



MANCHESTER
CITY COUNCIL

Planning and Highways Committee

Date: Thursday 16 September 2010

Time: 2.00 pm

Venue: Council Chamber, Level 3, Town Hall Extension

Everyone is welcome to attend this committee meeting.

Membership of the Committee

Councillors -

E. Boyes, A. Burns (Chair), B. Curley, A. Fender, J. Flanagan, J. Grant, B. Jones, J. Keller, M. Loughman, H. Lyons, P. Morrison, D. Sandiford, G. Shaw, N. Siddiqi, M. Watson

Agenda

- 1 **Urgent business**
To consider any items which the Chair has agreed to have submitted as urgent.
- 2 **Appeals**
To consider any appeals from the public against refusal to allow inspection of background documents and/or the inclusion of items in the confidential part of the agenda.
- 3 **Interests**
To allow Members an opportunity to [a] declare any personal or prejudicial interests they might have in any items which appear on this agenda; and [b] record any items from which they are precluded from voting as a result of Council Tax/Council rent arrears [c] the existence and nature of party whipping arrangements in respect of any item to be considered at this meeting. Members with a personal interest should declare that interest at the start of the item under consideration. If members also have a prejudicial interest they must withdraw from the meeting during the consideration of the item.
- 4 **Minutes**
To approve as a correct record the Minutes of the meeting held on 19 August 2010.
- 5 **Former London Road Fire Station, 50 London Road, City Centre Ward**
(Pages 4 - 39)
- 6 **Items for which decisions will be made by the Committee under powers delegated to it under the Council Constitution - Applications for development**
(Report of the Head of Planning)
The applications are dealt with as appendices to this report and relate to the following listed applications:

List No.	Application No.	Location of development	Ward	Page
1		Number not used		
2	093342	50 Richmond Grove	Ardwick	43
3	093693	Land adjacent to 41 Symond Road	Higher Blackley	52
4	092460	61 Charlestown Road	Charlestown	65
5	093330	273 Moston Lane East	Moston	75
6	093321	108 Moston Lane East	Moston	81
7	093457	113-115 Braemar Road	Levenshulme	88

8	093438	69 High Street	City Centre	98
9	093074	482/506 Moss Lane East	Moss Side	120
10	093989	8 Albemarle Avenue	Old Moat	137
11	092587	103 Kingswood Road	Withington	141
12	093299	Mersey Bank Park, Darley Avenue	Didsbury West	146

Meeting Procedure

At the beginning of the meeting the Chair may state if there any applications which the Chair is proposing should not be considered. This may be in response to a request by the applicant for deferral, or officers wishing to undertake further discussions, or requests for a site visit. The Committee will then decide whether to agree to the deferral. If deferred an application will not be considered any further.

The Chair will explain to members of the public how the meeting will be conducted, as follows:

1. The Planning Officer will advise the meeting of any late representations that have been received since the report was written.
2. The officer will state at this stage if the recommendation of the Head of Planning in the printed report has changed.
3. ONE objector will be allowed to speak for up to 4 minutes. If a number of objectors wish to make representations on the same item, the Chair will invite them to nominate a spokesperson.
4. The Applicant, Agent or their representative will be allowed to speak for up to 4 minutes.
5. Members of the Council not on the Planning and Highways Committee will be able to speak for up to 4 minutes.
6. Members of the Planning and Highways Committee will be able to question the planning officer and respond to issues that have been raised. The representative of the Head of Engineering Services or the City Solicitor as appropriate may also respond to comments made.

Only members of the Planning and Highways Committee may ask questions of the officers. All other interested parties make statements only.

The Committee having heard all the contributions will determine the application. The Committee's decision will in most cases be taken under delegated powers and will therefore be a final decision.

If the Committee decides it is minded to refuse an application, they must request the Head of Planning to consider its reasons for refusal and report back to the next meeting as to whether there were relevant planning considerations that could reasonably sustain a decision to be minded to refuse.

Sir Howard Bernstein
Chief Executive
Town Hall, Albert Square
Manchester, M60 2LA

Information about the Committee

The Council has delegated to the Planning and Highways Committee authority to determine planning applications, however, in exceptional circumstances the Committee may decide not to exercise its delegation in relation to a specific application but to make recommendations to the full Council.

It is the Council's policy to consult people as fully as possible before making decisions that affect them. Members of the public do not have a right to speak at meetings but the Committee will usually allow applicants and objectors to address them for up to four minutes. If you have a special interest in an item on the agenda and want to speak, tell the Committee Officer, who will pass on your request to the Chair. Groups of people will usually be asked to nominate a spokesperson.

The Council is concerned to ensure that its meetings are as open as possible and confidential business is kept to the strict minimum. When confidential items are involved these are considered at the end of the meeting at which point members of the public are asked to leave

Further Information

For help, advice and information about this meeting please contact the Committee

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This agenda was issued on **8 September 2010** by the Governance and Scrutiny Support Unit, Manchester City Council, Town Hall, Albert Square, Manchester, M60 2LA.