

Planning and Highways Committee

Minutes of the meeting held on 29 May, 2008

Present:

Councillor Burns - In the Chair

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

Also present: Councillors Clayton and A. Khan

PH/08/15 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 10 April 2008.

PH/08/15 Deferral

The Chair requested approval of the Committee for deferral of application 085071, The Gamecock, Boundary Lane, Hulme Ward, for a site visit.

Decision

To defer the application for the reason stated.

Decisions taken under Delegated Powers

PH/08/16 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 085309, 085653, 085261, 085658, 083778 and 085508.

The Committee heard representations made by objectors/applicants/local authorize in relation to applications 085071, 085658 and 085508.

Decision

1. To note that application 084648, (303 Cheetham Hill Road, Cheetham Ward) had been withdrawn as the wrong Certificate had been submitted with the application.
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:

085830: 711 Moston Lane, Charlestown Ward*.

Change of use from single family dwelling house (class C3) to residential care home (Class C2) for three people and retrospective application for ramps and low walls to front and rear.

085261: 200 Platt Lane, Moss Side Ward*.

Continuance of use of first floor as place of worship and extension of opening hours to allow 24 hour use.

085658: Land off Buckingham Road between 27 Salisbury Road and 22 Silverdale Road, Chorlton Ward*.

Erection of a two storey detached house following demolition of garages previously approved under application 082139.

085508: 570-572 Wilmslow Road, Didsbury West Ward*

Erection of a part 3 storey, part 4 storey building comprising of retail (A1) on ground floor (343.5 sqm) and 11 apartments at first, second and roof level with associated car parking for 13 spaces in the basement and associated landscaping at the front.

086416: 23 Westmorland Road, Didsbury West Ward*

Erection of single storey rear extension and first floor front extension to form additional living accommodation

2 To be **Minded to Approve** the following application, in accordance with the reasons put forward by the Head of Planning 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:

085309: Land to the west of Vine Street, Gorton North Ward*

Residential development comprising the erection of 62 dwellinghouses (mix of semi-detached 2 storey houses) with two new vehicular access points onto Vine street, a new loop road and associated car parking, landscaping and boundary treatments. (Subject to the applicant entering into a legal agreement relating to a financial contribution towards the upgrading of the public open space area adjacent to the application site and for improving and maintaining the general environment, public realm and highways, and the final approval of a detailed Flood Risk.)

3. To **defer*** outline application 058309, 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 on 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, and request officers to report to the next meeting following a reconsideration of the issue relating to affordable housing and the failure of a development of this size to include such a provision.

4. To **defer*** application 083778 for the erection of a six 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 at the Former Ciné City, 494 Wilmslow Road, Withington, Old Moat Ward, to enable the Head of Planning to report back to the next meeting of the Committee with more detailed reasons for refusal based on the comments raised by members at the meeting in relation to the proposals design, including the tower element, on the impact on the Conservation Area.

5. To **defer*** application 085501 for the erection of part single, part two storey rear extension to form additional living accommodation at 4-6 Richmond Road, Withington Ward, to enable officers to provide further information in relation to the proposed occupancy.

*denotes unanimous decision