

## **Planning and Highways Committee**

### **Minutes of the meeting held on 25 July 2013**

**Present:** Councillor Loughman - In the Chair  
Councillors Ahmed, S Ali, Boyes, Curley, Ellison, Fender, Flanagan, Gillard, Kamal, Keller, Lyons, Siddiqi and Watson

**Also Present:** Councillors R Battle, Longsdon, S Newman

**Apologies:** Councillor N Ali

**PH/13/96 Minutes**

#### **Decision**

To approve as a correct record, the Minutes of the meeting held on 27 June 2013.

#### **PH/13/97 Planning Application – Land bounded by Jersey Street and Harriet Street adjacent to Mozart Close, Manchester M4 6AL**

A planning application number – 102599/FO/2013/N1 for the installation of 3 no. Modular Buildings, pedestrian footpaths, laying out of car park, play areas and associated boundary treatments to accommodate a temporary school for a period of 2 years was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant did not attend the Committee.

#### **Decision**

To give temporary approval for a period of 2 years to the application subject to the conditions and reasons detailed within the report and late representation.

#### **PH/13/98 Planning Application – Vacant land between Railway Line/Enterprise Trading Estate and Vine Street, Gorton M18 8SR**

A planning application number – 102193/FO/2013/N2 for the proposed erection of a part single part two storey specialist rehabilitation and recovery facility (Class C2) with associated access from Vine Street, car parking, boundary treatments and landscaping was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant did not attend the Committee.

#### **Decision**

To **approve\*** the application subject to the conditions and reasons detailed within the report and an additional condition relating to the provision of wheel washing during construction work.

(Councillor Kamal and Councillor Siddqui declared a prejudicial interest in this item and withdrew prior to discussion).

**PH/13/99 Planning Application – Vacant site at the junction of Plymouth Grove and Birch Lane, Ardwick**

A planning application number – 100700/REP/2012/N2 new planning permission to replace planning approval 090644/FO/2009/N2 for the erection of part 3 and part 4 storey building to form 59 no. student bedrooms with associated amenity space, roof gardens, landscaping, car parking for 5 vehicles and vehicular access from Plymouth Grove was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant did not attend the Committee.

**Decision**

To **refuse\*** the application for the reasons stated in the planning report.

**PH/13/100 Planning Application - Milliners Wharf, Phase 2, Munday Street off Pollard Street, Manchester M4 7BD**

A planning application number – 100991/OO/2012/N2 which was an OUTLINE APPLICATION for development comprising 1 no. 8 storey block and 1 no 9 storey block to form 144 residential apartments with associated access, car parking and landscaping with all matters to be considered: and OUTLINE APPLICATION for a detached building to form an A1 Retail Unit (316sqm) with all matters reserved was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider.

**Decision**

To **defer\*** for a site visit.

**PH/13/101 Planning Application – 160 Moseley Road, Manchester M14 6PA**

A planning application number – 101616/FO/2013/N2 for the proposed erection of a part single part two storey rear extension following the removal of the existing bay at first floor level was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant did not attend the Committee.

**Decision**

To be **mind ed to approve\*** subject to negotiation with the applicant regarding a Section 106 agreement being in place.

**PH/13/102 Planning Application – 162 Moseley Road, Manchester M14 6PA**

A planning application number - 101617/FO/2013/N2 for the proposed erection of a part single part two storey rear extension following the removal of the existing bay at first floor level was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant did not attend the Committee.

**Decision**

To be **mind ed to approve\*** subject to negotiation with the applicant regarding a Section 106 agreement being in place.

**PH/13/103 Planning Application – 72 Braemar Road, Manchester M14 6PS**  
Application number –

A planning application number – 101612/FO/2013/N2 for the proposed erection of a part single part two storey rear extension following the removal of the existing bay at first floor level was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant did not attend the Committee.

**Decision**

To be **mind ed to approve\*** subject to negotiation with the applicant regarding a Section 106 agreement being in place.

