the signing of an agreement under Section 106 of the Act in respect of the provision of a sum of money for the upgrade of the footpath into the Mersey Valley from Brookburn Road. Also subject to the brokering of discussions between the developer and the developers of the adjoining development site to ensure that works are carried out considerately as neighbouring contractors.)

**085309: Land In And Around The Lower Medlock Valley, Bounded By Ashton Old Road/ Great Ancoats Street/ Every Street/ Ashton New Road/ Holly Street, Bradford Ward\***

Outline Application for the principle of a residential development comprising residential floor space (equating to a maximum of 800 dwellings) with associated car parking, landscaping and infrastructure plus environmental enhancements within the lower Medlock Valley.

(Subject to the signing of a S.106 Agreement to include the following:

- Long term management and maintenance of the River Valley and open Space
- Affordability
- Provision of replacement and new sports facilities

Although it is recommended that this application be subject to a section 106 agreement, if it is deemed to be appropriate to secure these measures through an alternative mechanism such as a development agreement, the final decision delegated to the Head of Planning in conjunction with the Chair of Planning and Highways Committee.)

Also agreed that all future reserved matters applications are brought back to Committee and should include an up-date on affordable housing provision.

**085801: Mason Street/Cable Street/Addington Street, Ancoats and Clayton Ward\***

Erection of one 8 storey block comprising of 4 commercial units (A1 A2) 586 square metres and 61 residential units with associated car parking in basement (1000 sq metres) and associated amenity space and landscaping and erection of 3 wind turbines on roof.

(Subject to the signing of a section 106 agreement in relation to the securing of a level 6 code for sustainable homes and a level 4 BREEAM for commercial development and the possibility of a contribution to public open space in the St Michaels area and a further condition in relation to car parking being available at all times for the residential units.)

3. To **Refuse and Enforce\*** application 085272, for variation of condition no 6 of planning permission 066945 to allow garage to be used as additional living accommodation at 14 Drayton Street, Hulme 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 and the reinstatement of the garage.)

4. To **Refuse\*** application 085711 for the conversion of garage into bedroom including alterations to elevations at 17 Mackworth Street, Hulme Ward, in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

5. To **Refuse\*** application 085501 for the erection of a part single, part two storey rear extension to form additional living accommodation at 4-6 Richmond Road, Withington Ward for the following reason:

The proposed development would set a precedent for a form of development, which if copied by other properties within the area, would have a detrimental effect on the character and amenity of the area. The proposed development is therefore contrary to the provisions of Policies H2.2 and DC1 of the Unitary Development Plan for the City of Manchester.

6. To be **Minded to Refuse\*** the following application on the grounds of massing, scale and height of the building on a corner site, the impact on the amenity of the residents of Cooper House, 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:

**085071: The Gamecock, Boundary Lane, Hulme Ward**

Erection of a part 11 storey/part7 storey building comprising 42 self-contained flats with 41 parking spaces in basement, ground floor and mezzanine floor following demolition of existing public house.