PLANNING AND TRANSPORTATION REGULATORY PANEL

DATE : Thursday, 4th December, 2014.
TIME : 9.30 a.m.
PLACE : The Salford Suite, Salford Civic Centre, Chorley Road, Swinton.

In accordance with 'The Openness of Local Government Bodies Regulations 2014,' the press and public have the right to film, video, photograph or record this meeting.

Members attending this meeting with a personal interest in an item on the agenda must disclose the existence and nature of that interest and, if it is a prejudicial interest, withdraw from the meeting room during the discussion and voting on the item.

AGENDA

PART 1 - OPEN TO THE PUBLIC

1. The Panel is asked to consider whether it agrees to the inclusion of the items listed in Parts 1 and 2 of the agenda.

2. Apologies for absence.

3. Declarations of interest.

4. To approve, as a correct record, the minutes of the meeting held on 6th November 2014 – PAGE 3.

5. Planning applications and related development control matters:–
   - 14/65242/FUL – Block B, Sentinel House, Peel Street, Eccles – PAGE 24.
   - 14/65297/FUL – Unit B, Gilchrist Road, Irlam M44 5AY – PAGE 13.
   - 14/65487/FUL – 225 Eccles Old Road, Salford M6 8JH – PAGE – 37.

6. Planning applications determined under delegated authority – PAGE – 44.

7. Planning and enforcement appeals – PAGE 89.
URGENT BUSINESS

8. Business which, due to special circumstances, the Chair of the meeting is of the opinion should be considered as a matter of urgency.

EXCLUSION OF THE PUBLIC

9. To consider and, if thought fit, to pass the following resolution:-

"That, under section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the ground that it involves the likely disclosure of exempt information as specified in the paragraphs of Part 1 of Schedule 12A to the Act, respectively indicated."

PART 2 – CLOSED TO THE PUBLIC

URGENT BUSINESS

10. Business which, due to special circumstances, the Chair of the meeting is of the opinion should be considered as a matter of urgency.

Access to Information

A copy of this agenda, the reports and the background documents shown in those reports (except those in Part 2) are open to inspection by members of the public. Further information is available from the contact officer named below.

Contact Officer: Claire Edwards
Senior Democratic Services Officer
Customer & Support Services
Salford Civic Centre, Chorley Road
Swinton, M27 5DA
Tel. No: (0161) 793 2602
Email: claire.edwards@salford.gov.uk
Date: 26th November 2014

NOTE: At the conclusion of the Panel, Members will convene in a briefing session to reflect on any issues arising during the meeting, the notes of which will be submitted at a future Chair’s Briefing.
PLANNING AND TRANSPORTATION REGULATORY PANEL

6th November, 2014

Meeting commenced: 9.30 a.m.
“ adjourned: 11.30 a.m.
“ reconvened: 11.45 a.m.
“ ended: 12.40 p.m.

PRESENT:  Councillor Mashiter - in the Chair
Councillors Antrobus, E. Burgoyne, Critchley, K. Garrido, Hunt, Lea, G. Wilson and R. Wilson

Councillor Kean during consideration of all items except application 14/64851/FUL (Land At Wilburn Street, Salford) and the items recorded in Minute 44.

Councillor Dawson during consideration of the items recorded in Minute 44.

Please note that a list of persons in attendance (including any Ward Councillors) in respect of matters referred to in Minute 40 is included at Appendix A.

37. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Blower, Burch and J. Murphy.

38. DECLARATIONS OF INTEREST

Councillor K. Garrido declared an interest in respect of applications 14/64898/OUT and 14/64899/OUT (Land At Hazelhall Close, Off Hazelhurst Road, Worsley M28) and did not take part in the Panel’s deliberations or vote on those applications. She addressed the Panel in her role as Ward Councillor.

Councillor Antrobus declared an interest in respect of application 14/65277/FUL (Mesne Lea CP School, Walkden Road, Worsley M28 7FG) and did not take part in the Panel’s deliberations or vote on this application.

39. MINUTES OF PROCEEDINGS

RESOLVED: THAT the minutes of the meetings held on 2nd and 9th October 2014 be agreed as correct records.

40. APPLICATIONS FOR PLANNING PERMISSION

(Full details of the matters referred to in this Minute are contained in the report of the Strategic Director for Environment & Community Safety, as amended, in the case of the applications marked * in the supplementary report).
RESOLVED: THAT, following consideration by the Panel, the under-mentioned applications for planning permission were determined, subject to the conditions listed in the above report(s), as indicated below:

<table>
<thead>
<tr>
<th>Application Number/Applicant</th>
<th>Site</th>
<th>Development</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>*14/64898/OUT Ms Louise Morrissey – Peel Investments (North) Ltd</td>
<td>Land at Hazelhall Close Off Hazelhurst Road Worsley M28</td>
<td>Outline application for the development of the land off Hazelhall Close to provide up to 9 residential dwellings, with all matters reserved for future approval with the exception of access</td>
<td>Granted</td>
</tr>
<tr>
<td>*14/64899/OUT Ms Louise Morrissey – Peel Investments (North) Ltd</td>
<td>Land at Hazelhall Close Off Hazelhurst Road Hazelhurst Worsley M28</td>
<td>Outline application for the development of land to the east of Hazelhall Close to provide 3 domestic garage units, two single and one double garage and a domestic greenhouse. All matters are reserved with the exception of access. Access to be taken from Hazelhall Close</td>
<td>Granted, subject to the inclusion of condition 9 (Drainage Scheme) in respect of the above application (14/64898/OUT).</td>
</tr>
<tr>
<td>*14/64662/OUT James Industrial Limited</td>
<td>Land at Manchester Road West Little Hulton Salford</td>
<td>Outline planning application with all matters reserved for the erection of up to 100 dwellings with associated road and infrastructure Re-submission of 13/64068/OUT</td>
<td>Please refer to Minute 41 below.</td>
</tr>
<tr>
<td>14/65195/FUL UCS Ltd</td>
<td>Land Between Darby Road And Wharfside Business Park Cadishead Way Irlam</td>
<td>Proposed use of site for the storage, fabrication and refurbishment of shipping containers, erection of workshops and associated offices</td>
<td>Please refer to Minute 42 below.</td>
</tr>
</tbody>
</table>
14/65277/FUL
Secretary of State for Education

Mesne Lea CP School
Walkden Road
Worsley
M28 7FG

Demolition of the existing school buildings and erection of a replacement school, together with playing fields, games courts, hard and soft play provision, access, car parking and landscaping

Granted.

The Panel requested that, in discharging condition 15, it should be ensured that (a) the revised School Travel Plan includes a commitment to annual review and continuous improvement, and (b) neighbouring residents and Ward Councillors are invited to be involved in its revision and subsequent reviews.

14/64851/FUL
WB Developments (Salford Ltd)

Land At Wilburn Street
Salford

Mixed-use development comprising of 491 residential units, in four buildings from 8 to 21 storeys high, 670m2 of (A1) Shop, (A2) Financial and Professional Service, (B1) Business, together with associated car parking and landscaping

Please refer to Minute 43 below.

41.  *14/64662/OUT- LAND AT MANCHESTER ROAD WEST, LITTLE HULTON, SALFORD – OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR THE ERECTION OF UP TO 100 DWELLINGS WITH ASSOCIATED ROAD AND INFRASTRUCTURE RE-SUBMISSION OF 13/64068/OUT

RESOLVED: THAT planning permission be granted, subject to the planning conditions listed in the reports, and that:

(i) The Strategic Director for Environment and Community Safety be authorised to enter into a legal agreement under Section 106 of the Town and Country Planning Act to secure the following heads of terms:
   - Open Space,
   - Public Realm Infrastructure and Heritage Provision,
   - Construction Training,
   - Climate Change,
   - Affordable Housing,
   - Education.

(ii) The applicant be informed that the Council is minded to grant planning permission, subject to the conditions listed in the reports, on completion of such a legal agreement.
(iii) The authority be given for the decision notice relating to the application to be issued (subject to the conditions and reasons stated in the reports) on completion of the above-mentioned legal agreement.

42. 14/65195/FUL – LAND BETWEEN DARBY ROAD AND WHARFSIDE BUSINESS PARK, CADISHEAD WAY, IRLAM – PROPOSED USE OF SITE FOR THE STORAGE, FABRICATION AND REFURBISHMENT OF SHIPPING CONTAINERS, ERECTION OF WORKSHOPS AND ASSOCIATED OFFICES

RESOLVED: THAT planning permission be granted, subject to the planning conditions listed in the report, and:

(a) condition 3 being amended to read:

‘Notwithstanding the approved plans, no development shall take place until details of existing and proposed ground levels and the maximum heights of stacked containers across the site based on finished ground levels has been submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full and the site shall thereafter be operated and managed in strict accordance with the approved details to ensure maximum height parameters are not exceeded,’

and

(b) condition 4 being amended to read:

‘Other than the office module shown on the approved plans, there shall be no stacked storage of containers other than in the areas marked Yard 1 and Yard 2 as shown on plan reference PL03.’

In addition, the Panel requested that, in seeking to discharge condition 3, regard must be had to the requirements of condition 9 in respect of finished floor levels, i.e. no lower than 13.86m above Ordnance Datum (AOD). In addition, and without prejudice to decisions made in respect of condition 3, the submitted details must ensure that within a distance of 34m from the western side boundary (Cadishead Way), the maximum height stack of containers shall be no higher than 4 and no higher than 5 elsewhere within Yards 1 and 2 shown on approved plan ref. PL03.

43. 14/64851/FUL – LAND AT WILBURN STREET, SALFORD – MIXED-USE DEVELOPMENT COMPRISING OF 491 RESIDENTIAL UNITS, IN FOUR BUILDINGS FROM 8 TO 21 STOREYS HIGH, 670M2 OF (A1) SHOP, (A2) FINANCIAL AND PROFESSIONAL SERVICE, (B1) BUSINESS, TOGETHER WITH ASSOCIATED CAR PARKING AND LANDSCAPING

RESOLVED: (1) THAT planning permission be granted, subject to the planning conditions listed in the report, with condition 14 being amended to read as follows:

‘Prior to commencement of development of Blocks A and D, details of flood resistance and flood resilience construction measures, up to the flood level predicted for 1:1,000 year flood event shall be submitted to and approved in writing by the Local Planning Authority.’
Authority. The development shall be carried out in accordance with the approved measures.

