

## **Planning and Highways Committee**

### **Minutes of the meeting held on 12 February 2009**

#### **Present:**

Councillor Burns - In the Chair  
Councillors Ali, Chohan, Dobson, Fender, Flanagan, Grant, Keller, Loughman, Lyons, Morrison, Ramsbottom, Sandiford, Shaw and Watson.

**Also present:** Councillors Ankers, Ashley, Carmody, Clayton, Eakins, Firth, S. Newman and John Leech MP

#### **PH/09/4 Minutes**

##### **Decision**

To approve as a correct record, the minutes of the meeting held on 15 January 2009.

#### **PH/09/5 Deferrals**

The Chair requested approval of the Committee for deferral of applications 077757, Northern Lawn Tennis Club, Didsbury West Ward and 087918, 373 Palatine Road, Northenden Ward, for site visits.

##### **Decision**

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

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

#### **PH/09/6 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 087900, 087751, 0977757, 087918, 086418, 087073, 087455, 087214, 087508, 088460, 088469 and 088332.

The Committee heard representations made by objectors and applicants in relation to applications 087900, 087751 and 086418.

Prior to the meeting the Committee made a site visit to 72/74 Manchester Road, Chorlton Ward. (087900)

## 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:

**088322: 30 Chandos Road South, Whalley Range Ward\***

Erection of a conservatory at rear of dwelling house following demolition of existing conservatory.

**087751: 57 Manor Drive, Chorlton Park Ward\***

Erection of a two storey rear extension and single storey side extension following demolition of rear conservatory to form double garage and additional living accommodation and erection of 1.8m high boundary wall fronting Manor Drive and Darley Avenue.

**087508: Land to rear of 50 Graver Lane, Miles Platting and Newton Heath Ward\***

Erection of a detached dwellinghouse with associated car parking and landscaping following demolition of existing garages

(Subject to the signing of a Section 106 Agreement or appropriate grampian conditions to be agreed by the Head of Planning in consultation with the Chair, relating to issues raised by members concerning the status of the embankment, clearance of the site and vehicular access to the site)

**088469: King David High School, Crumpsall Ward\***

City Council Development – Erection of a new four storey building comprising nursery, primary and high schools, associated car parking, landscaping, boundary treatments and sports hall and subsequent demolition of existing main school building, nursery unit, infant and junior school.

2. To **Refuse\*** the **following** applications in accordance with the reasons put forward by the Head of Planning in his report and any late representations:

**088098: 72 Dickenson Road, Rusholme Ward\***

Change of use of residential dwelling (Class C3) to offices (Class B1)

**097455: Mason Street/Cable Street, Ancoats and Clayton Ward\***

Outline application for layout and means of access for erection of 8 storey hotel with 150 hotel bedrooms and 20 serviced hotel apartments on top two floors with ancillary facilities on ground floor and 3 levels of basement car parking to provide 120 spaces

**088202: Land bounded by John Heywood Street/Bank Street and Bamford Street, Ancoats and Clayton Ward\***

Temporary consent for the use of the site for open storage (use class B8) for a period of five years

(Councillor Loughman declared an interest in this application and left the room during consideration of the item)

3 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:

**088460: Former landfill site, Pink Bank Lane, off East Road, Gorton South Ward \***

Erection of a methane stripping plant with associated 2.75 metre weld mesh fencing and 2, four metre high lighting columns.

(Subject to the receipt of acoustic information that satisfies the Head of Regulatory and Enforcement Services (Environmental Health))

**087073: Former Hat and Feathers Public House, 39 Mason Street, Ancoats and Clayton Ward\***

Erection of 7 storey building to accommodate 15 student apartments, creating a total of 80 bedrooms, basement car parking 208sqm of commercial space (Use Class A1 shop) at ground level and ancillary amenity space and boundary treatment following demolition of Public House.

(Subject to the signing of a Section 106 legal agreement relating to Environmental Improvements as part of the Rochdale Road Environmental Improvement strategy and to the strengthening of condition 28 relating to the use for student accommodation only, and the Head of Planning authorised to approve the final wording of the condition)

**087214: 20 Lord Street, Cheetham Ward\***

Outline Application for the erection of a part nine part six storey building comprising two floors of Class A1 retail space (460sqm) and residential accommodation comprising 30 x two bedroom apartments with parking for 30 cars

**088332: Land at Queens Road/Rochdale Road, Cheetham Ward\***

City Council Development – Erection of a three storey secondary school building with vehicular access from Silchester Drive and associated playing pitches, landscaping, sports hall, car parking, bus drop off facility and boundary treatments

(Subject to the referral to the Secretary of State under the Town and Country Planning (Development Plans and Consultation (Departures) Directions 1999)

4. To defer\* application 087900 a part retrospective for the erection of a three storey building comprising (A1 retail) and (A3 restaurant) uses on ground floor with seven self contained flats above at **72/74 Manchester Road, Chorlton Ward**, to enable officers to hold discussions with the developer in relation to comments made by members concerning the scale and massing of the building and the possible stepping down of the height of the building onto Manchester Road, refuse storage and parking.

5. To be Minded to **Refuse** application 086418 subject to an appeal against non determination in connection with the removal of Condition No. 6 (Personal Consent) from application 081110/FU/2006/C1 at **103 High Street, Ancoats and Clayton Ward** on the grounds that the proposal by virtue of the addition of an open A1 retail use in the area, have an unacceptable detrimental impact on the mixed use, diverse and distinctive nature of the Northern Quarter, and would therefore not contribute to the overall regeneration of this part of the City Centre and would be contrary to Policies R1.1 and RC3 of the Unitary Development Plan.

**PH/09/7 Confirmation of Tree Preservation Order, 10 Clifton Avenue, Withington Ward.**

The Committee considered a report of the Head of Planning in relation to the background and issues involved in confirming a Tree Preservation Order at the above address.

**Decision\***

To instruct the City Solicitor to confirm the Tree Preservation Order at 10 Clifton Avenue, Fallowfield under Section 199 of the Town and Country Planning Act, 1990, and that the Order should cover the tree as plotted T1 on the plan.

(Councillor Burns declared a personal interest and vacated the Chair during consideration of the report. Councillor Loughman took the Chair.)

**\*denotes unanimous decision**