**PH/13/104 Planning Application - 70 Brailsford Road, Manchester M14 6PU**

A planning application number – 101611/FO/2013/N2 for the proposed erection of a part single part two storey rear extension following the removal of the existing bay at first floor level was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. The applicant was not present at the meeting.

### **Decision**

To be **minded to approve\*** subject to negotiation with the applicant regarding a Section 106 agreement being in place.

### **PH/13/105 Planning Application – Vacant land next to 136 Brailsford Road, Manchester M14 6QA**

Application number –

A planning application number – 101482/FO/2013/N2 for the erection of a 2-storey dwelling house with associated boundary treatment was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant did not attend the Committee. An objector addressed the Committee.

### **Decision**

To **approve** the application subject to the conditions and reasons detailed within the report.

### **PH/13/106 Planning Application – The City Building site land bounded by Corporation Street, Todd Street, Haliwell Street and Long Millgate, Manchester**

Planning applications – 102607/FO/2013/C1, 1026216/LO/2013/C1 and 102629/CC/2013/C1 for the erection of 14 storey building above lower ground floor and refurbishment and restoration of City Buildings to create hotel accommodation (187 bedrooms) above associated hotel bar and restaurant uses at ground floor with ancillary basement accommodation (City Buildings) and ground floor space for Class A1 (Shop) or Class A2 (Financial and Professional Services) Use, or Class A3 (Restaurant and Cafe Use)(New Build) and associated works to adjacent pavements and to facilitate the servicing of the building, following demolition of 40-44 Long Millgate; Listed Building Consent for internal and external alterations to City Buildings to facilitate its reuse and incorporation into proposed hotel development and; Conservation Area Consent for demolition of 40-44 Long Millgate. were submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant did not attend the Committee.

### **Decision**

To **approve**\* the applications subject to the conditions and reasons detailed within the report.

(Councillors Fender, Gillard and Keller all declared a prejudicial interest and withdrew prior to discussion on this item)

**PH/13/107 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**

Planning applications – 102356/FO/2013/C2 & 102357/CC/2013/C2 for the redevelopment of the site to provide a twelve-storey class B1 office building with Class A1, A2, A3, A4 or B1 retail / commercial uses at ground floor level, basement car parking and other associated works, following demolition of existing buildings were submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. Members attended a site visit this morning. At the meeting further representations were made by the Head of Planning. The applicant addressed the Committee. An objector also addressed the Committee.

Members were reminded that if they were to approve the application, no decision could be issued until the matter had been reviewed by the National Planning Casework Unit.

**Decision**

To **approve** the applications subject to the conditions and reasons detailed within the report.

**PH/13/108 Planning Application – Cosgrove Hall Court, Albany Road, Chorlton-cum-Hardy, Manchester M21 0AW**

Planning application number – 102533/JO/2013/S1 for the variation of condition no.13 attached to planning approval ref 094755/FO/2010/S1 to use obscure glazing for the third floor only were submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant addressed the Committee. An objector also addressed the Committee. Councillor S Newman addressed the Committee as an objector on behalf of local residents.

**Decision**

To be **minded to refuse** and request officers to provide reasons for refusal.

**PH/13/109 Planning Application – Blockbuster Video Express, 435 Barlow Moor Road, Chorlton, Manchester M21 8AU**

A planning application number – 102154/JO/2013/S1 was submitted. However, this application was withdrawn by the applicant prior to Committee.

**PH/13/110 Planning Application – 110-112 Burton Road, Didsbury, Manchester M20 1LP**

A planning application number – 102550/FO/2013/S1 for a retrospective application for the enclosing of part of the existing canopy to external seating area involving UPVC glazed screens was submitted.

The report of the Head of Planning set out the planning issues for the Committee to consider. At the meeting further representations were made by the Head of Planning. The applicant did not attend the Committee.

**Decision**

To **approve\*** the application subject to the conditions and reasons detailed within the report.

**\*unanimous decision**