Reason: To reduce the risk from flooding from overland flows in accordance with Policy EN19 of the City of Salford Unitary Development Plan,'

and that:

(i) The Strategic Director for Environment and Community Safety be authorised to enter into a legal agreement under Section 106 of the Town and Country Planning Act to secure the following heads of terms:
   - Public Realm, Infrastructure and Heritage Works,
   - Public access to the basin.

(ii) The applicant be informed that the Council is minded to grant planning permission, subject to the conditions stated in the report, on completion of such a legal agreement.

(iii) The authority be given for the decision notice relating to the application to be issued (subject to the conditions and reasons stated in the report) on completion of the above-mentioned legal agreement.

(2) THAT (a) the terms of the above-mentioned legal agreement be amended to ensure that unrestricted public access through the site and past the basin is provided to ensure links are provided from the riverside to Ordsall Lane and the Regent Road Neighbourhood Centre. (It was noted that the detailed landscaping scheme (required by condition 5) would need to be reviewed to take account of this), (b) the legal agreement include clauses to allow for an evidence based review of the 24 hour access requirement should crime, disorder or anti-social behaviour issues become a serious problem caused by 24 hour public access, with public access restricted if agreed by both parties, and (c) once drafted, the terms of the legal agreement be shared with the Chair of the Panel to ensure that the Panel’s decision has been fully reflected in the legal agreement prior to its completion.

44. PLANNING APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

The Strategic Director for Environment & Community Safety submitted a report containing details of planning applications which he had determined under delegated authority during September and October 2014, and were not, therefore, for consideration by the Panel.

Reference was made to the retrospective applications that were included within the report and a query was raised as to whether they had arisen as a result of enforcement action.

RESOLVED: (1) THAT the content of the report be noted.

(2) THAT the number of retrospective applications that had arisen as a result of enforcement action be identified, as a proportion of the total number of enforcement cases, within future quarterly performance reports submitted to the Panel.
45. **URGENT BUSINESS**

(a) **Application Ref: 13/63377/OUT – Land Formerly Mitchell Shackleton, Green Lane, Eccles**

Reference was made to condition 10 in respect of the above planning application which related to surface water drainage. The Panel were requested to amend the condition to allow greater flexibility due to viability and site specific challenges and limitations that existed and to enable the legal agreement to be signed and the granting of planning permission.

RESOLVED: THAT the Panel be provided with further information in respect of the above matter.

(b) **Application Ref: 13/63535/FUL Land Bounded By Chapel Street, St Philips Place And Bank Street, Salford**

The Panel were informed that the legal agreements in respect of the above applications remained outstanding. As the developments had been completed, it was necessary for the wording of some of the conditions to be amended in order to enable the legal agreements to be signed.

RESOLVED: THAT authority to amend the conditions in respect of the above application be delegated to the Chair of the Panel.
### APPENDIX A - LIST OF ATTENDEES

#### 9.30 A.M. SESSION

<table>
<thead>
<tr>
<th>APPLICATION REF/ ADDRESS</th>
<th>OBJECTING</th>
<th>IN FAVOUR</th>
</tr>
</thead>
</table>
| 14/64898/OUT & 14/64899/OUT | Mr. N. Gaskell*  
Mr. B. Yung  
Mr. Hennessy*  
Mr. Brewhard*  
Councillor Compton* | Ms. C. Colshaw  
Ms. J. Coutts  
Mr. R. Knight*  
Ms. G. Chilton |
| Land at Hazelhall Close Off Hazelhurst Road Worsley M28 | | |
| 14/64662/OUT | Mr. H. Robertshaw* | Mr. C. McDonald* |
| Land At Manchester Road West Little Hulton Salford | | |
| 14/65195/FUL | | Mr. P. Dixon |
| Land Between Darby Road And Wharfside Business Park Cadishead Way Irlam | | |
| Mesne Lea CP Primary School Walkden Road Worsley M28 7FG | | Mr. J. Buchanan |

#### 11.30 A.M. SESSION

<table>
<thead>
<tr>
<th>APPLICATION REF/ ADDRESS</th>
<th>OBJECTING</th>
<th>IN FAVOUR</th>
</tr>
</thead>
</table>
| 14/64851/FUL | Mr. D. Whittaker*  
Mr. D. McCall*  
Mr. J. Mistry  
Mr. M. Illiff  
Mr. P. Mills  
Mr. D. Goff  
Mr. A. Grey | |
| Land At Wilburn Street Salford | | |

* Indicates persons who made representations to the Panel.
REPORT

of

Strategic Director for Environment and Community Safety

to the

Planning & Transportation Regulatory

On

4th December 2014

Planning Applications and Related Development Control Matters

(Not considered to contain exempt information)

Non-members of the panel are invited to attend the meeting during consideration of any applications included within the report in which they have a particular interest.

MAIN REPORT
PLANNING & TRANSPORTATION REGULATORY PANEL

Set out below are details of all of the items which will be considered by the Planning and Transportation Regulatory Panel at their meeting. Some of these applications may be subject to a s.106 legal agreement (planning obligation). Where this is the case it will be stated next to the recommendation using the code ‘S106’ as detailed in the list of codes below.

Ward Members may make representations to the Panel on all items below including those with an associated s.106 legal agreement.

INDEX REPORT

DATE: 04.12.2014

RECOMMENDATION
PER = Approve
AUTH = Consent

REF = Refuse
FUL = Full application
ADV = Advert Application
OUT = Outline Application
HH = Householder Application

REM = Reserved Matters
COU = Change of use
LBC = Listed Building Consent
CON = Conservation Area Consent

S106 = Subject to a S106 Obligation

Eccles

14/65242/FUL  RECOMMENDATION: APPROVE  PAGE 24

TIME OF MEETING: 09.30am

PROPOSAL: Proposed Change of Use from Offices (B1) to Hotel (C1) with associated bar and restaurant from ground floor up to and including floor 11 of Side B, Sentinel House, together with extensions to ground floor entrance foyer

LOCATION: Block B
Sentinel House
Peel Street
Eccles

APPLICANT: Dr Mingliang Chen
Cadishead
14/65297/FUL RECOMMENDATION: APPROVE PAGE 13

TIME OF MEETING: 09:30am

PROPOSAL: Change of use to a small scale standby electricity generation plant

LOCATION: Unit B
Gilchrist Road
Irlam
M44 5AY

APPLICANT: Mrs Sarah Ward

Weaste And Seedley
14/65487/FUL RECOMMENDATION: APPROVE PAGE 37

TIME OF MEETING: 09.30am

PROPOSAL: Change of use from a 5 bedroom House in Multiple Occupation (HMO) to an 11 bedroom House in Multiple Occupation (HMO).

LOCATION: 225 Eccles Old Road
Salford
M6 8JH

APPLICANT: Mr Terry Hamblett
Description of Site and Surrounding Area

The application site is located on the Northbank Industrial Estate on a plot adjacent to the junction of Gilchrist Road and Excalibur Way. The site has an area of 0.78 hectares and comprises a part single, part two storey industrial warehouse building (floor space of approx 3,331.5 square metres) surrounded by hardstanding. Vehicle and pedestrian access to the site is off Glenchrist Road. The immediate surrounding buildings comprise industrial warehouse and office buildings typical of an industrial estate. The nearest residential properties are located approx 180m to the west of the site on Milton Avenue.
Description of Proposal

The application seeks planning permission for the installation of 8 no. natural gas fuelled engine generators to provide electricity to the national grid on a ‘stand by’ arrangement. The electricity generating plant would be remotely operated by UK Power Networks (the applicant) and the National Grid from their respective head offices. The generating plant would provide electricity to the National Grid during unexpected periods of high demand or where there are constraints on the availability of electricity generation elsewhere.

The applicant has advised that the average expected running time of the generating plant (based on experience from other plants) is 83 minutes and the average number of demands for electricity generation in a day is 0.38 times. The applicant has predicted that the generating plant would be used for approx. 800 hours per year, with a ‘worse case’ scenario of 1500 hours per year.

The generators would be located within the existing warehouse building on the site, each within a soundproofed cell. In addition, each generator would require an air inlet, air outlet and flue which would exit through the roof of the building, each to a maximum height of approx 4.0 metres above the existing roofline. The development would also involve the provision of a group of radiators and a gas reception kiosk to the front (south-west) of the existing building and a transformer compound enclosed by a 2m high palisade fence and four car parking spaces to the south eastern side of the existing building.

Electricity would be imported and exported into the site via an underground cable connected to a local substation. The gas fuel supply would connect from the local gas distribution network adjacent to the site by underground pipework.

The site would operate on an unmanned basis with ad hoc visits from service engineers for maintenance. Engineers would only visit the site between the hours of 8.00am to 6.00pm Monday to Friday; unless unexpected plant operational issues arise when the site may be visited outside of these hours.

Publicity

Earliest Decision Date: 4 December 2014
Revised Expiry Date: N/A

Site Notice: Non HH Article 13 Date Displayed: 3 November 2014
Reason: Article 13

Press Advert: Salford Advertiser Date Displayed: 13 November 2014
Reason: Article 13

Relevant Site History

There is no relevant planning history for the site.

Neighbour Notification

Letters were sent to 10 neighbouring properties as follows:

- Auto Electrical Services Ltd, 16 Huntsman Drive.
- RDF Fencing At Fluorocarbon, Excalibur Way.
- Unit 1 At Fluorocarbon, Excalibur Way.
- Unit 5 At Fluorocarbon, Excalibur Way.
• FX At Fluorocarbon, Excalibur Way.
• Flurocarbon Ltd, Excalibur Way
• Distec Ltd, Huntsman Drive.
• Metalube, 4 Huntsman Drive.
• Fireline Ltd, Gilchrist Road.
• Biffa Waste Services Limited, Northbank Industrial Estate, Gilchrist Road.

