

Planning and Highways Committee

Minutes of the meeting held on 28 May 2009

Present:

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

Also present: Councillors Cowell, Clayton, Eakins, Karney, Smith and Wheale and
John Leech MP

PH/09/14 Interests

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

PH/09/15 Minutes

Decision

To approve as a correct record, the minutes of the meeting held on 9 April 2009.

PH/09/16 Deferrals

The Chair requested approval of the Committee for deferral of application 089478, 348 Moston Lane, Moston Ward, to allow further discussions with local members, application 089112, 20 Homestead Crescent, Burnage Ward for a site visit and application 089880, Towpath adjacent to Rochdale Canal, Canal Street between Minshall Street and Princess Street, to rectify technical difficulties.

Decision

To defer the applications for the reason stated.

Decisions taken under Delegated Powers

PH/09/17 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 089478, 084237, 089146, 087580, 087569, 089506, 089194, 089880 and 088963.

The Committee heard representations made by objectors and applicants in relation to applications 084237, 089506, 088925, 089123, 089194, 088784 and 087918.

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:

087702: North Manchester High School for Girls, Charlestown Ward*.

Retrospective application for resurfacing and demarcation of car parking areas and extension of car park into grassed area including installation of new surface water drainage system and installation of palisade fencing and gates (at a height of 2 metres – 2.4 metres) at eastern end of car park

084237: Al-Falah Markez Islamic Mosque, 79 Heywood Street, Cheetham Ward*

Erection of a part single storey, part two side extension, first floor extension above existing building, two storey front extension, two storey rear extension, reconfiguration and raising of roof heights, elevational alterations to windows and doorways, formation of minaret to Heywood Street elevation, dome and reconfiguration of car parking area including closure of footpath between existing building and footpath in connection with the existing use of the building as a mosque. (Subject to further condition relating to cycle facilities on the site, Head of Planning authorised to approve the wording of the condition).

089146: 2 Varley Street, Miles Platting and Newton Heath Ward*.

Erection of a 4 storey building to accommodate a 34 bedroom nursing home with ancillary car parking and landscaping.

087579: Lovells Residential Development, Land off Ryland Street, Beswick Ward*.

Variation of condition No.12 (highway work) and variation of condition No.3 (Breeam) of previous approval 083319.

087580: Lovells Residential Development, Land off Ryland Street, Beswick Ward*.

Application for consent to vary condition No.11 (Breeam) of previous approval 086130.

087569: Lovells Residential Development, Land off Ryland Street, Beswick Ward*.

Application for consent to vary condition No.11 (Breeam) of previous approval 085613.

088623: 3 Keppel Road, Chorlton Ward*.

Erection of a pair of 3 semi-detached houses with associated car parking and landscaping of car

089137: Charles Wilson, 164 Wilmslow Road, Rusholme Ward*.
Erection of a 4.8 metre high steel clad building for the storage of motor vehicles.

089194: Jessiefield, Spath Road/Lancaster Road, Didsbury West Ward.
Erection of two 3 storey detached dwelling houses with basement parking and associated landscaping.

088748: 109 Sale Road, Northenden Ward.
Change of use from shop (A1) to hot food take-away (A5), Monday to Sunday, 9.00am to 11.00pm.
(Councillors Burns and Keller were not present at the meeting of the Wythenshawe Area Committee when they took their decision)

088963: Land bounded by Ashton Old Road, Lees Street and the former Stockport Branch Canal, Bradford Ward*.
City Council development – Outline application for the erection of a part one, part two storey primary school with matters of appearance, scale, access, layout and landscaping reserved.

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:

089506: Former Railway Line at point where it crosses St. Werberghs Road, Chorlton Park and Whalley Range Wards*.
Outline application to construct a new Metrolink stop as part of the Metrolink Phase 3A contract and associated buildings along the existing railway cutting of the former Midland railway line. Layout and access to be considered as details with all other matters reserved.
(Officers requested to explore further Condition 12 in light of comments from members and re-examine the proposed cycle storage).
(Councillors Fender and Sandiford declared a personal interest as a member of the Integrated Transport Authority).

3. To be **Minded to Refuse** the following application on the grounds of residential disamenity and to request the Head of Planning to report back to the next meeting on whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse:

087918: 373 Palatine Road, Northenden Ward
Change of use from Estate Agent (A2) to hot food take-away (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
(Councillors Burns and Keller were not present at the meeting of the Wythenshawe Area Committee when they took their decision)

4. To **Defer*** application 088925 for the erection of first floor rear extension to 7 & 9 Clifton Avenue, Withington Ward, in connection with re-configured internal layout, in order to obtain advice from the City Solicitor as to the chance of success at appeal should the application be refused.

5. To **Refuse and Enforce*** application 089123, a retrospective application for use of the first floors in connection with the ground floor and basement café/bar (*sui generis*) and use of first floor balcony and rear yard as outside drinking areas at Bar One, 461-463 Wilmslow Road, Withington Ward, in accordance with the reasons put forward by the Head of Planning in his report and any late representations.

(City Solicitor instructed to take any necessary action including Enforcement Action under Section 172 of the Town and Country Planning Act 1990 to secure the cessation of the unauthorised use of the first floor and the outside seating areas).

(Councillor Lyons declared a prejudicial interest in this item as a member of the Licensing Committee determining the licensing application and left the room, Councillor Fender declared a prejudicial interest in this application as he attended and made representations to the Licensing Committee, he made a statement in the Planning Committee as a local member then left the room before any debate was undertaken by the Committee)

*denotes unanimous decision