



MANCHESTER
CITY COUNCIL

Planning and Highways Committee

Date: Thursday 25 July 2013
Time: 2.00 pm
Venue: Banqueting Room, Level 2, Town Hall

Everyone is welcome to attend this committee meeting.

FOR MEMBERS

**There will be a site visit to No.2 St Peter's Square prior to the meeting –
Members should meet at The Cenotaph at 9.45am**

Membership of the Committee

Councillors -

Ahmed, Shaukat Ali, Nasrin Ali, Boyes, Curley, Ellison, Fender, Flanagan, Gillard, Kamal, Keller, Loughman(Chair), Lyons, Siddiqi and Watson

Agenda

	Ward	Page
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. 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 27 June 2013 (enclosed).		
5		
Planning Application – Land bounded by Jersey Street and Harriet Street adjacent to Mozart Close, Manchester M4 6AL	Ancoats and Clayton	1
Application number – 102599/FO/2013/N1		
6		
Planning Application – Vacant land between Railway Line/Enterprise Trading Estate and Vince Street, Gorton M18 8SR	Gorton North	11
Application number – 102193/FO/2013/N2		
7		
Planning Application – Vacant site at the junction of Plymouth Grove and Birch Lane, Ardwick	Longsight	37
Application number – 100700/REP/2012/N2		
8		
Planning Application – Milliners Wharf, Phase 2, Munday Street off Pollard Street, Manchester M4 7BD	Bradford	53
Application number – 100991/OO/2012/N2		
9		
Planning Application – 160 Moseley Road, Manchester M14 6PA	Levenshulme	95
Application number – 101616/FO/2013/N2		

10	Planning Application – 162 Moseley Road, Manchester M14 6PA Application number – 101617/FO/2013/N2	Levenshulme	105
11	Planning Application – 72 Braemar Road, Manchester M14 6PS Application number – 101612/FO/2013/N2	Levenshulme	115
12	Planning Application – 70 Brailsford Road, Manchester M14 6PU Application number – 101611/FO/2013/N2	Levenshulme	125
13	Planning Application – Vacant land next to 136 Brailsford Road, Manchester M14 6QA Application number – 101482/FO/2013/N2	Levenshulme	135
14	Planning Application – The City Building site land bounded by Corporation Street, Todd Street, Haliwell Street and Long Millgate, Manchester Application numbers – 102607/FO/2013/C1, 1026216/LO/2013/C1 and 102629/CC/2013/C1	City Centre	149
15	Planning Application – Century House, Bennet House, Sussex House and Clarendon House, land bounded by Mosley Street, Dickinson Street, Back George Street and Nos. 77-79 Mosley Street, 14-16 Princess Street, Manchester Application number – 102356/FO/2013/C2 & 102357/CC/2013/C2	City Centre	197
16	Planning Application – Cosgrove Hall Court, Albany Road, Chorlton-cum-Hardy, Manchester M21 0AW Application number – 102533/JO/2013/S1	Chorlton	251
17	Planning Application – Blockbuster Video Express, 435 Barlow Moor road, Chorlton, Manchester M21 8AU Application number – 102154/JO/2013/S1	Chorlton	259
18	Planning Application – 110-112 Burton Road, Didsbury, Manchester M20 1LP Application number – 102550/FO/2013/S1	Old Moat	265

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 Highways 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.

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.

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

Further Information

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

Chris Shepherd
Tel: 0161 234 3043
Fax: 0161 274 7017
Email: c.shepherd@manchester.gov.uk

This agenda was issued on **17 July 2013** by the Governance and Scrutiny Support Unit, Manchester City Council, Town Hall, Albert Square, Manchester, M60 2LA.