**Representations**

No representations have been received

**Consultations**

**Highways**

The submitted site layout plan demonstrates existing vehicular access to the site from Gilchrist Road and provision of 4 parking spaces to the north east of the site for maintenance/servicing operations.

The Design Statement confirms that the site will operate on an unmanned basis with ad hoc visits from field service engineers and approved contractors for maintenance/servicing.

In view of the above, the proposals are unlikely result in any highway implications and as such no highway objections are raised in respect of the proposals.

**Greater Manchester Ecological Unit**

An initial ecological constraints survey of the site has been undertaken, however there are no details provided within the report on the surveyor or their experience in undertaking such assessments. Normally this information would be required; however, having considered the site and the proposals I am happy to accept the findings of the report in this instance. Having considered the available information, I would make the following comments:

**Protected species**

The site is dominated by hard standing and the building present on the site has limited potential to support roosting bats being a warehouse constructed of prefabricated sheet metal.

**Recommendation**

That the applicant is made aware of the legal protection that bats and other species receive. If at any time protected species are discovered on the site, then work should stop immediately and the LPA/Natural England should be contacted.

**Urban Vision Environment (Air and Noise)**

The application gives details of the expected operational times and duration of the plant, based on experience on similar plant elsewhere. The development site is in an employment area and the nearest dwellings are about 180m to the west on Milton Avenue. The application is supported by an air quality assessment and by a noise assessment.

**Air quality**

The report by Hilson Moran is dated 29th August 2014 and it assesses the impact of the likely emissions from the gas fired plant operating on a worst case scenario. It also considers the air pollution impacts from the construction phase of the development. The report details predicted air pollution levels from the proposal, and then it compares the findings with existing air pollution levels and with national air quality standards. The report concludes that the impact of the operational phase of the development will be “negligible” in terms of air quality impacts. In
respect of the construction phase of the development recommended dust mitigation measures are suggested in the report.

I have considered the report and I am satisfied with its findings and with its conclusions. I have no further comment to make.

Noise
The report by TA Enviro Ltd is dated August 2014 and it assesses the likely noise impacts of the proposal on the nearest noise sensitive premises i.e. the dwellings on Milton Avenue. The report uses noise emission data from a similar plant operating elsewhere and then compares predicted noise levels to existing background noise levels at times when the plant is likely to operate. The report concludes that noise emissions are unlikely to generate complaints from the nearest noise sensitive premises when assessed against BS4142:1997, Method for Rating Industrial Noise Affecting mixed Residential and Industrial Areas.

I have considered the report and I am satisfied with its findings. I would however recommend the following condition is attached to any planning permission granted:

The rating level (LAeq,T) from all fixed plant and machinery associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) by more than -5 dB at any time when measured at the boundary of the nearest noise sensitive premises. Noise measurements and assessments shall be carried out according to BS 4142:1997 "Rating industrial noise affecting mixed residential and industrial areas". 'T' refers to any 1 hour period between 07.00hrs and 23.00hrs and any 5 minute period between 23.00hrs and 07.00hrs.

Senior Engineer Flood Risk Management

No response received at the time of writing this report.

Environment Agency

National Planning Policy requires flood risk assessments to be provided where developments are located within Flood Zone 2. However, the applicant has stated that the majority of the proposal will be within the existing building. We would not require a flood risk assessment in this instance as there will be minimal impacts to consider.

As such I can confirm that we would have no objection in principle to the proposed development.

We would recommend that further consideration is given to flood proofing measures where possible.

Planning Policy

City of Salford Unitary Development Plan (UDP)

Unitary Development Plan ST3 - Employment Supply
This policy states that a good range of local employment opportunities will be secured by enabling the diversification of the local economy and by using planning obligations to secure local labour contracts and training opportunities.

Unitary Development Plan DES7 - Amenity of Users and Neighbours
This policy states that all new development, alterations and extensions to existing buildings will be required to provide potential users with a satisfactory level of amenity in terms of space, sunlight, daylight, privacy, aspect and layout. Development will not be permitted where it would have an unacceptable impact on the amenity of occupiers or users of other development.
Unitary Development Plan DES8 - Alterations and Extensions
This policy states that planning permission will only be granted for alterations or extensions to existing buildings that respect the general scale, character, rhythm, proportions, details and materials of the original structure and complement the general character of the surrounding area.

Unitary Development Plan DES10 - Design and Crime
This policy states that developments must be designed to discourage crime, antisocial behaviour, and the fear of crime. Development should i) be clearly delineated ii) allow natural surveillance iii) avoid places of concealment iv) encourage activity within public areas.

Unitary Development Plan E5 - Develop. in Established Employment Areas
This policy states that planning permission will only be granted for the reuse or redevelopment of sites or buildings within an established employment area for non-employment uses where the development would not compromise the operating conditions of other adjoining employment uses, and where one or more of the following apply:
a) The developer can demonstrate there is no current or likely future demand for the site for employment purposes
b) There is a strong case for rationalising land uses or creating open space
c) The development would contribute to the implementation of an approved regeneration strategy or plan for the area
d) The site is allocated for another use in the UDP.

Unitary Development Plan A8 - Impact of Development on Highway Network
This policy states that development will not be permitted where it would i) have an unacceptable impact upon highway safety ii) cause an unacceptable restriction to the movement of heavy goods vehicles along Abnormal Load Routes.

Unitary Development Plan A10 - Provision of Car, Cycle, Motorcycle Park
This policy states that there should be adequate provision for disabled drivers, cyclists and motorcyclists, in accordance with the Council’s minimum standards; maximum car parking standards should not be exceeded; and parking facilities should be provided consistent with the provision and maintenance of adequate standards of safety and security.

Unitary Development Plan EN17 - Pollution Control
This policy states that in areas where existing levels of pollution exceed local or national standards, planning permission will only be granted where the development incorporates adequate measures to ensure that there is no unacceptable risk or nuisance to occupiers, and that they are provided with an appropriate and satisfactory level of amenity.

Unitary Development Plan EN19 - Flood Risk and Surface Water
This policy states that any application for development that it is considered likely to be at risk of flooding or increase the risk of flooding elsewhere will need to be accompanied by a formal flood risk assessment. It should identify mitigation or other measures to be incorporated into the development or undertaking on other land, which are designed to reduce that risk of flooding to an acceptable level.

Other Material Planning Considerations

National Planning Policy

National Planning Policy Framework

Local Planning Policy
**Supplementary Planning Document - Nature Conservation and Biodiversity**
This policy document expands on the policies of the Unitary Development Plan relating to the issues of nature conservation and biodiversity, and seeks to ensure that all stakeholders have a clear understanding of how those policies should be implemented and their desired outcome.

**Supplementary Planning Document - Design and Crime**
This policy document contains a number of policies used to assess and determine planning applications and is intended as a guide in designing out crime.

**Supplementary Planning Document - Established Employment Areas**
This document contains a number of policies that promote sustainable economic growth, which both enhances prosperity and reduces inequalities. The document encourages the provision of a wide range of employment opportunities, having regard to evidence-based conclusions on need and demand.

**Planning Guidance - Flood Risk and Development**
The overarching aim of the planning guidance is to ensure that new development in areas at risk of flooding in the city, is adequately protected from flooding and that the risks of flooding are not increased elsewhere as a result of new development.

**Appraisal**
The main issues for consideration in the determination of this planning application are:

1. The principle of the Development
2. Design, Appearance and Security
3. Neighbour Amenity
4. Access, Highway Safety and Parking
5. Air Quality
6. Ecology
7. Flood Risk and Drainage

**The Principle of Development**
The application site is located in an established employment area; therefore UDP Policies ST3 and E5 are applicable. Policy ST3 seeks to ensure that a good range of local employment opportunities are secured within the city. Policy E5 outlines the types of development considered appropriate within established employment areas. The application site is currently vacant, but was previously occupied for light industrial purposes (B1c) by a fireplace wholesaler/manufacturer. The proposed electricity generation use is a general industrial use (B2). The council’s ‘Established Employment Areas’ SPD (2010) indicates that employment uses include both B1c and B2 uses. Therefore, the proposed change of use would not result in the loss of an employment use as defined by the SPD.

The number of people employed by the previous light industrial use on the site is unknown. The proposed electricity generation use would not provide any direct employment at the site as the generators would be serviced by engineers based elsewhere. The council’s planning policies do not require ‘B class’ uses to employ a certain number of people and therefore, whilst the provision of employees at the site as part of the proposed use would be preferred, the council cannot require this.

In conclusion, it is considered that the retention of the site within a ‘B class’ use is appropriate to the site and the wider established employment area and therefore the application complies with UDOP Polices ST3 and E5 and the SPD.
Design, Appearance and Security

The majority of the machinery required for the operation of the electricity generation plant would be located inside the existing building. However, each generator would require an air inlet, air outlet and flue, all of which would exit through the roof of the building. This would result in a total of 24 structures to be constructed on the roof of the building. Each inlet and outlet would extend to a height of approx. 4.0 metres above the existing roofline and would measure approx. 2.5 metres wide and approx. 3.0 metres deep. Each flue would extend to a height of approx. 3.0 metres above the existing roofline and would measure approx. 1.0 metres wide and approx. 1.0 metres deep.

UDP Policy DES8 seeks to ensure that alterations and extensions to existing buildings respect the scale, character, rhythm, proportions, details and materials of the original structure and complements the general character of the surrounding area. The application site is an industrial warehouse building located on an industrial estate comprising of similar buildings. It was noted, during the planning officer’s site visit, that the majority of the buildings on the industrial estate have either flat or pitched roofs. Any projections from these roofs involved small ventilation pipes and air handling units. The proposed air outlets/inlets and flues would be very prominent on the roof of the building and would be larger than the ventilation pipes on neighbouring buildings. However, it is considered that the structures are characteristic of industrial processes and would therefore be appropriate in the context of the industrial building and wider industrial estate. The development therefore complies with policy DES8.

