

Planning and Highways Committee

Minutes of the meeting held on 17 December 2009

Present: Councillor Burns - In the Chair
Councillors Boyes, Curley, Fender, Flanagan, Grant, Keller, Lewis, Loughman, Lyons, Morrison, Sandiford, Shaw, Tavernor and Watson.

Also present: Councillors Ankers, S. Newman and Stevens
Mr J. Leech MP

PH/09/41 Photographs

The Committee agreed that photographs could be taken in the meeting.

PH/09/42 Interests

All members declared there were no whipping arrangements as part of this meeting.

PH/09/43 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 19 November 2009.

PH/09/44 Deferrals

The Chair requested approval of the Committee for deferral of the following applications for site visits:

Application 091081 - Hardy Farm Sportsground, 105 Hardy Lane, Chorlton Ward
Application 090398 - The Arch Bar, 20 Stretford Road, Hulme Ward

Deferral was also requested by the developer in relation to Application 091188 – 693 – 697 Altrincham Road, Baguley Ward

Decision

To agree to the deferrals for the reasons stated

Decisions taken under Delegated Powers

PH/09/45 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 091081, 090348, 091188, 091175, 091174, 091677, 091678, 091071, 090397, 088704, 091242 and 091243

Committee heard representations made by objectors and applicants in relation to applications 091359, 091242 and 091243.

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:

091175: Railway Cutting adjacent to Olive Shapley Avenue, Didsbury East Ward.*

Outline Planning Application for siting and access for the Metrolink Didsbury Village Stop.

(Councillors Fender and Sandiford declared a personal interest in this application as members of the Integrated Transport Authority, Councillor Curley declared a prejudicial interest in this application and withdrew from the meeting while the item was considered).

091174: Princess Road, Withington, Chorlton Park Ward*

Outline Planning Application for siting and access for the Metrolink Withington (Princess Road) stop.

(Councillors Fender and Sandiford declared a personal interest in this application as members of the Integrated Transport Authority, Councillor Curley declared a prejudicial interest in this application and withdrew from the meeting while the item was considered).

091146: 28-30 Wellington Road, Whalley Range Ward*

Conservation Area Consent for the demolition of existing buildings in order to allow for the erection of a terrace of 5 x 3 storey dwellings with associated car parking and landscaping.

090397: Needham Hall, 18 Spath Road, Didsbury West Ward.*

Revised application for Block B and Block D, approved under ref 082214, for the erection of 5 x 3 bed townhouses (Block B) and 4x4 bed town houses (Block D) with undercroft parking and associated landscaping.

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:

091677: Former Railway Line at Kingsway to rear of 34 – 60 Lynnwood Road, Didsbury East Ward*

Outline Application for the siting and access for the Metrolink Didsbury East stop. (Subject to the expiry of the notification period and no objections of material weight being received from those notified or consulted and subject to the expiry of the 21day notice period served upon Stockport Metropolitan Borough Council).

(Councillors Fender and Sandiford declared a personal interest in this application as members of the Integrated Transport Authority, Councillor Curley declared a prejudicial interest in this application and withdrew from the meeting while the item was considered).

091678: Former Railway Line at Lapwing Lane/Palatine Road, Didsbury West Ward*

Outline Application for the siting and access for the Metrolink West Didsbury stop. (Subject to the expiry of the notification period and no objections of material weight being received from those notified or consulted)

(Councillors Fender and Sandiford declared a personal interest in this application as members of the Integrated Transport Authority, Councillor Curley declared a prejudicial interest in this application and withdrew from the meeting while the item was considered).

091071: 28-30 Wellington Road, Whalley Range Ward*

Erection of a terrace of 5 x 3 storey dwellings following the demolition of existing buildings, with associated car parking and landscaping.

(Subject to the receipt of an amended landscaping plan incorporating a sustainable drainage system)

091242: St. Thomas Centre, Ardwick Green North, Ardwick Ward*

Erection of a part single storey, part 2 storey, part 3 storey building with glazed ground and first floor link to neighbouring St Thomas Centre to form conference, meeting, office and community facilities in association with existing use.

(Subject to the expiry of site notices and that no new issues are raised prior to the expiry of the re-notification)

091243: St. Thomas Centre, Ardwick Green North, Ardwick Ward*

Listed Building Consent –Elevational alterations and works affecting the setting of the listed St Thomas Centre associated with the erection of a part single storey, part 2 storey, part 3 storey building and adjoining glazed link at ground and first floor level.

(Subject to the expiry of site notices and that no new issues are raised prior to the expiry of the re-notification)

3. To **refuse*** the following application in accordance with the reasons contained in the report of the Head of Planning and any late representations:

091359: Unit 6, 12 Lane End Road, Burnage Ward.

Change of use from A1 retail to A5 hot food takeaway including the extract duct to rear of unit.

4. To **defer*** application 088704, **56-60 Shudehill**, Ancoats and Clayton Ward for a change of use to Class A4 (drinking establishment) at ground floor level with ancillary space within the basement, for officers to clarify the nature of the use and to discuss with the City Solicitor possible conditions regarding the operation of the premises.

* denotes unanimous decision