



Planning and Highways Committee

Date: Thursday 28 May 2009
Time: 2.00pm
Venue: Council Chamber, Level 3, Town Hall Extension,
Albert Square, Manchester. M60 2LA

Everybody is welcome to attend Council and Committee meetings in Manchester.

Everybody is welcome to attend Council, and Committee meetings.

The Council has delegated to the Planning and Highways Committee authority to determine planning applications, however, in exceptional circumstances the Committee may decide not to exercise its delegation in relation to a specific application but to make recommendations to the full Council

The Members of the Planning and Highways Committee are :-

Councillor Burns (Chair)	Councillor Boyes	Councillor Curley	Councillor Flanagan	Councillor Fender
Councillor Grant	Councillor Keller	Councillor Loughman	Councillor Lyons	Councillor Morrison
Councillor Ryan	Councillor Sandiford	Councillor Shaw	Councillor Tavernor	Councillor Watson

It is the Council's policy to consult people as fully as possible before making decisions that affect them. Members of the public do not have a right to speak at meetings but the Committee will usually allow applicants and objectors to address them for up to four minutes. If you have a special interest in an item on the agenda and want to speak, tell the Committee Officer, who will pass on your request to the Chair. Groups of people will usually be asked to nominate a spokesperson.

The Council is concerned to ensure that its meetings are as open as possible and confidential business is kept to the strict minimum. When confidential items are involved these are considered at the end of the meeting at which point members of the public are asked to leave

At the beginning of the meeting the Chair will may make announcements about individual applications on the Agenda which the Chair is proposing should not be considered at the meeting. This may be in response to a request by the applicant for deferral, from the officers wishing to undertake further discussions in relation to the application, or members of the Council or Committee for a site visit.

The Committee will then decide whether or not to agree to the deferral. Once there is agreement to defer an application no discussion will take place in relation to the detail of that application.

It is also possible to defer an application for a site visit or further information during consideration of the item. If this should happen no further discussion will take place.

The Chair will explain to members of the public how the meeting will be conducted as follows:

1. The Planning Officer will advise the meeting of any late representations that have been received since the report was written.



2. The officer will state at this stage if the recommendation of the Head of Planning in the printed report has changed.
3. **ONE** objector will be allowed to speak for up to **4 minutes**. If a number of objectors wish to make representations on the same item, the Chair will invite them to nominate a spokesperson.
4. The Applicant, Agent or their representative will be allowed to speak for up to **4 minutes**.
5. Members of the Council not on the Planning and Highways Committee will be able to speak for up to **4 minutes**.
6. Members of the Planning and Highways Committee will be invited to express views/ask questions and the appropriate planning officer may then respond to issues that have been raised. The representative of the Head of Engineering Services or the City Solicitor as appropriate may also respond to comments made.

Only members of the Planning and Highways Committee may ask questions of the officers. All other interested parties make statements only.

The Committee having heard all the contributions will determine the application. The Committee's decision will in most cases be taken under delegated powers and will therefore be a final decision.

If the Committee decides it is minded to refuse an application, they must request the Head of Planning to consider its reasons for refusal and report back to the next meeting as to whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse.

Crèche facilities are available for visitors to the Town Hall by prior arrangement with the St. Peter's Children's Centre (Telephone : 0161 234 3246).

Each Committee is serviced by an officer representing the Chief Executive. If you have any questions about this or other meetings, please contact the Governance and Scrutiny Support Unit on the number below -

Sir Howard Bernstein Chief Executive Town Hall Manchester M60 2LA	This agenda issued on 19 May 2009	Committee Officer Christine Crisp Governance and Scrutiny Support Unit Tel: 0161 234 3037 Fax: 0161 247 7017 Email:c.crisp@manchester.gov.uk
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Agenda

Standard agenda items

- 1 **Urgent Business**
To consider any items which the Chair has agreed to have submitted as urgent.

- 2 **Appeals**
To consider any appeals from the public against refusal to allow inspection of background documents and/or the inclusion of items in the confidential part of the agenda.

- 3 **Interests**
To allow Members an opportunity to [a] declare any personal or prejudicial interests they might have in any items which appear on this agenda; and [b] record any items from which they are precluded from voting as a result of Council Tax/Council rent arrears.
Members with a personal interest should declare that interest at the start of the item under consideration. If members also have a prejudicial interest, then in addition to declaring it, they **must** also withdraw from the meeting during the consideration of the item.

- 4 **Minutes**
To approve as a correct record the Minutes of the meeting held on 9 April 2009.



Items for which decisions will be made by the Committee under powers delegated to it under the Council Constitution

5. Applications for development

Report of the Head of Planning (enclosed)

The applications are dealt with as appendices to this report and relate to the following listed applications: -

List No.	Application No.	Location of development	Ward	Page
1	087702	North Manchester High School for Girls	Charlestown	8
2	089478	348 Moston Lane	Moston	15
3	084237	Al-Falah Markaz Islamic Mosque, 79 Heywood Street	Cheetham	21
4	089146	2 Varley Street	Miles Platting & Newton Heath	37
5	087579	Lovells Residential Development, Land off Rylance Street	Bradford	51
6	087580	Lovells Residential Development, Land off Rylance Street	Bradford	76
7	087569	Lovells Residential Development, Land off Rylance Street	Bradford	96
8		Number not used		
9		Number not used		
10	088623	3 Keppel Road	Chorlton	113
11	089506	Former Railway Line at St Werburghs Road	Chorlton Park & Whalley Range	121



12	088925	7-9 Clifton Avenue	Withington	140
13	089123	Bar One, 461-463 Wilmslow Road	Withington	147
14	089137	Charles Wilson, 164 Wilmslow Road	Rusholme	153
15	089112	20 Homestead Crescent	Burnage	163
16	089194	Jessiefield, Spath Road/Lancaster Road	Didsbury West	168
17	088784	109 Sale Road	Northenden	179
18	087918	373 Palatine Road	Northenden	187
Section 2				
1	088963	Land bounded by Ashton Old Road, Lees Street and the former Stockport branch Canal	Bradford	197
2	089880	Towpath adjacent to Rochdale Canal, Canal Street between Minshall Street and Princess Street	City Centre	224