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## **Planning and Highways Committee**

### **Minutes of the meeting held on 12 March 2009**

#### **Present:**

Councillor Burns - In the Chair

Councillors Ali, Chohan, Fender, Flanagan, Grant, Keller, Loughman, Lyons, Morrison, Ramsbottom, Sandiford, Shaw and Watson.

**Also present:** Councillors Clayton, Cowell, Eakins and Evans  
Mr J. Leech MP

#### **PH/09/8 Minutes**

##### **Decision**

To approve as a correct record, the minutes of the meeting held on 12 February 2009.

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

##### **PH/09/9 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 088673, 077757, 088451, 088436, 088668, 088667, 088746, 088991 and 088309.

The Committee heard representations made by objectors and applicants in relation to applications 077757, 087918, 088451, 088436, 088437, 088668, 088667 and 088746.

Prior to the meeting the Committee made site visits to 373 Palatine Road, Northenden Ward, (087918) and Northern Lawn Tennis Club, Didsbury West Ward. (077757)

##### **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:

**088673: Vacant site between 60 Bank House Road and Camberwell Park School, Hr. Blackley Ward\***

Erection of three storey building to form 40, two bedroom extra care apartments for the elderly with associated care facilities, car parking, landscaping and boundary treatments and associated community facilities (Councillor Lyons declared a prejudicial interest in this application and left the room during consideration of the item)

**088451: 13 Bamford Road, Didsbury West Ward**

Erection of single storey rear extension with creation of raised deck and basement courtyard and access to form additional living accommodation

**088436: 58 Kingston Road, Didsbury East Ward\***

Erection of a flat roof two storey house with basement following the demolition of existing bungalow including landscaping and a new front boundary wall with gates.

**088437: 58 Kingston Road, Didsbury East Ward\***

Conservation Area Consent – Demolition of existing bungalow.

**088746: Hartley Hall, Alexandra Road South, Whalley Range Ward\***

Remodelling of north wing to form residential accommodation for 81 overseas students and managers flat, erection of an entrance tower incorporating lift, ramp access to courtyard and 8 space car park with access from Brantingham Road

(Subject to a further condition requiring the applicant to seek to control car ownership by students)

**088747: Hartley Hall, Alexandra Road South, Whalley Range Ward\***

Listed Building Consent – Internal remodelling of north wing to form residential accommodation for 81 overseas students and managers flat, erection of an entrance tower incorporating lift, access ramp to courtyard, alterations to window openings to form emergency escape doors and re mould external fire escape stairs.

**088911: Whitebeck Court, Moorway Drive, Charlstown Ward\***

City Council Development – Change of use of existing tower block, single storey ground floor extension and single storey part roof top extension to form 91 extra care apartments for the elderly (30 one bed and 61 two bed) and associated ground floor facilities, elevational alterations including reconfiguration of windows, demarcation of 34 car parking spaces at ground level, associated landscaping and external amenity areas, new boundary treatment and closure of public footpath.

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:

**088668: Silkenstadt, Holme Road, Didsbury West Ward**

Erection of a part single/part2 storey rear extension to former lodge; elevational alterations to former lodge; erection of detached garage; creation of new vehicular entrance to Holme Road; erection of new boundary treatment including wall and railings.

(Subject to the approval of amended plans resolving pedestrian/vehicular intervisibility)

(Councillors Flanagan and Shaw declared a prejudicial interest in this application and left the room during consideration of the item)

**088667: Land to north of Silkenstadt, Holme Road, Didsbury West Ward**

Erection of a 3 storey detached dwelling house, erection of detached garage, alterations to existing access to Holme Road, associated landscaping and boundary treatments

(Subject to the approval of amended plans resolving pedestrian/vehicular intervisibility)

(Councillors Flanagan and Shaw declared a prejudicial interest in this application and left the room during consideration of the item)

**088309: Brookway High School, Brooklands Ward**

City Council Development – Redevelopment of existing school site involving the erection of a part three storey, part two storey building to form 600 place Academy plus 120 place Sixth Form and Community Library, including demolition of existing buildings, retention of existing sports hall and installation of car park and bus turning facility with associated landscaping

(Subject to the referral of the application to the Secretary of State for determination if the objection from a statutory consultee is not withdrawn)

3. To defer\* consideration of application 077757 for the erection of new building 10.3 metres high at the ridge to accommodate 3 indoor tennis courts with associated landscaping following demolition of existing indoor court building, at the **Northern Lawn Tennis Club, Didsbury West Ward** to enable further negotiations to take place with the developer with a view to reducing the scale and mass of the development within the Conservation Area  
(Councillor Sandiford declared a personal and prejudicial interest in this application and left the room during consideration of the item)

4. To defer\* consideration of application 087918 for a change of use from Estate Agent (A2) to hot food takeaway (A5) opening Monday to Friday 11.30 to 23.00, Saturdays 16.30 to 23.00 and Sundays and Bank Holidays 17.30 to 23.00 at **373 Palatine Road, Northenden Ward**, to enable officers to undertake investigations in relation to closed shutters during the daytime on shops in the District Centre and to include a condition in the report in relation to the closure of shutters during the daytime.

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

\*denotes unanimous decision

