



**MANCHESTER**  
CITY COUNCIL

## **Planning and Highways Committee**

Date: Thursday 22 October 2009  
Time: 2.00pm  
Venue: Council Chamber, Level 3, Town Hall Extension,

### **Membership of the Committee**

Councillors:

A. Burns	M. Loughman
E. Boyes	H. Lyons
B. Curley	P. Morrison
J. Flanagan	D. Sandiford
A. Fender	G. Shaw
J. Grant	R. Tavernor
J. Keller	M. Watson
N. Lewis	

## Information about the Planning and Highways Committee

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

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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.

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 –**

<b>Sir Howard Bernstein Chief Executive Town Hall Manchester M60 2LA</b>	<b>This agenda issued on 14 October 2009</b>	<b>Committee Officer</b> Christine Crisp Governance and Scrutiny Support Unit Tel: 0161 234 3037 Fax: 0161 274 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 10 September 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: -

<b>List No.</b>	<b>Application No.</b>	<b>Location of development</b>	<b>Ward</b>	<b>Page</b>
1	089201	Rusholme Health Centre, Walmer Street	Rusholme	8
2	090653	Hulme Community Garden Centre, 28 Birley Street	Hulme	14
3	090824	Former Greenheys Playing Field site, Great Western Street	Moss Side	22

4	090153	76-78 Rosebery Street	Moss Side	44
5	090558	Chorlton Place, 290 Wilbraham Road	Fallowfield	50
6	091102	62 Beech Road	Chorlton	55
7	091111	Land rear of 75–125 Chelsfield Grove	Chorlton Park	65
8	091174	Princes Road, Withington	Chorlton Park	75
9	090468	461/463 Wilmslow Road	Withington	89
10	091175	Railway Cutting adjacent to Olive Shapley Avenue	Didsbury East	94
11	091067	10 Arthog Road	Levenshulme	106
12	090885	Land at Selstead Road	Woodhouse Park	113
13		NUMBER NOT USED		
14	089532	1-3 Windsor Road,	Levenshulme	122
15	091096	1 Wilton Road	Crumpsall	158
16	090884	Vacant plots of land at Hough Hall Road/Cole Street/Albine Street and Pym Street, Moston	Harpurhey	164
17	090205	Corpus Christi Basilica, 39 Varley Street	Miles Platting & Newton Heath	175
18	090199	Corpus Christi Basilica, 39 Varley Street	Miles Platting & Newton Heath	195
19		NUMBER NOT USED		
20	090530	995 Stockport Road	Levenshulme	210
21	090968	1 New Wakefield Street	City Centre	218
22	090201	39-45 Edge Street, Northern Quarter, Ancoats	Ancoats and Clayton	237

**6. Confirmation of Tree Preservation Order – 50 South Drive, Chorlton Ward**  
Report of the Head of Planning