

Planning and Highways Committee

Minutes of the meeting held on 14 January 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 Ankers, Jones, Lomax, Longsdon, N. Murphy, Smith, S. Newman and Stevens.
Mr J. Leech MP

PH/10/1 Photographs

The Committee agreed that photographs could be taken in the meeting, providing there was no flash photography.

PH/10/2 Interests

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

PH/10/3 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 17 December 2009.

Decisions taken under Delegated Powers

PH/10/4 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 091441, 091598, 088704, 091413, 091575, 091212, 091418, 090348, 091188 and 091664.

Committee heard representations made by objectors and/or applicants in relation to applications 090348, 091441, 088704 and 091575.

Prior to the meeting, the Committee made a site visit to the former Arch Bar, 20 Stretford Road, Hulme Ward (090348)

It was reported that application 091418, Land adjacent to 107 Caddington Road, Chorlton Park Ward had been withdrawn by the applicant.

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:

091441: Land At Junction Of Pollard Street And, Great Ancoats Street, Ancoats, Bradford Ward.*

Full application for the erection of two buildings, one building a maximum of 7 storeys comprising hotel and ancillary facilities and Class A1/A2/A3/A4 and A5 (maximum of 4884 sqm) and one building a maximum of five storeys comprising Class B1(a) office accommodation and Class A1/A2/A3/A4 and A5 (maximum floorspace of 3738 sqm including mezzanine), together with means of access, car parking, landscaping and associated works following demolition of existing buildings and - , Outline application for mixed use development comprising one building (6300 sqm) for uses with Class B1 (a), A1, A2, A3, A4 and A5, means of access and associated works (all matters reserved except means of access)

(Any further minor changes to the wording of conditions deemed necessary, delegated to the Head of Planning)

091443: 1 Matthews Lane, Levenshulme, Gorton South Ward*

Variation of condition 3 attached to planning permission 074914/FU/2005/N2 to allow church/community centre to open from 9.00am to 8.30pm Monday to Saturday and 9.00am to 6.00pm on Sundays.

091598: 1122-1136 Stockport Road, Levenshulme Ward*

Erection of single storey extension to form MOT garage (Class B2) and reception with 4 associated car parking spaces to operate in addition to existing car wash facility.

088704: 56 - 60 Shudehill, Ancoats and Clayton Ward.*

Change of use to Class A3, (Restaurant and Café) Use at ground floor level with ancillary space within the basement.

091413: 19 - 31 Piccadilly, City Centre Ward.*

Demolition and reconstruction of 5th floor roof area to create 2 storeys of accommodation for proposed hotel at 1st to 6th floors with accommodation for Class A1 (Shop) Use, Class A2 (Financial and Professional Services) Use, Class A3 (Restaurant and Cafe) Use or Class A5 (Hot Food Takeaway) Use at ground floor and basement levels and elevational alterations comprising insertion of new windows at 1st to 4th floor levels on Piccadilly and Oldham street elevations, alterations to rear facade to facilitate hotel use and creation of new ground floor frontage

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.

091525: 463 – 465 Parrs Wood Road, Didsbury East Ward.*

Erection of a single storey side extension, lift tower at side of property, alterations to elevations and access arrangements.

091664: Land at junction of Plant Hill Road and Bank House Road, Higher Blackley Ward.*

City Council development – Erection of 4 x 2 bedroom bungalows with associated car parking and boundary treatments.

(Councillor Lyons declared a prejudicial interest in this application having previously commented in relation to the proposals and withdrew from the meeting)

2. To be **Minded to Approve** the following application, 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:

091212: 36 Ladybarn Crescent, Fallowfield Ward.*

Outline Application for the retention of existing single storey side and rear extension in connection with use of house as a single family dwelling

(Subject to the signing of an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) that restricts the number of bedrooms in the property to a maximum of six, and the use of the dwelling to use by a maximum of six residents living together as a single household or use by a single person or people living together as a family).

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 officers to hold discussions with the applicant and local ward councillors in relation to the scale and massing of the development and car parking.

4. To **refuse and enforce*** application **091188** for the change of vacant land to had car wash (sui generis) together with 2 ancillary storage containers for **Land at 693 – 697 Altrincham Ward**, in accordance with the reasons contained in the report of the Head of Planning and any late representations.

(City Solicitor instructed to take the necessary Enforcement Action under Section 172 of the Town and Country Planning Act 1990, to enable the tarmac and drains being removed and the open space returned and properly maintained by the owner until the long term future of the site can be secured)

(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)

PH/10/5 Hardy Farm Sportsground, 105 Hardy Lane, Chorlton Park Ward

A report of the Head of Planning was submitted in connection with the erection of extension and remodelling of existing pavilion including a new roof to form dressing rooms and ancillary accommodation together with the creation of 1 x grass football pitch and 1 artificial football pitch with associated floodlighting, landscaping boundary treatment and alterations to public footpath (091081)

Prior to the meeting the Committee visited the site.

Late representations were submitted in connection with the application.

The Committee heard representations in connection with the application

Members indicated that they were minded to refuse the application as they felt it was detrimental to the Mersey Valley, and on the grounds of the loss of amenity to local residents in relation to noise and light pollution, the height of the lighting columns, the realignment of the public footpath, fencing and potential traffic problems.

They requested the Head of Planning to report back later in the meeting with draft text for approval stating the Committee's proposed reasons for refusal to enable them to consider refusal of the application.

Before the Head of Planning presented the Committee with text of proposed reasons for refusal, the applicant requested that he be allowed to make a statement to the Committee.

The applicant informed the Committee that in view of the comments made earlier in the meeting, he withdrew the application and would revisit the scheme with a view to bringing back an amended application at a future date.

No decision was made as the application was withdrawn.

(Councillors Burns, Fender and Morrison declared a personal interest in this application as members of the Mersey Valley Joint Committee, they were not present at the meeting when the Joint Committee made their decision in relation to the planning application. Councillors Fender and Sandiford declared a personal interest in this application as members of the Integrated Transport Authority. Councillor Lewis declared a prejudicial interest in this application having previously commented on the application and addressed the meeting as a local Ward Councillor but was not present during the Committee's deliberations)

* denotes unanimous decision