



Planning and Highways Committee

Date: Thursday 19 October 2017

Time: 2.00 pm

Venue: Council Chamber, Level 2, Town Hall Extension

Everyone is welcome to attend this committee meeting.

Access to the Council Chamber

Public access to the Council Chamber is over the bridge from level 2 of the old Town Hall building. There is no public access from within the Town Hall Extension. The bridge has a moderate incline so if you have limited mobility you may wish to call 0161 234 3241 for information on alternative access.

Filming and broadcast of the meeting

Meetings of the Planning and Highways Committee are 'webcast'. These meetings are filmed and broadcast live on the Internet. If you attend this meeting you should be aware that you might be filmed and included in that transmission.

Membership of the Committee

Councillors -

Nasrin Ali, Shaukat Ali, Barrett, Chohan, Curley, Ellison (Chair), Fender, Kamal, Lovecy, Madeleine Monaghan, Paul, and 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 declare any personal, prejudicial or disclosable pecuniary interest 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 or disclosable pecuniary 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 21 September 2017 (copy enclosed).
- 5 **116984/FO/2017 - 102 Manchester Road, Chorlton, Manchester, M21 9SZ** **Chorlton Ward**
The report of the Head of Planning, Building Control and Licensing is attached.
- 6 **117041/JO/2017 - 102 Manchester Road, Chorlton, Manchester, M21 9SZ** **Chorlton Ward**
The report of the Head of Planning, Building Control and Licensing is attached.
- 7 **117078/FO/2017 - Grounds of Langdale Hall, Upper Park Road, Manchester, M14 5RJ** **Rusholme Ward**
The report of the Head of Planning, Building Control and Licensing is attached.
- 8 **116795/FO/2017 - 45 St Werburghs Road, Manchester, M21 0UN** **Whalley Range Ward**
The report of the Head of Planning, Building Control and Licensing is attached.
- 9 **116057/FO/2017 - 122 Palatine Road, Manchester, M20 3ZA** **Didsbury West Ward**
The report of the Head of Planning, Building Control and Licensing is attached.
- 10 **115621/FO/2017 - 62 Bridge Street, Manchester, M3 3BW** **City Centre Ward**
The report of the Head of Planning, Building Control and Licensing is attached.

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| 11 | 117054/FO/2017 - 1-5 New Wakefield Street, Manchester, M1 5NP
The report of the Head of Planning, Building Control and Licensing is attached. | City Centre Ward |
| 12 | 113473/FO/2016 - Thorncross Close off Ellesmere Street, Castlefield, Manchester, M15 4LU
The report of the Head of Planning, Building Control and Licensing is attached. | Hulme Ward |
| 13 | 116777/FO/2017 - 25 Rochdale Road, Manchester, M4 4HT
The report of the Head of Planning, Building Control and Licensing is attached. | Ancoats and Clayton Ward |
| 14 | 114860/FO/2016 - Land to The South of Dantzic Street, Manchester
The report of the Head of Planning, Building Control and Licensing is attached. | Cheetham Ward |
| 15 | 115968/FO/2017 - Entrance to Basement Car Park Serving Cypress Place and Vallea Court Manchester M4 4EH
The report of the Head of Planning, Building Control and Licensing is attached. | Cheetham Ward |
| 16 | 116526/FO/2017 – Wellington House, 1 Pollard Street, Manchester, M40 7FS
The report of the Head of Planning, Building Control and Licensing is attached. | Bradford Ward |
| 17 | 116918/FO/2017 - Land on Constable Street South (off Monmouth Street), Manchester, M18 8QQ
The report of the Head of Planning, Building Control and Licensing is attached. | Gorton North Ward |
| 18 | 116917/FO/2017 - Land on Dalbeattie Street South (off Parkmount Road), Manchester M9 4AP
The report of the Head of Planning, Building Control and Licensing is attached. | Harpurhey Ward |
| 19 | 117121/JO/2017 - 1069 - 1071 Rochdale Road, Manchester, M9 8AJ
The report of the Head of Planning, Building Control and Licensing is attached. | Harpurhey Ward |
| 20 | 117239/FO/2017 - Land Adjacent to 68 Northfield Road, Manchester, M40 3RL
The report of the Head of Planning, Building Control and Licensing is attached. | Moston Ward |

Meeting Procedure

At the beginning of the meeting the Chair will 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 the application to be deferred, or from officers wishing to have further discussions, or requests for a site visit. The Committee will 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.

Joanne Roney O.B.E.
Chief Executive
Town Hall, Albert Square
Manchester, M60 2LA

Further Information

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

Beth Morgan

Tel: 0161 234 3043

Fax: 0161 274 7017

Email: b.Morgan@manchester.gov.uk

This agenda was issued on **11 October 2017** by the Governance and Scrutiny Support Unit, Manchester City Council, Town Hall, Albert Square, Manchester, M60 2LA.