

## **Planning and Highways Committee**

### **Minutes of the meeting held on 11 March 2010**

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

**Also present:** Councillors Clayton, Mary Murphy, Nigel Murphy, Pritchard and Wheale.  
Mr John Leech MP

#### **PH/10/12 Interests**

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

#### **PH/10/13 Minutes**

##### **Decision**

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

#### **PH/10/14 Deferrals**

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

Application 091120: 5 Thornton Street, Miles Platting and Newton Heath Ward  
Application 092142: 1 Clifton Avenue, Withington Ward

Deferral was also requested by the developer in relation to Application 085220 to enable further discussions to take place with officers.

##### **Decision**

To defer the applications for the reasons stated.

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

#### **PH/10/15 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 092003, 092089, 091412, 091120, 085220, 092142 and 092341.

Committee heard representations made by objectors and/or applicants in relation to applications 092089, 091412, 090348 and 091196.

## 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:

**091972: 254 Woodlands Road, Cheetham Ward.\***

Partial retention of existing single storey rear extension following partial demolition and associated alterations.

**091424: Unit 2 (Subway), 998 Ashton New Road, Ancoats and Clayton Ward.\***

Variation of condition 7 of planning approval 084018/FO/2007/N2 to allow premises to open from 7.30am to 10.00pm Monday to Saturday and 8.00am to 10.00pm on Sunday.

**091871: 818 Stockport Road, Levenshulme, Longsight Ward.\***

Retrospective Application to continue the use of former betting shop (Class A2) to cafe/social centre (sui generis)

**091196: Needham Hall, 18 Spath Road, Didsbury West Ward**

Erection of a 4 storey building to form 16 apartments (amended Block C, as previously approved under application 082214/FO/2007/S2 and as subsequently amended under application 084990/FO/2007/S2)

**092341: Cedar Mount High School, Matthews Lane, Gorton South Ward\***

City Council Development, Erection of a two storey building to form a Special Educational Needs School for 150 children aged 4-19 with associated car parking, play areas, multi-use games area, landscaping and boundary treatments and the erection of a two storey building to provide accommodation for residential and respite care for 20 schoolchildren; including the retention of the existing sports hall and new servicing access point from Mount Road.

(Subject to the Head of Planning in consultation with the Chair, to approve a further condition in relation to the developer making good any approach roads damaged in the process of development work).

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:

**092003: Heaton Retail Park, Heaton Park Road West, Higher Blackley Ward\***

Erection of replacement Class A1 superstore, 3 no. new retail units, new petrol filling station and associated car wash with associated 711 space car park, relocated servicing road, landscaping and recycling facilities.

(Subject to the signing of a section 106 agreement relating to a financial contribution to the upgrading of the Irk Valley within the vicinity of the site and the referral of the application to the Secretary of State for Communities and Local Government in accordance with the Town and Country Planning Act 1990 because it represents a departure from the adopted Unitary Development Plan and under the Town and Country Planning (Consultation) (England) Direction 2009).

(Head of Planning authorised to carry out minor modifications to the conditions attached to the approval should any minor changes be needed)

**091792: Stagecoach Manchester, Hyde Road, Ardwick Ward\***

Installation of 50 metre high radio mast with associated GRP equipment hut, 2.4 metre high palisade fence with access gates and 800mm high Armco barrier

(Subject to a Legal Agreement requiring the applicant to dismantle the existing mast within 6 months of the installation of the proposed equipment).

**090348: Former Arch Bar, 20 Stretford Road, Hulme Ward**

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.

(Subject to a Legal Agreement that would allow for the payment of a financial contribution towards a resident's parking scheme on adjacent roads, public realm improvements and parking restrictions for student occupiers of the building)

3. To **Refuse\*** application **092089**, an Outline Application for residential development comprising 120 units, including means of access from Blackley New Road, and environmental enhancement works and all other matters reserved, at **Former Bowker Bank Dye Works**, Industrial Estate Adjoining Pond and Land to rear Of 227-279 Blackley New Road, Crumpsall Ward in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

4. To **defer\*** application **091412** for the Installation of decorative railings to the top of the existing boundary wall to create an overall height of 2.5 metres boundary treatment at **Brierley Court, 145 Church Lane, Harpurhey Ward**, to enable a site visit to take place.

\* denotes unanimous decision