UDP Policy DES10 states that ‘development will not be permitted unless it is designed to discourage crime, anti-social behaviour and the fear of crime, and support personal and property security’. The existing site boundary comprises palisade fencing and the site entrance is secured by gates. The applicant has advised that access to the site would be via a code fob system which would only be issued to UK Power Network employees and their approved contractors. In addition, a security company would monitor the site 24 hours a day, seven days a week. Lighting would be installed on the site and would be controlled so that site workers or potential intruders would be illuminated and visible from outside the site during hours of darkness. It is considered that the change of use proposed would not increase instances of crime and anti-social behaviour on the site or the wider industrial estate. The use proposed is appropriate to an industrial estate and the measures proposed by the applicant to secure the site would be appropriate to this type of site. It is therefore considered that the development would comply with UDP Policy DES10.

Neighbour Amenity

UDP Policy DES7 states that ‘development will not be permitted where it would have an unacceptable impact on the amenity of the occupiers or users of other developments’. In addition, UDP Policy EN17 seeks to ensure that development does not have a detrimental impact on air quality by reason of noise or vibration.

The nearest neighbouring residential property is located approx. 180m to the west of the site. The applicant has submitted a noise impact assessment which assesses the likely noise impacts of the proposal on the nearest noise sensitive premises. The report uses noise emission data from similar plant operating elsewhere and compares predicted noise levels to existing background noise levels at times when the plant is likely to operate. The report concludes that noise emissions are unlikely to generate complaints from the nearest noise sensitive premises. The noise assessment has been reviewed by Urban Vision’s Environmental Consultant who has confirmed that they are satisfied with the findings of the noise assessment. However, the consultant recommends that a condition be attached to the planning permission, if granted, to ensure that any noise emanating from the proposed plant does not exceed background noise levels by more than -5 decibels. The Environmental Consultant has also
confirmed that no objection would be raised if the plant operated continually, subject to the condition suggested.

As previously stated, the majority of the machinery required for the operation of the electricity generation plant would be located inside the existing building, with the exception of air inlets/outlets and flues to be fitted to the roof. Given the size and nature of the proposed roof structures and the distance of the site from the nearest neighbouring residential property, it is considered that the roof structures would not result in a loss of daylight or sunlight to neighbouring residential properties.

In light of the above assessment, it is considered that the development complies with UDP Policy DES7.

**Access, Highway Safety and Parking**

UDP Policy A8 seeks to ensure that proposed development does not have an unacceptable impact on highway safety or the function of the highway network. In addition, UDP Policy A10 seeks to ensure that adequate parking spaces are provided for new developments.

The existing vehicle access to the site is from Gilchrist Road. This access would be maintained as part of the proposed development. Four car parking spaces are proposed on the north east side of the site for maintenance/servicing operator’s vehicles. The applicant has advised that the site would operate on an unmanned basis with ad hoc visits from engineers and contractors for maintenance/servicing. The application has been reviewed by Urban Vision’s transport consultant who has advised that the proposals are unlikely to result in any highway implications and as such no highway objections are raised to the application. It is therefore considered that the proposed development complies with UDP Policies A8 and A10.

**Air Quality**

UDP Policy EN17 seeks to ensure that proposed development does not cause or contribute towards a significant increase in pollution to the air (including dust pollution), water or soil, or by reason of noise, odour, artificial light or vibration.

The applicant has submitted a report that assesses the impact of the likely emissions from the plant operating on a worst case scenario (given as 1500 hours per year). It also considers the air pollution impacts from the construction phase of the development. The report details predicted air pollution levels from the proposal, and compares this with existing air pollution levels and with national air quality standards. The report concludes that the impact of the operational phase of the development would be “negligible” in terms of air quality impacts. Urban Vision’s Environmental Consultant has reviewed the report and is satisfied with its findings and conclusions. However, given that the plant could operate for longer than 1500 hours per year, unless restricted it is considered prudent for the impacts to be assessed as if the facility operated continually. The applicant has been asked to undertake an air quality assessment using the scenario of the plant being operated continually, i.e. 8760 hours per year. The findings of this report will be reported verbally at the Planning Panel meeting.

In respect of the construction phase of the development, dust mitigation measures are recommended in the report. Urban Vision’s Environmental Consultant has assessed the submitted report and has raised no objection.

It is therefore considered that the development is acceptable in terms of any air quality impacts and complies with UDP Policy EN17.
**Ecology**

UDP Policy EN17 seeks to ensure that proposed development does not have a detrimental impact on nature conservation and the landscape. The application site is not located adjacent to any protected sites for nature conservation or any protected landscapes. The applicant has submitted a Biodiversity Survey Report and has undertaken an initial ecological constraints survey of the site. The report has been reviewed by the Greater Manchester Ecology Unit who has commented that ‘the site is dominated by hard standing and the building present on the site has limited potential to support roosting bats being a warehouse constructed of prefabricated sheet metal’ The Ecology Unit subsequently recommend that the applicant is made aware of the legal protection that bats and other species receive. If at any time protected species are discovered on the site, then work should stop immediately and the LPA/Natural England should be contacted. In light of this assessment, it is considered that the proposed development complies with UDP Policy EN17 in relation to nature conservation.

**Flood Risk and Drainage**

The application site is located within Flood Risk Zone 2 which means that the site has a medium probability of flooding. UDP Policy EN19 states that development will not be permitted where it would be subject to an unacceptable risk of flooding, materially increase the risk of flooding elsewhere or result in an unacceptable maintenance liability for the city council or any other agency in terms of dealing with flooding issues.

In accordance with the Environment Agency’s ‘Flood Risk Standing Advice for Local Planning Authority’s’, a Flood Risk Assessment should be submitted with any planning application for development of essential infrastructure within Flood Risk Zone 2. In this case, the applicant has not submitted a Flood Risk Assessment. However, the Environment Agency has advised that because the majority of the proposed development would be within an existing building, an assessment is not required in this instance. The Environment Agency has confirmed that they have no objection to the proposed development; however, they recommend that the applicant give further consideration to flood proofing measures where possible.

The applicant has advised that the equipment in the facility is designed to be flood resilient as a standard specification. This would include locating sensitive controls, monitoring equipment and associated switches at least one metre above existing ground levels enabling the site to be safely shut down and restarted from a remote location. Given the nature of the facility, it is considered that flood proofing measures are important and that further details should be provided by the applicant. It is recommended that, if planning permission is granted, a condition should be included to require the submission and approval of details of flood proofing measures for the facility prior to the commencement of the development.

Given the nature of the development and its location within an existing building, and subject to the submission of further details for approval, it is considered that the development would not be subject to an unacceptable risk of flooding or materially increase the risk of flooding elsewhere. It is therefore considered that the application complies with UDP Policy EN19.

**Conclusions**

It is considered that the proposed use of the site as a small scale electricity generation plant is an appropriate use for the site and would complement other land use within the local area. The design and scale of the proposed alterations to the existing building would be in-keeping with the building and its surroundings. The development would not have a detrimental impact on the amenity of neighbouring residents and would not have a detrimental impact on the local highway network or parking provision. In addition, the development would not have an adverse impact on air quality, ecology or flood risk. The development therefore complies with the relevant policies within the Salford City Council Unitary Development Plan.
**Recommendation:**

It is recommended that Planning Permission be granted subject to conditions.

**Conditions**

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
   
   *Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans and specification:

   - Location Plan - 1419.101 Amendment B dated 30/10/2014.
   - Existing Site Plan - 1419.102.1 Amendment B dated 30/10/2014.
   - Proposed Site Plan - 1419.102.2 Amendment B dated 30/10/2014.
   - Existing Elevations - 1419.103.1 Amendment dated 30/10/2014.
   - Proposed Elevations - 1419.103.2 Amendment B dated 30/10/2014.
   - Air Quality Assessment by Hilson Moran, dated 29 August 2014.
   - Ecological Constraints Summary (un-named & undated).

   *Reason: For the avoidance of doubt and in the interests of proper planning.*

3. The rating level (LAeq,T) from all fixed plant and machinery associated with the development, when operating simultaneously, shall not exceed the background noise level (LA90,T) by more than -5 dB at any time when measured at the boundary of the nearest noise sensitive premises. Noise measurements and assessments shall be carried out according to BS 4142:1997 "Rating industrial noise affecting mixed residential and industrial areas". 'T' refers to any 1 hour period between 07.00hrs and 23.00hrs and any 5 minute period between 23.00hrs and 07.00hrs.

   *Reason: In the interests of the amenity of neighbouring residents in accordance with policies DES7 and EN17 of the City of Salford Unitary Development Plan.*

4. Prior to the commencement of the development hereby approved, details of flood proofing measures for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed, maintained and managed in accordance with the approved details, unless agreed otherwise in writing by the Local Planning Authority.

   *Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy EN19 of the City of Salford Unitary Development Plan.*
Notes to Applicant

1. All species of bats found in the UK receive a high level of legal protection under the terms of the Wildlife & Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. Bats roost in a variety of places and will use cracks, crevices and holes in trees. They are mobile in their habits and can turn up in the most unlikely places at any time of year. Precautions should be taken throughout works, at any time of year, with the possible presence of bats borne in mind. If bats are found at any time during works, then work should cease immediately and advice sought from Natural England or a suitably qualified bat worker.

2. The Environment Agency recommends that further consideration is given to flood proofing measures where possible. Further information on this can be found on the Environment Agency website: https://www.gov.uk/government/publications/prepare-your-property-for-flooding
APPLICATION No: 14/65242/FUL
APPLICANT: Dr Mingliang Chen
LOCATION: Block B, Sentinel House, Peel Street, Eccles,
PROPOSAL: Proposed Change of Use from Offices (B1) to Hotel (C1) with associated bar and restaurant from ground floor up to and including floor 11 of Side B, Sentinel House, together with extensions to entrance foyer
WARD: Eccles

Description of Site and Surrounding Area

The site comprises a 15 floor office building called Sentinel House bordered by Albert Street to the south and east and Peel Street to the west. Side B of Sentinel House is the wing of the building which fronts Peel Street. The site comprises a 1970s utilitarian office block with an unbroken tarmacadam surfaced car park surrounding it with elements of soft landscaping on the Peel Street frontage. The site is located within Eccles Town Centre and is surrounded by multi storey office blocks to the east, a car showroom and garage to the north, and residential
dwellings to the west. The site is located within close proximity to the M602 motorway to the north, and is within comfortable walking distance of Eccles Train Station, the Eccles Metrolink and Bus Interchange to the south east, and the mixture of shops and facilities within Eccles Town Centre.

