

Planning and Highways Committee

Minutes of the meeting held on 22 October 2009

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

Also present: Councillors Commons and Jones

PH/09/32 Interests

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

PH/09/33 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 10 September 2009.

PH/09/34 Deferrals

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

090558: Chorlton Place, 290 Wilbraham Road, Fallowfield Ward, to allow the applicant to respond as to whether or not he wishes to withdraw the application as detailed in the Late Representations.

091174: Princess Road, Withington, Chorlton Park Ward, at the request of the applicants to allow them to provide further information.

091175: Railway cutting adjacent to Olive Shapley Avenue, Didsbury East Ward, at the request of the applicants to allow them to provide further information.

090205 & 090199: Corpus Christi Basilica, 39 Varley Street, Miles Platting and Newton Heath Ward to allow for a site visit.

Decision

To defer the applications for the reasons stated.

Decisions taken under Delegated Powers

PH/09/35 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 089201, 090824, 090153, 091102, 090884 and 090530.

Committee heard representations made by objectors and applicants in relation to applications 089532, 090824, 091111, 090468, 091067, 090885, 090530 and 090201.

Prior to the meeting the Committee made a site visit to 1-3 Windsor Road, Levenshulme Ward. (089532).

In relation to application 091111, Land rear 75-125 Chelsfield Grove, Chorlton Park Ward, the Head of Planning informed the Committee that he was withdrawing his recommendation to defer the application as detailed in the Late Representations.

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:

090653: Hulme Community Garden Centre, 28 Old Birley Street, Hulme Ward.*

Permanent use of land for garden centre together with the erection of a single storey timber building to form eco - classroom.

090824: Former Greenheys Playing Field site, Great Western Street, Moss Side Ward*

Erection of 65 residential units comprising 20 x 2 bedroom flats, 6 x 2 bedroom houses, 38 x 3 bedroom houses and 1 x 4 bedroom house, involving a mixture of two and three storey buildings together with associated landscaping, access roads and public realm works.

(Councillor Sandiford declared an interest in this application as member of Moss Care Housing Trust and withdrew during consideration of the application).

091102: 62 Beech Road, Chorlton Ward*

Erection of 3 storey building to form 2 commercial units (342 square metres) A1, A2 and B1 use, with 4 apartments above with associated refuse store, cycle store and landscaping, (amended design to that approved under 079735/FO/2006/S1)

091111: Land rear 75-125 Chelsfield Grove, Chorlton Park Ward.*

Creation of service access road from Chelsfield Grove together with new gates in order to provide access to Metroink sub-station.

(Subject to reconsultation in relation to the proposed increase in levels of usage of the access road and the Head of Planning in consultation with the Chair of the Committee authorised to approve the application following the consultation. Also subject to further conditions relating to there being no access to the track from the substation entrance and defensive planting of thorny shrubs/bushes being carried out along the rear boundaries of houses on Chelsfield Grove).

(Councillors Fender and Sandiford declared a personal interest in this application as members of the Integrated Transport Authority).

091067: 10 Arthog Road, Didsbury East Ward.*

Erection of a single storey rear extension to form additional living accommodation.

089532: 1-3 Windsor Road, Levenshulme Ward.

Erection of a terrace of 3 x three storey dwellinghouses with hardstanding car parking spaces to each dwelling following the demolition of existing pair of semi - detached houses.

(Subject to a further condition relating to off site highway works to deal with car parking within the immediate vicinity of the site)

091096: 1 Wilton Road, Crumpsall Ward.*

Part Retrospective Application for 2 storey side extension (amendments to previously approved extension ref 085210/FH/2007/N1)

090884: Vacant Plots of Land At Hough Hall Road/Cole Street/Albine Street and Pym Street, Moston Ward.*

Formation of 3, temporary car parks to provide 182 spaces and associated landscaping, floodlighting and CCTV coverage including provision of 22 disabled parking spaces.

(Temporary approval for five years)

(Councillor Tavernor declared a prejudicial interest in this application and left the room during consideration of the item).

090530: 995 Stockport Road, Levenshulme Ward.*

Change of use of ground floor shop to hot food take-away (Class A5) with external access ramp and basement storage.

090968: 1 New Wakefield Street, City Centre Ward.

Change of use to a bar/nightclub (sui generis) with associated external alterations

090201: 39 – 45 Edge Street, Northern Quarter, Ancoats and Clayton Ward.*

Change of use to Sui Generis – Class A3 (restaurant/café) use and Class A4 (drinking establishment) use.

2. To be **Minded to Approve** the following application, 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:

089201: Rusholme Health Centre, Walmer Street, Rusholme Ward

Single storey extension to existing health centre, to create new surgeries and offices. (Subject to a S.106 agreement relating to the provision of a financial contribution towards street trees within the vicinity of the site).

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

090153: 76-78 Rosebery Street, Moss Side Ward.*

Retrospective change of use from two residential dwellings (Class C3) to community centre/mosque (Class D1) and erection of a part single/part 2 storey rear extension (City Solicitor instructed to take such action as is necessary to secure the discontinuance of the unauthorised use including the serving of an Enforcement Notice under Section 172 of the town and Country Planning Act 1990).

090468: 461-463 Wilmslow Road, Withington Ward.*

Variation of condition 4 of planning permission 080264/FU/2006/S1 to allow premises to open until 00.30 Sunday to Thursday and 02.00 Fridays and Saturdays

(Councillor Lyons declared a prejudicial interest in this item as a member of the Licensing Committee determining the licensing application and left the room, Councillor Fender declared a prejudicial interest in this application as he attended and made representations to the Licensing Committee, he made a statement in the Planning Committee as a local member then left the room before any debate was undertaken by the Committee).

090468: Land at Selstead Road, Woodhouse Park Ward.*

Outline Application seeking approval for the principle and access for the erection of 3 storey x 40 bed care home (Class C2) with associated car parking and landscaping / amenity space.

PH/09/36 Confirmation of Tree Preservation Order at 50 South Drive, Chorlton 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 50 South Drive, Chorlton cum Hardy, 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.

* denotes unanimous decision