

Planning and Highways Committee

Minutes of the meeting held on 22 November, 2007

Present:

Councillor Lyons - In the Chair

Councillors Andrews, R. Battle, Burns, Carmody, Dobson, Fender, Flanagan, Grant, Keller, Morrison, Sandiford, Shaw and Watson.

Also present: Councillors Ankers, Cowell, Karney, Leech, S. Newman, Ramsbottom and Swannick.

PH/07/42 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 25 October 2007.

PH/07/43 Deferral

The Chair requested approval of the Committee for deferral of applications 083953 and 083940 concerning South Manchester Resource Recovery Centre, Longley Lane, Sharston Ward to allow for a site visit.

Decision

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

Decisions taken under Delegated Powers

PH/07/44 Jacksons Wharf Public House, Blantyre Street, Castlefield, City Centre Ward.

A report of the Head of Planning was submitted in relation to the erection of a building comprising 118, residential apartments (Class C3), a ground floor retail unit (Class A1/A2/A3/D1), basement car parking, surface level car parking and associated landscaping following demolition of the existing building (083296) and Conservation Area Consent (081738)

Late representations were submitted and objectors and the applicant addressed the Committee.

Decision

To be **Minded to Refuse*** applications 083296 and 081738, and request officers to hold further discussions with the developer in relation to the character, style and design of the building, if the negotiations are unsuccessful, the Head of Planning to

report back to the next meeting with planning considerations that could reasonably sustain a decision to be minded to refuse.

PH/07/45 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 082524 and 082027

The Committee heard representations made by objectors/applicants/local councillors in relation to application 082027.

It was reported that application 084141 (380 Barlow Moor Road) had been withdrawn by the applicant.

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 the late representations submitted:

082524: Rear of Charnwood Road, Hr. Blackley Ward *

Change of use of open land to memorial forest with associated fencing and footpaths.

084620: BT Telephone Exchange, Albany Road, Chorlton Ward *

Installation of 6 antennas, and three dishes on existing mast and a new equipment cabin.

2. To be **Minded to Refuse*** the following application, and request the Head of Planning to report back to the next meeting on the impact on the retail character and scope and variety of independent retailers, overdevelopment of the site and traffic issues and whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse:

082027: Chorlton Service Station, 84 Manchester Road, Chorlton Ward

Erection of new 288 sqm sales/(A1) shop building and new canopy following demolition of existing building, with increased car parking.

***denotes unanimous decision**