**Description of Proposal**

Planning permission is sought for the change of use of floors 1 to 11 of side B from office accommodation (Use Class B1a) to a 126 bedroom hotel (Use Class C1). The hotel would have a double height entrance foyer and bar at ground and first floor levels and at second floor there would be a restaurant and kitchen. The remaining floors would accommodate bedrooms.

An extension is proposed to the front and rear of the building which would form a new front and rear entrance to the building. This entrance canopy would also incorporate a cantilevered extension at second floor. To the rear of the building there would be a ground floor extension to form new rear service access with additional escape stair to be formed. Both the entrance and serving extensions to the building would be three storeys in height.

The ground, first and second floors will be remodelled to provide a new entrance to the building. The plans show that this remodelled section will be clad with large glazed areas. The remaining building will have its windows replaced and its painted cladding panels repainted.

The proposal will utilise the existing access and egress points to the site. The existing car parking layout will be revised to provide 105 car parking spaces including 5 disabled bays. A coach lay be is to be provided on Peel Street.

Hard and soft landscaping is proposed around the building.

**Publicity**

**Site Notice:** HH Article 13  
**Reason:** Article 13  
**Date Displayed:** 12 November 2014

**Press Advert:** Salford Advertiser  
**Reason:** Article 13 Standard Press Notice  
**Date Published:** 16 October 2014

**Neighbour Notification**

Occupiers of 88 neighbouring properties were notified on this planning application.

**Representations**

Three letters of objection have been received in response to publicity. The following issues have been raised:

- The proposal does not include a Hackney Carriage stand
- The proposal would overlook residential properties in the day and also at night
- Buses and coaches at night will disturb local residents sleep
- There is insufficient car parking provision resulting in patrons parking in the street
- Deeds to the property state that alcohol should not be served at the premise.

**Relevant Site History**

93/32069/CLUD - Application for Certificate of Lawfulness for School of Nursing – Permitted – 18.03.94.
03/46048/COU - Change of use from offices to temporary use as a clinic – Permitted – 22.05.03.

06/52290/FUL - Installation of a new exit door and construction of new footpath link enclosed by low wall to Albert Street – Permitted – 21.04.06

09/58200/COU - Change of use from D1 (non residential institution) to A2 (Professional and Financial Services) – Permitted – 14.12.09.


11/059938/COU – Change of use from B1 to D1 – Approved 1 April 2011.

14/65475/P3PJA - Notification of a change of use of top 3 no. floors on Block B, Sentinel house from office use (B1) to dwellings (C1), incorporating 18 no. Apartments – Application pending determination.

There are also various telecoms applications for rooftop equipment and masts and applications for advertisement consent.

Consultations

Design For Security – Raised concerns with the recessed escape doors and that access through the car park could create a cut through which can often facilitate criminal activity. A condition is recommended to secure appropriate security measures.

Senior Engineer Flood Risk Management - No comments received to date

Highways – No objections but recommend a number of conditions. Detailed comments are set out in the appraisal section of the report.

Transport For Greater Manchester (TFGM) - No objections or comments to make.

Urban Vision Environment (Air and Noise) - No objections. The site is situated in an air quality management area but this is not considered to be a constraint to the development. Recommend conditions in respect of fume extraction and conferencing facilities in Side A.

Planning Policy

Development Plan Policy

Unitary Development Plan ST9 - Retail, Leisure, Social Community Provision
This policy states that the provision of a comprehensive and accessible range of retail, leisure, social and community facilities will be secured by, protecting and enhancing the vitality and viability of existing town and neighbourhood centres, adopting a sequential approach to the location of new retail and leisure development and facilitating enhanced education, health and community provision that will be maintain and enhanced.

Unitary Development Plan S1 - Retail Leisure Dev. in Town Neighbourhood Centres
This policy states that planning permission will only be granted for retail and leisure where it would be of an appropriate scale to the centre; is or can be accessible by a choice of means of transport, walking and cycling; would not give rise to unacceptable levels of traffic congestion or highway safety; make car park facilities, where practicable available to all short stay visitors; be
of a high standard of design; would not have an unacceptable impact on environmental quality or residential amenity.

**Unitary Development Plan E5 - Develop, in Established Employment Areas**
This policy states that planning permission will only be granted for the reuse or redevelopment of sites or buildings within an established employment area for non-employment uses where the development would not compromise the operating conditions of other adjoining employment uses, and where one or more of the following apply:

a) The developer can demonstrate there is no current or likely future demand for the site for employment purposes
b) There is a strong case for rationalising land uses or creating open space
c) The development would contribute to the implementation of an approved regeneration strategy or plan for the area
d) The site is allocated for another use in the UDP.

**Unitary Development Plan DES1 - Respecting Context**
This policy states that development will be required to respond to its physical context and respect the positive character of the local area in which it is situated and contribute towards a local identity and distinctiveness.

**Unitary Development Plan DES7 - Amenity of Users and Neighbours**
This policy states that all new development, alterations and extensions to existing buildings will be required to provide potential users with a satisfactory level of amenity in terms of space, sunlight, daylight, privacy, aspect and layout. Development will not be permitted where it would have an unacceptable impact on the amenity of occupiers or users of other development.

**Unitary Development Plan DES8 - Alterations and Extensions**
This policy states that planning permission will only be granted for alterations or extensions to existing buildings that respect the general scale, character, rhythm, proportions, details and materials of the original structure and complement the general character of the surrounding area.

**Unitary Development Plan DES9 - Landscaping**
This policy states that hard and soft landscaping should be provided where appropriate that is of a high quality and would enhance the design of the development, not detract from the safety and security of the area and would enhance the attractiveness and character of the built environment.

**Unitary Development Plan DES10 - Design and Crime**
This policy states that developments must be designed to discourage crime, antisocial behaviour, and the fear of crime. Development should i) be clearly delineated ii) allow natural surveillance iii) avoid places of concealment iv) encourage activity within public areas.

**Unitary Development Plan EN17 - Pollution Control**
This policy states that in areas where existing levels of pollution exceed local or national standards, planning permission will only be granted where the development incorporates adequate measures to ensure that there is no unacceptable risk or nuisance to occupiers, and that they are provided with an appropriate and satisfactory level of amenity.

**Unitary Development Plan A6 - Taxis**
This policy states that major trip generating developments will be required to make satisfactory provision for hackney carriages and private hire taxis. Taxi booking offices will only be permitted where they would not have an unacceptable impact on residential amenity or highway safety.
Unitary Development Plan A8 - Impact of Development on Highway Network
This policy states that development will not be permitted where it would i) have an unacceptable impact upon highway safety ii) cause an unacceptable restriction to the movement of heavy goods vehicles along Abnormal Load Routes.

Unitary Development Plan A10 - Provision of Car, Cycle, Motorcycle Park
This policy states that there should be adequate provision for disabled drivers, cyclists and motorcyclists, in accordance with the Council’s minimum standards; maximum car parking standards should not be exceeded; and parking facilities should be provided consistent with the provision and maintenance of adequate standards of safety and security.

Unitary Development Plan DEV5 - Planning Conditions and Obligations
This policy states that development that would have an adverse impact on any interests of acknowledged importance, or would result in a material increase in the need or demand for infrastructure, services, facilities and/or maintenance, will only be granted planning permission subject to planning conditions or planning obligations that would ensure adequate mitigation measures are put in place.

Other Material Planning Considerations

National Planning Policy
National Planning Policy Framework
National Planning Practice Guidance

Local Planning Policy
Salford West Development Framework

Supplementary Planning Document - Planning Obligations
This policy document expands on the policies in Salford’s Unitary Development Plan to provide additional guidance on the use of planning obligations within the city. It explains the city council’s overall approach to the use of planning obligations, and sets out detailed advice on the use of obligations in ensuring that developments make an appropriate contribution to: the provision of open space; improvements to the city’s public realm, heritage and infrastructure; the training of local residents in construction skills; and the offsetting of greenhouse gas emissions.

It is not considered that there are any local finance considerations that are material to the application

Appraisal

Principle

Loss of Employment
Sentinel House currently comprises 10,913sqm office accommodation, and is therefore defined as an established employment area for the purposes of UDP Policy E5 as outlined in paragraph 8.40 and Policy EMP1 of the Established Employment Areas Supplementary Planning Document (2010). The requirements of UDP policy E5 will therefore need to be satisfied in determining this application.

The applicant has submitted a Loss of Employment Land Assessment with the planning application
In respect of point 1 of policy E5 which states the development should not compromise the operating conditions of other remaining employment uses the Loss of Employment Land Assessment considers that the proposed hotel is compatible with the existing employment uses within the immediate vicinity of the application site. This view is accepted as it is not considered that a hotel would be likely to compromise any existing businesses or limit the use of the remaining office accommodation within Sentinel House, particularly given the way the building is structured. It is noted that there is very limited parking on this site, and careful consideration will need to be given to ensuring an appropriate level of parking provision is available for both uses together with the necessary servicing arrangements. The applicants have offered to prepare a car parking and service vehicle management plan. The applicants consider such a plan would ensure that there is no conflict between the two uses. This will be assessed in more detail later in this report.

In respect of point 2 (a) which requires the developer to clearly demonstrate that there is no current or likely future demand for the site or building for employment purposes, the Loss of Employment Land Assessment confirms that Block B was vacated by Salford University in 2006 and has remained largely vacant ever since. Block A is occupied only on those floors between ground and eighth floor level with those floors between the ninth and fourteenth levels lying vacant since 2006. The applicants have confirmed that the office space has been continuously marketed over the past eight years through a dedicated website and via national office brokers and agents. The Loss of Employment Land Assessment highlights more ‘modern’ office space being built across the City.

The city council’s business and funding team has confirmed that the Costar Focus property database indicates that Sentinel House in Eccles was first registered as being available on 26/04/2007. The property details were last updated on 30/01/2014. In total the property has been on the market for 2,609 days which is 7 years.

