

Planning and Highways Committee Minutes of the meeting held on 9 April 2009

Present:

Councillor Burns - In the Chair
Councillors Ali, Fender, Flanagan, Grant, Keller, Loughman, Lyons, Morrison, Sandiford, Shaw and Watson.

PH/09/10 Interests

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

PH/09/11 Minutes

Decision

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

Decisions taken under Delegated Powers

PH/09/12 Land off Shudehill and Higher Oswald Street and Goadsby Street, Ancoats and Clayton Ward

A report of the Head of Planning was submitted (088981) in relation to the erection of a 192 bedroom hotel, nine storeys in height plus a plant level behind the parapet with landscaping and paving works.

Late representations were submitted in connection with the application.

Decision

To Approve* application 088981 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.

(The Head of Planning in consultation with the Chair authorised to make any minor modifications to the conditions if required)

PH/09/13 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 088623, 088508, 088554, 089120 and 089121.

The Committee heard representations made by objectors and applicants in relation to application 088945.

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:

088945: The Old School Building, Chorlton Green, Chorlton Ward.

Change of use from single dwelling to 3 x 4 bed and 1 x 5 bed houses with associated car parking, landscaping and alterations to the elevations.

088007: 80 Old Church Street, Miles Platting and Newton Heath Ward

Change of use of vacant ground floor office to hot food take-away with ancillary seating area (sui generis), new shopfront, new external flue to rear and new 1.8 metre high fence to rear.

(Councillors Flanagan and Grant dissenting)

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:

088508: Land at Lower Chatham Street bounded by Cambridge Street/The Mancunian Way and University Buildings, City Centre Ward*

Erection of a new build eight storey Business School and student hub with a two storey connecting link to the neighbouring All Saints Building.

(The Head of Planning in consultation with the Chair to determine the application under delegated powers following the expiration of the consultation period and subject to no material or new planning issues being raised as a result of the advertising of the application as affecting a public right of way)

089120: Heaton Park, Higher Blackley Ward*

City Council Development – Installation of 2 sets of double gates within Bury Old Road boundary wall opposite St. Monica's RC High School for pedestrian use only in conjunction with events only.

(Subject to referral to Secretary of State and statutory consultation lapsing, and no additional material planning considerations being raised).

(Councillor Lyons declared a prejudicial interest in this application as a member of the Heaton Park Trust and left the meeting)

089121: Heaton Park, Higher Blackley Ward*

Listed Building Consent – Installation of 2 sets of double gates within Bury Old Road boundary wall opposite St. Monica's RC High School for pedestrian use only in conjunction with events only.

(Subject to referral to Secretary of State and statutory consultation lapsing, and no additional material planning considerations being raised).

(Councillor Lyons declared a prejudicial interest in this application as a member of the Heaton Park Trust and left the meeting)

3. To Refuse* the following application in accordance with the reasons contained in the report of the Head of Planning and any late representations:

088554: 11 Grange Avenue, Levenshulme Ward

Erection of a two storey rear extension and associated internal and external alterations to allow the formation of 1 additional flat and the reconfiguration of 3 existing flats (4 flats in total), the laying out of car parking and landscaping.

4. To defer* application 088623 for the erection of a pair of 3 storey semi-detached houses with associated car parking and landscaping at **3 Keppel Road, Chorlton Ward**, and to request officers to submit a more detailed report to answer the concerns of members raised at the meeting.

***denotes unanimous decision**