

Planning and Highways Committee

Minutes of the meeting held on 25 June 2009

Present:

Councillor Burns - In the Chair
Councillors Boyes, Curley, Flanagan, Grant, Keller, Loughman, Lyons, Morrison, Sandiford, Tavernor and Watson.

Also present: Councillors Cowell, Clayton, Karney, Parkinson and Wheale and John Leech MP.

PH/09/18 Interests

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

PH/09/19 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 28 May 2009.

Decisions taken under Delegated Powers

PH/09/20 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 077757, 089304, 088925, 088660, 089478 and 089880.

The Committee heard representations made by objectors and applicants in relation to applications 077757, 089304, 088925, 089112, 089718, 088660 and 089880.

Prior to the meeting the Committee made a site visit to 20 Homestead Crescent (089112)

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:

089304: Didsbury House, 752 Wilmslow Road, Didsbury West Ward.

Change of use from vacant shop premises (Class A1) to hot food take-away (Class A5), Monday to Friday, 09.00am to Midnight, Saturday 09.00am to 12.30 and Sunday 09.00am to 11.30pm.

089112: 20 Homestead Crescent, Burnage Ward.

Retention of single storey side and rear extension and erection of patio area with steps to rear garden following part demolition of existing unauthorised single storey extension

(Subject to an additional condition relating to the screening of the proposed decking area)

089869: Land adjacent to Thorley Lane/Bailey Lane, Woodhouse Park Ward *

Use of vacant site for off-airport car parking for 3,155 vehicles for a temporary period of 18 months.

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

089478: 348 Moston Lane, Moston Ward*

Change of use from single dwellinghouse to shop on ground floor (Class A1) with a single self-contained apartment on first and second floors. Installation of new shop front and associated external alterations.

089880: Towpath adjacent to Rochdale Canal, Canal Street between Minshall Street and Princess Street , City Centre Ward*

City Council development – Erection of safety fence comprising stainless steel support with glass infill panel and stainless steel top rail adjacent to full length of wall of canal.

(Councillor Burns declared a personal interest in this application and left the room during consideration of the item. Councillor Loughman occupied the Chair)

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:

077757: Northern Lawn Tennis Club, Didsbury West Ward*.

Erection of a new building 8.43 metres high adjacent to 5A Parkfield Road South to accommodate 2 double and 1 single tennis court with associated landscaping following demolition of existing indoor court building.

(Subject to the signing of a Section 106 agreement that would secure community use for the residents of Manchester City).

(Councillor Sandiford declared a prejudicial interest in this application; he made a statement to the Planning Committee as a local member then left the room before any debate was undertaken by the Committee)

088660: Pall Mall House, 12-16 Church Street, City Centre Ward*

External alterations including the installation of a customer entrance and alterations to the existing service entrance.

(Subject to the expiry of the statutory consultation period on 29 June 2009)

3. To **agree*** not to revoke permission for the conversion of ground floor and basement to day nursery, erection of a single storey rear extension and external play area, modification to rear parking area and construction of a new disabled access at front of building, application 088415, 63-65 Palatine Road, Didsbury West Ward.

4. To **refuse*** application 088925 for the erection of first floor rear extension in connection with re-configured layout to 7 & 9 Clifton Avenue, Withington Ward, for the following reason:

The proposed extensions constitute overdevelopment and would by reason of increased levels of activity, lead to an overly intensive use of both properties. This in turn would have a detrimental impact upon the amenity of nearby residential occupiers. As such, the proposal would conflict with Policies DC1 and H2.2 of the Unitary Development Plan for the City of Manchester.

5. To **refuse*** application 087918 for the 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 for the following reason:

The change of use of 373 Palatine Road, to a hot food takeaway (Use Class A5), would result in the loss of a trading A1 day time use and an over concentration of A5 uses within the parade of shops 349 to 389 Palatine Road. This will have a detrimental impact on the visual impact of this section of Northenden District Centre contrary to policy E3.3 of the Unitary Development Plan for the City of Manchester (1995) and paragraph 11.25 of the Guide to Development in Manchester Supplementary Planning Document (2007) and will be detrimental to the key objectives of the Wythenshawe Strategic Regeneration Framework as set out in paragraphs 5.8 and 5.14.

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

*denotes unanimous decision