The city council’s regeneration team also notes that the building has been marketed for some years for offices, but has for a long time been largely vacant.

Therefore on this basis it would seem reasonable to conclude that compliance with criterion 2a of UDP policy E5, that there is no current demand for the building for employment purposes, has been demonstrated.

In respect of point 2 (c) which states the development would contribute to the implementation of an approved regeneration strategy or plan for the area.

The Salford West Strategic Regeneration Framework and Action Plan (2008 – 2028) identifies an economic role for Eccles Town Centre based on offices (6.3h). Eccles Town Centre is identified as a satellite office destination with potential to capitalise on its links with the regional centre and specifically its proximity to Salford Quays/MediaCityUK whilst being able to provide more affordable office accommodation (BL1 page 49 and BL4 page 51). Retaining and consolidating the office accommodation and providing a hotel in this location would support this objective and also the aspirations in the Salford West Development Framework to promote Salford West as a leisure destination and ensure that there is a suitable supply of office accommodation (EL10).

Provision of a Hotel

The National Planning Policy Framework highlights a hotel as being main town centre use. Main town centre uses are directed to locate within existing centres in the first instance. Given the site is located with the boundary of Eccles Town Centre it is considered that the provision of a hotel would be appropriate in this location. The inclusion of active ground floor uses in this location (the hotel reception and bar is proposed to be located on the ground floor) and the provision of supporting facilities located within the hotel (a restaurant and bar). It is considered
that the development of a hotel in this location would assist in enhancing the vitality and viability of Eccles Town Centre, which is consistent with the objectives of policy S1 and ST9 of the UDP.

**Visual Amenity**

The proposed extensions to the front and rear of the building would make a feature entrance and add interest to this currently flat elevation. The extension would have a contemporary appearance and whilst it would not match the architectural style of the existing building it is considered that the extension would help to modernise and improve the appearance of the building. The existing windows within side B of Sentinel House will be replaced and the existing panels below the windows would be repainted. Landscaping is also proposed around the building and would introduce trees, planted areas and grass. It is considered that the extensions, external alterations to the building and the landscaping proposals would have a positive impact on the appearance of the existing building and this in turn would have a positive impact on the street scene in accordance with Policies DES1, DES8 and DES9 of the Unitary Development Plan.

**Design and Crime**

A Crime Impact Statement has been submitted in support of this planning application. This statement highlights that doors should be recessed no more than 600mm to deter loitering and anti-social behaviour. The Design for Security (DFS) Team has raised concerns with regard to the recessed entrance on the north elevation. Whilst DFS comments are noted it has to be acknowledged that this is an existing door and the applicant has also highlighted that should this be bought flush could have safety implications due to the fact it opens onto the vehicle egress route from the site. Therefore, on balance it is considered that whilst not ideal, suitable security measures such as lighting and CCTV can be utilised across the site and these will be secured by condition.

DFS also recommend that a low level boundary treatment should be adopted around the site to prevent the car parking being used as a short cut. The applicant has confirmed that a knee rail is to be provided around the perimeter.

Subject to a lighting and CCTV condition it is considered that the development would be acceptable and would not conflict with UDP policy DES10.

**Amenity**

The closest residential dwellings neighbouring the application site are on the opposite side of Peel Street. These dwellings are 23m from the front façade of the hotel. It is considered that this distance is sufficient and that given the first three floors of the development would be in commercial use it is not considered that the development would have an unacceptable impact on the privacy these residents currently enjoy.

The City’s Environmental Consultants have raised no objections to the proposal. The site is situated within an air quality management area, however, this is not considered to constrain the development. A condition has been recommended in respect of fume extraction. The City’s Environmental consultants have also questioned a statement in the submitted Design and Access Statement which states that the third floor or Side A of Sentinel House may be required for use as and when required for conferences, meeting and functions. The applicant has confirmed that there are no proposals within Side A. Access between Side A and Side B will be prevented except in the event of an emergency.

In light of the above it is considered that the development would fully accord with UDP policies DES7 and EN17.
Highways and Car Parking

Firstly, it should be noted that the application site is located within Eccles Town Centre, a highly accessible location served by frequent bus services and within close proximity to the Metrolink and Eccles train station. A nearby public car park and limited waiting parking are also available for use on John William Street.

The proposal seeks to provide 105 parking spaces, including 5 disabled bays, within the existing car park located to the east of the building, with access via Albert Street and egress via Peel Street. There will be a reduction in 13 parking spaces from the current car parking layout. This car park will be shared between the existing B1 Office use and proposed C1 Hotel use. The apartments proposed under the application for prior notification will be eligible to lease spaces on the car park.

A Transport Statement has been prepared and submitted in support of the planning application.

Expected Car Parking Demand/Likely Trip Generation

A TRICS trip rate / car parking accumulation assessment has been undertaken by UV Highways in order to understand the level of car parking demand expected with the operation of the proposed C1 Hotel and existing B1 Office use. An overnight parking demand of 39 vehicles has been assumed for the C1 Hotel use, in accordance with data provided within the Transport Statement submitted in support of the planning application.

Table 2 below presents the number of arrivals and departures for both of the site’s uses and also provides an assessment of expected car park accumulation (based on the number of proposed bedrooms 126 and remaining office space 6247sqm)

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<tr>
<th>Time Period</th>
<th>C1 Hotel</th>
<th>B1 Office</th>
<th>Car Park Accumulation</th>
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Likely Trip Generation/Parking Demand

As can be seen from the Table above, with proposed car parking provision of 105 spaces, it can be expected that car parking demand would exceed supply between 08:00 – 1700 hours.

However, it is noted the maximum parking demand generated by the hotel use only equates to 29 vehicles (between 21:00-22:00 and 23:00-24:00) which is outside of the hours of operation associated with office use. Additionally, the available office space has been significantly
reduced by the proposals, which could have been expected to generate significantly more trips/parking demand than the proposed C1 Hotel use. Therefore, as the table above demonstrates, a hotel use is likely to generate fewer vehicle movements and less parking demand than the existing B1 Office use. The combined B1/C1 use is not expected to have any materially greater impact on the local highway network than existing operations.

Survey of site car park on Wednesday 15th October, 08:30-09:00

A survey of the car park serving Sentinel House was undertaken on the 15th October 2014 to establish current car parking demand and subsequent capacity/availability of spaces at the likely peak period of demand (08:30-09:00) associated with the B1 Office use.

It was noted that at the commencement of the survey at 08:30, 21 spaces were occupied on the car park serving the existing B1 Office use at Sentinel House.

Maximum occupancy of the car park was observed to be 39 cars (37% occupancy based on revised car park proposals) at the close of survey at 09:00.

The survey therefore concluded that 66 parking spaces were still available for use during this period.

The above parking survey therefore demonstrated the following:

The maximum observed occupancy of the car park was 39 out of 118 spaces between 08:30-09:00, which the TRICS national trip rate database denotes as the peak period of traffic generation associated with the office use. However, it is recognised that due to the car park alterations proposed, only 105 parking spaces will be available for use. This would therefore result in availability of 66 parking spaces.

In view of this it can be concluded that as the C1 use in this instance would result in a likely maximum parking accumulation of 29 (calculated from Table 2 above), which is only likely to occur after 21:00, outside of the hours of operation of the office use, the likely maximum parking demand generated by the C1 use can be wholly accommodated within the car park.

Servicing Arrangements

In terms of proposed servicing arrangements, it has been demonstrated within the submission that a large 3 axle refuse vehicle is able to enter and exit the site appropriately and safely, within the proposed car park adjacent to the refuse and recycling store.

Additionally, a swept path drawing demonstrates that a 15m coach can enter the site from Albert Street and exit the site from Peel Street via the newly created vehicular access point, appropriately and safely, with pick up/drop offs taking place outside the existing entrance foyer to Side A of Sentinel House, which will not impinge upon the operations of the car park. A scheme for the proposed new vehicular access will be ensured via planning condition.

Car Parking and Cycle Provision

The proposals seek to provide 105 parking spaces, including 5 disabled bays, within the existing car park located to the east of the building, with access via Albert Street and egress via Peel Street. There will be a reduction in 13 parking spaces from the current car parking layout. This car park will be shared between the existing B1 Office use and proposed C1 Hotel use. The apartments proposed under the application for prior notification will be eligible to lease spaces on the car park.
In terms of accordance with the Council’s adopted maximum parking standards the total maximum number of spaces for this proposed hotel, with offices and apartment would be 322. (B1 office = 179, C1 Hotel = 126 and C3 apartment = 18). The proposed parking provision of 105 spaces therefore falls within acceptable parameters. However, it is noted that this figure falls well below maximum provision. This will be discussed further below. The proposed layout is considered to be appropriately dimensioned and useable. The implementation of the car parking facilities can be secured by a condition.

In respect of cycle parking, the application does not reference any secure cycle parking provision to serve the development. This is required in order to encourage travel via sustainable modes and to offset the shortfall in available on site parking spaces. There is provision within the site for the provision of cycles and as such this will be secured by condition.

In summary, it is recognised the parking provision proposed is below maximum standards for the combined B1/C1/C3 uses, however, a parking survey demonstrated that the C1 Hotel use could be wholly accommodated within the on-site car park at the peak period of parking demand associated with the B1 Office use. Additionally, any shortfall in parking provision is adequately mitigated by the sustainable location of the building.

Furthermore, the application makes clear that the majority of the trips associated with the C1 use would be via organised coach tours which will help to further reduce parking demand. It is therefore considered that the proposed C1 use is unlikely to result in a severe impact as defined by the National Planning Policy Framework (NPPF) and would accord with UDP policies A8 and A10.

**Provision for Taxis**

Policy A6 requires major trip generating developments to make satisfactory provision for hackney carriages and private hire taxis. An objection has been received in respect that the development does not provide provision for a hackney carriage stand.

The City’s highway officer has confirmed it would be undesirable to allow taxis to also utilise the coach only exit as this would intensify the use of the access and would likely encourage unauthorised use of this egress point by customers, intensifying it beyond acceptable limits.

