

Planning and Highways Committee

Minutes of the meeting held on 20th August 2009

Present: Councillor Loughman - In the Chair
Councillors Curley, Fender, Flanagan, Grant, Lewis, Morrison, Sandiford, Shaw and Watson.

PH/09/25 Interests

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

PH/09/26 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 23 July 2009.

Decisions taken under Delegated Powers

PH/09/27 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 089925, 090379, 090465, 089374, 089292, 088848, 086868, 086164, 090128, and 089094. Further late representations were reported.

Committee heard representations made by objectors and applicants in relation to applications 089925, 089292, 086164 and 090128.

Prior to the meeting members of the Committee made a site visit to 21 Birch Grove, Rusholme Ward, (089925)

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:

089925: 21 Birch Grove, Rusholme Ward.*
Retention of single storey side and rear extension.

090379: Ground floor of 11 Christie Way, Chorlton Park Ward.*
Change of use of the ground floor from office (Class B1) to driving test centre (sui generis)

090465: 14 Fairholme Road, Withington Ward.*
Erection of a single storey rear extension to form additional living accommodation.

089374: Orlando's Café, 380 Barlow Moor Road, Chorlton Park Ward.*
Variation of condition no. 4 of previous approval 085108/FO/2007/S1 (for the use of the premises as a café/restaurant) to allow the extension of the previously approved opening hours to 8.00 am to 11.00pm seven days a week.

086164: 1-3 Commercial Street, City Centre Ward.*
Erection of a five storey office (B1) building following demolition of the existing building.

089908: Sainsbury's, Heaton Park Road, Higher Blackley Ward.*
Variation of Condition 5 of planning approval 29665, to allow activity/deliveries in the service yard from 08.00 to 16.00 on Sundays and from 07.00 to 16.00 on Bank Holidays. (Monday to Saturday activity/deliveries in the service yard to remain from 07.00 to 20.00)

089094: Alfred James Close, Miles Platting, Miles Platting and Newton Heath Ward*

Installation of a temporary site compound for two years.
(Subject to the date of the temporary approval being backdated to 1 February 2009 and a further condition relating to the site not being used for other works after the expiry of the temporary approval).

088124: 140 Kirkmanshulme Lane, Longsight Ward.*
Retrospective application for the continued use of the site as a coach and mini bus operation and change of use of annexe building to form store, office and drivers rest facilities in connection with the operation of the site and retention of existing use of adjacent building as sports and social club.
(Temporary approval for 12 months)

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:

088848: Shop Unit adjacent to 31 Petersfield Drive Shopping Centre, Brooklands Ward.*
Retention of a single storey shop (A1) unit with ancillary first floor storage area.
Retention of boundary wall to Wadebridge Avenue and CCTV, bin store and access to rear yard.

089583: Chain Bar Mill, 809 Moston Lane, Charlestown Ward.*
Outline application for the erection of 35 dwellings following the demolition of existing B2 industrial building with access and layout to be considered and all matters reserved, with vehicular access from Moston Lane and Tangmere Close.
(Subject to further conditions (i) to re-route the vehicles from Tangmere Close; and (ii) to ensure that the conditions relating to wheel washing and times of working on the site do not cause disamenity to local residents)

3. To **refuse** * application 088670, for a variation of condition 3 attached to planning permission 080304 to change the elevation of the approved first floor

extension and render the existing building at **Brantingham Court, 1- 8 Alexandra Road South**, in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

4. To be **mind ed to refuse*** application 087900, for the erection of 3 storey building to form 3 self-contained flats and up to 3 retail shops (A1) comprising 370sqm with associated car parking to rear at **88 School Lane, Didsbury East Ward**, in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

(Subject to an appeal to the Secretary of State against non determination)

5. To be **mind ed to refuse*** application 086868, for the erection of part single, part two storey building to form 10 retail units (Class A1, A2, and A3) totalling 2,839 square metres and offices (Class B1) 1,150 square metres with associated car parking and landscaping/public realm at **Wythenshawe Centre, Etrop Way, Woodhouse Park Ward**, in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

(Subject to an appeal to the Secretary of State against non determination).

* denotes unanimous decision