



Planning and Highways Committee

Date: Thursday, 27 June 2019
Time: 2.00 pm
Venue: Council Chamber, Level 2, Town Hall Extension,
Manchester

Everyone is welcome to attend this committee meeting.

Access to the Council Chamber

Public access to the Council Chamber is on Level 2 of the Town Hall Extension, using the lift or stairs in the lobby of the Mount Street entrance to the Extension. That lobby can also be reached from the St. Peter's Square entrance and from Library Walk. **There is no public access from the Lloyd Street entrances of the Extension.**

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 Planning and Highways Committee

Councillors

Curley (Chair), Nasrin Ali (Deputy Chair), Shaukat Ali, Clay, Dar, Davies, Hitchen, Kamal, J Lovecy, Lyons, Madeleine Monaghan, Riasat, Watson, White and Wilson

Agenda

1. **Urgent Business**
To consider any items which the Chair has agreed to have submitted as urgent.
- 1a. **Supplementary Information on Planning Applications on this agenda.**
The report of the Head of Planning, Building Control and Licencing will follow.
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, prejudicial or disclosable pecuniary 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 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 30 May 2019. 7 - 14
5. **122897/FO/2019 - Land at the Corner of Bank Bridge Road and Tartan Street Adjacent to and comprising Ilk Street and Alpine Street, Manchester, M11 4GD** 15 - 56
The report of the Head of Planning, Building Control and Licensing is attached.
6. **122042/00/2018 - Land off Cringle Road, Manchester** 57 - 108
The report of the Head of Planning, Building Control and Licensing is attached.
7. **122945/FO/2019 - 328 - 336 Stockport Road, Manchester** 109 - 158
The report of the Head of Planning, Building Control and Licensing is attached.
8. **123261/FO/2019 - Land Bounded by Arundel Street, Ellsmere Street, The A57 (M) Inner Ring Road (Mancunian Way)** 159 - 226
The report of the Head of Planning, Building Control and Licensing is attached.

9. **121375/FO/2018 and 121447/FO/2018 20 - 36 High Street Including Church Street Market Stalls, Manchester, M4 1QB and Land Bounded by the Northern Quarter Multi-storey car park, Church Street and Red Lion Street, Manchester, M4 1PA** 227 - 342
The report of the Head of Planning, Building Control and Licensing is attached.
10. **122523/FO/2019 - Land Bound by Back Turner Street, Shudehill, Soap Street and High Street, Manchester, M4 1EW** 343 - 424
The report of the Head of Planning, Building Control and Licensing is attached.
11. **122464/FO2019 - Land at Junction of Honford Road and Broadoak Road, Manchester** 425 - 450
The report of the Head of Planning, Building Control and Licensing is attached.
12. **122466/FO/2019 - Land at Junction of Panfield Road and Broadoak Road, Manchester** 451 - 476
The report of the Head of Planning, Building Control and Licensing is attached.
13. **122638/FO/2019 - Land to the South of Wilmslow Old Road, and to the West Aviation Viewing Park, Manchester, WA15 8XQ** 477 - 508
The report of the Head of Planning, Building Control and Licensing is attached.
14. **119100/FO/2018 - Former Hardy's Well Public House 257 Wilmslow Road, Manchester** 509 - 552
The report of the Head of Planning, Building Control and Licensing is attached.
15. **123274/FO/2019 - Xaverian College, Lower Park Road, Manchester M14 5RB** 553 - 582
The report of the Head of Planning, Building Control and Licensing is attached.

SITE VISITS

There will be three site visits for members of the committee as follows:

9.00am - Depart Albert Square

9.30am - Arrive at Wilmslow Old Road (Manchester Airport site), application 122638/FO

10.00am - Depart for next site

10.15am - Arrive at Broadoak Road/Honford Road, application 122464/FO

10.35am - Depart for next site

10.37am - Arrive at Broadoak Road/ Panfield Road, application 122466/FO

11.00am - Depart for the town hall

11.30am - Arrive back at Albert Square

Meeting Procedure

The meeting (and any site visits arising from the meeting) will be conducted in accordance with the relevant provisions of the Council's Constitution, including Part 6 - Section B "Planning Protocol for Members". A copy of the Constitution is available from the Council's website at https://secure.manchester.gov.uk/downloads/download/4030/the_constitution.

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 relevant to the application 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 OBE
Chief Executive
Level 3, Town Hall Extension,
Albert Square,
Manchester, M60 2LA

Further Information

For help, advice and information about this meeting please contact the Committee Officer:
Andrew Woods
Tel: 0161 234 3011
Email: andrew.woods@manchester.gov.uk

This agenda was issued on **Wednesday, 19 June 2019** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 3, Town Hall Extension (Lloyd Street Elevation), Manchester M60 2LA