Providing a dedicated taxi stand within the car park would result in the loss of additional parking provision for the site. Also, as the length of parking stays associated with taxis is short stay i.e. pick up/drop offs, the provision of dedicated bays would go unused for much of the day leaving empty bays that couldn’t be utilised by customers/staff. It is therefore considered that a taxi could wait within an unoccupied parking bay for pick up/drop offs without reducing the level of parking provision available for longer stays. Additionally, this will not adversely impact upon the circulatory performance of the car park or the coach/servicing arrangements.

In light of this and given there is an existing taxi rank on Church Street within Eccles Centre, 300m from the application site, it is not considered that a dedicated taxi rank is required within the site. It should also be noted that the use of the existing taxi rank by hotel customers would help to increase footfall in the primary retail area of Eccles Town Centre and thus contribute to enhancing the centre’s vitality and viability.

**Planning Obligations**

In terms of planning obligation requirements, there is nothing in the Planning Obligation SPD that defines a policy approach in relation to change of use applications, therefore the need for planning obligations are assessed on a case by case basis. In this instance, it is considered that the proposed development does not generate the need for an obligation to mitigate its
impact on public realm, heritage, infrastructure, construction training or climate change impact (the types of obligation which apply to non-residential floorspace) when the three statutory tests for planning obligations are applied i.e. necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

Other Issues

In respect of objections all the issues raised have been addressed in the appraisal above. With respect to alcohol being served on the premises this would be subject to separate licensing legislation which sits outline planning control whilst restrictive covenants are not a material planning consideration.

Recommendation

Approve

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

   Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   - Proposed Site Plan 11721/100 C
   - Proposed Elevations 11081/110 C
   - Landscape Works PR/MC/14/LP/01
   - Proposed Ground Floor Plan 11721/101 B
   - Proposed First Floor Plan 11721/102 C
   - Proposed Second Floor Plan 11721/103 C
   - Proposed Third Floor Plan 11721/104 C
   - Proposed Fourth to Eleventh Floor Plan 11721/105 C

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. The scheme shall be carried out using the following approved materials; Trespa Meteon Exterior cladding panels in Mineral Blue and Cobalt Blue and K-Rend Silicone FT in Powder Blue.

   Reason: To safeguard the amenity of the area in accordance with policy DES 1 of the City of Salford Unitary Development Plan.

4. The site shall be treated in accordance with a landscape scheme, which shall be submitted to and approved in writing by the Local Planning Authority before development commences. Such scheme shall include full details of trees and shrubs to be planted, walls, fences, boundary and surface treatment and a timetable for implementation. The approved scheme shall be implemented in full and any trees or shrubs dying within five years of planting shall be replaced with the same species within twelve months.

   Reason: To safeguard the amenity of the area in accordance with policies DES 1 and DES9 of the City of Salford Unitary Development Plan.

5. Prior to commencement of development, a scheme for the construction of the vehicular coach only access onto Peel Street shall be submitted to and agreed in writing with the
Local Planning Authority. Prior to first occupation of the building for C1 use, the agreed scheme shall be constructed and made available for use in accordance with the approved plans.

Reason: To ensure that the proposed development would not have an unacceptable impact on highway safety in accordance with Policy A8 of the City of Salford Unitary Development Plan.

6. Prior to first occupation of the building for C1 use, the car parking spaces shown on drawing number 11721/100 Rev C shall be laid out and made available for use and thereafter shall be retained at all times, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure adequate levels of parking provision in accordance with Policy A10 of the adopted City of Salford Unitary Development Plan.

7. Prior to first occupation of the building for C1 use, a scheme of cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the building for C1 use hereby approved and shall remain thereafter.

Reason: To ensure encourage the use of more sustainable transport modes in accordance with Policy ST14 of the adopted City of Salford Unitary Development Plan.

8. Prior to first occupation of the building for C1 use, a vehicular directional signage scheme shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the building for C1 use and retained thereafter.

Reason: To ensure that the proposed development would not have an unacceptable impact on highway safety in accordance with Policy A8 of the City of Salford Unitary Development Plan.

9. Use of air extraction equipment shall not commence until detailed plans and specifications of the equipment, including measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencers and anti-vibration mountings where necessary), have been submitted to and approved in writing by the Local Planning Authority. The ventilation system shall be installed in accordance with the approved plans and specifications before the use of the equipment commences and shall be retained thereafter in accordance with the approved specifications.

Reason: To safeguard the amenity of the future occupants of the development in accordance with Policy EN17 of the City of Salford Unitary Development Plan.

10. No development shall commence until a scheme for the provision of external lighting has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall include full details of the locations, design, luminance levels, light spillage and hours of use of, and columns for, all external lighting within the site and the approved scheme shall be implemented in full prior to first occupation of the building for C1 use.

Reason: In accordance with Policy DES10 if the Adopted City of Salford Unitary Development Plan.

11. Prior to development being bought into use a scheme for CCTV coverage, including the design, type, mounting, and colour of all equipment, shall be submitted to and approved in
writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the building for C1 use.

*Reason: In accordance with Policy DES10 if the Adopted City of Salford Unitary Development Plan.*

**Notes to Applicant**

1. As the proposals involve alterations to the adopted Public Highway on Peel Street, the applicant will need to liaise with the Engineering and Highways division of Urban Vision on 0161 779 4046 to obtain the necessary permits/licenses prior to undertaking any works in the highway.

2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

   Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

   Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority’s Property Search Service on 0845 762 6848 or at www.groundstability.com
APPLICATION No: 14/65487/FUL
APPLICANT: Mr Terry Hamblett
LOCATION: 225 Eccles Old Road, Salford, M6 8JH
PROPOSAL: Change of use from a 5 bedroom House in Multiple Occupation (HMO) to an 11 bedroom House in Multiple Occupation (HMO).
WARD: Weaste And Seedley

Description of Site and Surrounding Area

This application relates to a large detached property which fronts Eccles Old Road in Weaste and Seedley ward. The property is set over three floors and also has a basement. It has a vehicular access to the front which continues along the side of the property adjacent to the common boundary with 223 Eccles Old Road leading to a hard standing area to the rear which is used for parking. The remainder of the area to the rear is grassed. There are a number of mature trees within and adjacent to the application site, however, as the application is for a change of use only, trees would not be affected and a tree survey is not required. The site is not allocated on the Unitary Development Plan Proposals Map but is in close proximity to the Hope
Neighbourhood Centre located approximately 110 metres to the east. The site is also located within walking distance of Eccles Town Centre, approximately 500 metres to the south west, and Salford Royal Hospital

The building is currently licensed to operate as a 5 bedroom House in Multiple Occupation (HMO).

Description of Proposal

Permission is sought for the change of use from a 5 bedroom HMO to an 11 bedroom HMO. The property is currently vacant but was previously used as a 5 bedroom HMO. The existing floor plans submitted with the application indicate 8 bedrooms, however the applicant confirmed during the site visit that the HMO license was for 5 and so only 5 bedrooms were used.

Should planning permission be granted a new licence under the Housing Act 2004 would be required.
All bedrooms would be double sized rooms and would be served by en-suites. Whilst the Local Planning Authority have no control over future occupiers of the premises, the submitted planning statement advises that the target market is working professionals and whilst rooms are double rooms, single occupancy would be a requirement.

No external alterations are proposed other than the insertion of a roof light to serve bedroom 10. Internal alterations are proposed to accommodate the proposed use. All bedrooms are double rooms and would include en suites. Bedrooms would be located at ground, first and second floor level. Kitchen facilities together with a dining room and lounge would be provided at ground floor level. The basement would be used for boilers/water tanks etc and a storage area for the landlord.

Publicity

Not applicable

Neighbour Notification

Neighbours notified: 27/10/14

Representations

Four letters of objection have been received to date. One of the objectors is acting in his capacity of Chairman of the Bentcliffe Park Residents Association.

The following objections are raised:

- Impact of transient nature of tenants and lack of concern for the community and surrounding area
- Increased litter
- Increased noise, bad language and disruption
- Traffic, lack of parking and safety of children playing
- Already a number of HMO’s locally which is harming the area and bringing it into decline
- Landlords failing to maintain properties
- Waste collection and obstructions from bins left out on Eccles Old Road
- Tenants have no respect for a property they don’t own
- Overgrown shrubs/plants falling over the boundaries
It cannot be assumed that the change of use would lead to careless tenants, increased litter or bad language. Future maintenance of the property is not a material planning consideration and again it cannot be assumed that the landlord would not adequately maintain the property.

Residents of this property or any other property leaving the bins on the road/pavement following collection is not within the controls of the Local Planning Authority. Shrubs and plants overhanging the site boundary is a civil matter between the site owners and the neighbouring properties affected.

Other issues in relation to noise and traffic will be considered as part of the appraisal of the proposal below.

Councillor R Wilson has requested that the application be determined by the Planning and Transportation Regulatory Panel as he believes questions of overcrowding and residents should be discussed and considered by the Panel.

**Relevant Site History**

No relevant site history.

**Representations**

**Consultations**

Senior Engineer Flood Risk Management - No comments received to date.

Highways - No highway objections subject to a condition ensuring car and cycle parking facilities are made available for use prior to first occupation and retained as such thereafter. Note that the application site is located within a highly accessible location, close to Eccles Town Centre, served by good public transport links, with frequent bus services along the A576 Eccles Old Road, and within close proximity to Metrolink and Eccles train station.

Environment Agency - The property boundary is within 8 metres of a main river culvert. Whilst we have no objection in principle to the proposed development, the applicant should be aware of the following:

Gilda Brook is a designated main river and flows in culvert close to the site. Under the terms of the Water Resources Act 1991 and the associated Land Drainage Byelaws, any development within 8 metres of this main river culvert will require the prior consent of the Environment Agency.

Urban Vision Air and Noise – No comments to make in respect of environmental protection matters.

