

Planning and Highways Committee

Minutes of the meeting held on 11 February 2010

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 Amesbury, Cowell, Dobson, Eakins, Hackett and N. Murphy.
Councillors Davison and Pickstone (Bury Council) and Councillor Holt (Bury Council, making a statement on behalf of Mr Ivan Lewis MP).

PH/10/6 Interests

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

PH/10/7 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 14 January 2010.

Decisions taken under Delegated Powers

PH/10/8 Area adjacent to Existing Bowling Pavilion, Heaton Park, Higher Blackley Ward

A report of the Head of Planning was submitted in relation to a proposed sports development comprising: detached building to form changing rooms with ancillary store, multi use rooms and café bar, together with the formation of 13 small-sided football pitches, six tennis and netball courts and climbing wall with associated parking, landscaping, boundary treatments and associated floodlighting. (090370)

Late representations were submitted in connection with the application.

The Committee heard representations in connection with the application

Following confirmation that a letter from the Garden Historical Society opposing the planning application had not been received by the Planning Department and the details not included in the report before the members, the City Solicitor's representative read the content of the letter to members of the Committee.

She then informed the Committee that they should take the content of the letter into consideration when making a decision on the application before them

Decision

To Approve application 090370 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.

(Subject to a further condition relating to cycle storage)

(Councillor Lyons declared a personal interest in this application as one of the Higher Blackley Ward Councillors who attended meetings of the Heaton Park Trust on a rota basis. He had not been involved in any discussion relating to the planning application and had not made any statement in relation to the application).

PH/10/9 Elisabeth House, 2-14 St Peter's Square, City Centre Ward

A report of the Head of Planning was submitted in relation to the following applications:

(i) Redevelopment to create a 14 storey plus basement building incorporating Class B1 offices on upper floors, ground floor cafe, restaurant and bar uses (Class A3 and A4) and basement car parking with related highways, access, servicing and landscaping works, following demolition of existing building (091751).

(ii) Demolition of existing Elisabeth House building and removal of five trees to allow construction of a new 14 storey building (091752).

Late representations were submitted in connection with the application.

Decision

To Approve* applications (090751) and Conservation Area Consent (090752) 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

PH/10/10 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 090348, 091440, 088028, 085220 and 091878.

Committee heard representations made by objectors and/or applicants in relation to applications 090348, 091440 and 085220.

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:

099028: Alpha Place, Jordon Street, City Centre Ward*

Erection of five storey office (B1) building.

091319: 5 Stevenson Square, Ancoats and Clayton Ward.

Change of use from showroom to Class A4 (drinking establishment)
(Subject to an amendment to condition 7 relating to opening hours)

091575: 165 Kingsbrook Road, Fallowfield Ward.*

Retrospective change of use from convent (C2) to residential and non residential institution to form accommodation for overseas students.

091915: Oakdene, Middleton Road, Crumpsall, Hr. Blackley Ward*

Single storey rear extension to form additional living accommodation.

091255: 1 Wythburn Avenue, Cheetham Ward.*

Installation of wayney lap fence behind existing boundary wall to raise boundary treatment around rear yard to a maximum height of 2.16m above alleyway ground level.

091878: Land within and adjacent to 227 Upper Brook Street, Ardwick Ward.*

Erection of part 6, part 5, part 3 storey 100 bedroom hotel (3100 sqm) with roof top plant and equipment, single storey projecting extension to form entrance lobby and servicing area, vehicular access arrangements from Upper Brook Street, car parking areas for 60 cars (including 4 accessible spaces) and associated landscaping, boundary treatments and external lighting to car park following demolition of existing 2 storey office building and workshops.

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:

091730: Booth Street East and Upper Brook Street, Ardwick Ward*

Five storey new build School of Chemical Engineering and Analytical Sciences, as phase 1 of proposed 2 phase development. The building is an academic university building for teaching and research. The site is part of the University Campus and previously accommodated an energy centre, car parking and temporary accommodation.

(Subject to the University entering into a legal agreement for a financial contribution in relation to residents parking facilities in the local area).

(Councillor Shaw declared a prejudicial interest in this application and withdrew from the meeting for this item)

091440: Vita Liquid Polymers Ltd., Harling Road, Northenden Ward

Installation of 14 Metre air ventilation stack to roof.

(Subject to further conditions relating to the intensity of the use of the site and prohibition of the use of the tannoy).

(Head of Planning in consultation with the Chair of the Committee authorised to approve the additional conditions)

(Councillors Burns and Keller were not present at the meeting of the Wythenshawe Area Committee when they made their decision in relation to the application)

3. To **defer*** application 090348 for the erection of a part 4, part 5, part 6 storey building comprising 122 student bedrooms in 20 flats with associated car parking spaces (4) and landscaping, at the former **Arch Bar, 20 Stretford Road, Hulme Ward** to allow further time for consultation.

4. To be **Minded to Refuse** the following application on the grounds of residential disamenity and to request the Head of Planning to report back to the next meeting on whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse:

085220: 360 Development, Duke Street, Castlefield, City Centre Ward.
Change of use of part of the ground floor from A1, A2, B1 and D1 to A3 (restaurant and café) with ancillary bar use.

PH/10/11 Confirmation of Tree Preservation Order – 12 Alan Road, 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.

Objectors to the Tree Preservation Order addressed the Committee. They indicated that should the Committee not confirm the TPO they would be willing to plant a replacement tree.

Decision*

To agree not to confirm the Tree Preservation Order at 12 Alan Road, Withington and to allow the felling of the Cedar Tree.

* denotes unanimous decision