**Planning Policy**

**Development Plan Policy**

Unitary Development Plan EN17 - Pollution Control

This policy states that in areas where existing levels of pollution exceed local or national standards, planning permission will only be granted where the development incorporates adequate measures to ensure that there is no unacceptable risk or nuisance to occupiers, and that they are provided with an appropriate and satisfactory level of amenity.
Unitary Development Plan EN19 - Flood Risk and Surface Water
This policy states that any application for development that it is considered likely to be at risk of flooding or increase the risk of flooding elsewhere will need to be accompanied by a formal flood risk assessment. It should identify mitigation or other measures to be incorporated into the development or undertaking on other land, which are designed to reduce that risk of flooding to an acceptable level.

Unitary Development Plan A8 - Impact of Development on Highway Network
This policy states that development will not be permitted where it would i) have an unacceptable impact upon highway safety ii) cause an unacceptable restriction to the movement of heavy goods vehicles along Abnormal Load Routes.

Unitary Development Plan A10 - Provision of Car, Cycle, Motorcycle Park
This policy states that there should be adequate provision for disabled drivers, cyclists and motorcyclists, in accordance with the Council’s minimum standards; maximum car parking standards should not be exceeded; and parking facilities should be provided consistent with the provision and maintenance of adequate standards of safety and security.

Unitary Development Plan H5 - Residential Accommodation in Existing Buildings
This policy states that the subdivision of dwellings or conversion of non-residential properties to residential use will only be permitted when the proposal would not have an unacceptable impact on the amenity of neighbouring properties or the character of the area by reason of noise and disturbance: loss of privacy; design and appearance; cumulative effects of concentration and parking and service arrangements.

Other Material Planning Considerations

National Planning Policy

National Planning Policy Framework

Local Planning Policy

It is not considered that there are any local finance considerations that are material to the application

Appraisal

The application property was originally a residential dwelling and was last used as a five bedroom HMO. It should be noted that residential dwellings can be converted to HMO’s for up to 6 people (Use Class C4) without the need for and express grant of planning permission.

The use of the property as an 11 bedroom HMO falls outside the C4 use class and is ‘sui generis’ (in a class of its own). The residential use of the property remains acceptable and the remainder of this report will focus on whether the numbers proposed are acceptable in amenity and highways terms.

In relation to the objection raised in relation to there already being a number of HMO’s in the area, it should be noted that given the existence of permitted development rights which allow C3 dwellings to be changed to C4 HMO’s without the need for planning permission, it is difficult to control the number of HMO’s in any one area. Nonetheless, it is clear that the area in question is largely residential in nature with a mix of house types including single dwellings, apartments and a number of properties which have been split into smaller residences.
A planning history check of the close surrounding area has revealed the following applications of relevance:

5 Trafalgar Road. 04/48706/COU – Change of use from single family dwelling to two self contained flats. Permitted

219 Eccles Old Road and 2 Devonshire Road. 05/52467/COU – Outline application for the siting, design and means of access to one four storey and one three storey linked blocks comprising 11 apartments with basement level car parking. Refused

211-215 Eccles Old Road. 06/53009/COU – Change of use of first floor from a managers office and a self contained flat into two self contained flats. Permitted

211-215 Eccles Old Road. 08/56762/FUL – Continued use of first floor as two self contained flats, without complying with condition 2 (provision of two car parking spaces) on planning application 06/53009/COU. Permitted

The application property is large in scale. Internal alterations are proposed to facilitate the change of use and the insertion of one roof light is proposed to serve bedroom 10. No other external alterations are proposed. All rooms proposed are double rooms and a large shared kitchen, dining room and lounge would be provided at ground floor level. All rooms would be provided with an acceptable level of light and outlook and the existing grassed area to the rear of the property would provide private amenity space to be shared by future occupants.

The submitted planning statement advises that the HMO would be aimed at working professionals and that whilst all rooms are double rooms, single occupancy would be required. It also advises that the applicant is a member of the Residential Landlord’s Association and is a Franchise Member of a large national organisation - Platinum Property Partners (PPP) which is committed to meeting local housing need by providing high quality shared accommodation for local professionals and key workers. A review of the website for PPP confirms they specialise in buy to let properties including HMOs. The statement also details how the property would be managed such as vetting of tenants, property and room inspections and use of cleaners and gardeners.

The target market of the proposed use is acknowledged as is the close proximity of the site to Salford Royal Hospital which may go some way to supporting this. The above points in relation to management of the premises and links with PPP are also acknowledged and supported, however, it should be noted that the Local Planning Authority are unable to control such factors relating to who may occupy the premises in the future and how the property is maintained as is the case in any development and would be the case should the property remain as a 5 bedroom HMO or be used as a single residential dwelling. It cannot be assumed that if permission is granted that this would result in careless tenants, increased litter or that the landlord would not adequately maintain the property.

The case officer has liaised with the council’s Housing Market Support Officers who license HMOs and they have confirmed that they are happy with the proposals but that new licence applications will only commence once planning permission is granted.

The site is located on Eccles Old Road which is a busy road and a significant noise source which already affects the amenity of surrounding occupiers. The property is set at a higher level than the road and is set back behind its front garden/driveway area as are other adjacent dwellings. Given this arrangement and existing levels of activity on this busy road it is unlikely that additional comings and goings generated would result in significant disturbance to neighbouring residents.
Along the common boundaries to the sides and rear of the site are fences, walls and trees/bushes which provide an element of screening from vehicles and their headlights accessing the parking area to the rear and also from future occupiers using the amenity space to the rear of the property.

No external alterations are proposed as part of the change of use other than the installation of a roof light to serve bedroom 10 and therefore no issues of increased overlooking or loss of privacy are raised.

The site is sustainably located within close proximity to the Hope Neighbourhood Centre. Eccles Old Road is an established public service bus route and the site is also within comfortable walking distance of Eccles rail station and Metrolink. Parking along Devonshire Road is restricted to permit holders or a 30 minute stay.

It should be noted that there are no car parking standards for HMO’s. The property has an existing vehicular access off Eccles Old Road which continues along the side of the property along the boundary with 223 Eccles Old Road to an area of existing hard standing to the rear of the property which is used for parking. The remainder of the area to the rear of the property is grassed and would be used for amenity space for future residents.

In terms of available parking for the proposed change of use, a site layout plan has been submitted which demonstrates provision of an on-site car parking area to the rear accommodating up to 6 car spaces. There is a mature tree present along the rear boundary of the site which if removed could allow for one additional space to be provided. The submitted parking plan shows the tree to be retained and therefore 6 spaces are proposed. The parking area is currently partially overgrown and would need to be cleared to facilitate the proposed parking area. The applicant has confirmed that no works are proposed to the tree.

The proposed parking provision equates to roughly 1 space per 2 bedrooms, which given the site’s sustainable location is considered sufficient to accommodate the likely parking demand.

Secure cycle parking is proposed in the single storey element to the rear of the property. The applicant has confirmed that whilst this area could accommodate a maximum of 10 cycles, it would be better suited to 8 with storage for additional bicycles being available in the existing summer house in the rear garden of the property.

It is considered that as the site is located within a highly accessible location and will be served by adequate car and cycle parking facilities, the proposed additional 6 bedrooms are unlikely to result in a severe impact in highway terms as defined by the National Planning Policy Framework (NPPF). No highway objections are raised subject to a condition to ensure the car parking spaces and cycle storage areas are made available for use and retained as such thereafter.

It is considered that the proposed change of use would provide its users with an adequate level of amenity and would not result in an unacceptable detrimental impact on the amenity currently enjoyed by the occupiers of surrounding residential dwellings and the highway network in accordance with all relevant planning policies.

Recommendation:

Approve

Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Prior to first occupation of the additional bedrooms within the building, the 6 car parking spaces, shown on the submitted block plan dated 6/11/2014 shall be made available for use and retained as such thereafter.

    Reason: To encourage drivers to make use of the parking and servicing areas and to ensure that the use of the land shall not give rise to hazards at the entrance/exit points in the interests of public safety in accordance with Policy A8 of the City of Salford Unitary Development Plan.

3. Prior to the first occupation of the additional bedrooms within the building, provision shall be made for the storage of 11 cycles as shown on the submitted ground floor plan received 7th November 2014 and confirmed in the email received from Mr Terry Hamblett on 17th November 2014.

    Reason: To promote the use of sustainable transport modes in accordance with Policy A2 of the City of Salford Unitary Development Plan.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

    Location plan dated 19/11/2014
    Block plan date 19/11/2014
    Parking plan dated 06/11/2014
    Proposed ground floor plan (including cycle storage area)
    Proposed Attic Plan
    Proposed first floor plan
    Proposed cellar plan

    Reason: For the avoidance of doubt and in the interests of proper planning.

Notes to Applicant

1. The applicant is advised that Gilda Brook is a designated main river and flows in culvert close to the site. Under the terms of the Water Resources Act 1991 and the associated Land Drainage Byelaw, any development within 8 metres of this main river culvert will require the prior consent of the Environment Agency.
REPORT OF THE Strategic Director for Environment and Community Safety

TO THE PLANNING AND TRANSPORTATION REGULATORY PANEL

ON
4th December 2014

TITLE: PLANNING APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

RECOMMENDATION: That the report be noted

EXECUTIVE SUMMARY: To set out details of applications determined by the Strategic Director for Environment and Community Safety in accordance with the Scheme of Delegation

BACKGROUND DOCUMENTS: (Available for public inspection)
Details of the applications are available on the Council’s Public Access Website http://publicaccess.salford.gov.uk/publicaccess/default.aspx
If you would like to access this information in an alternative format, please contact the planning office on 0161-779 6195 or e-mail planning.contact@salford.gov.uk

KEY DECISION: NO

DETAILS: See attached schedule

KEY COUNCIL POLICIES: Performance Management

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS: N/A

ASSESSMENT OF RISK: N/A

SOURCE OF FUNDING: N/A

LEGAL IMPLICATIONS Supplied by N/A

FINANCIAL IMPLICATIONS Supplied by N/A

OTHER DIRECTORATES CONSULTED: N/A
**CONTACT OFFICER:** Viv Prytharch 0161 779 4852

**WARD(S) TO WHICH REPORT RELATE(S):** As specified in the attached schedule

### Recommendation

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**NO OBJECTION** = Allow the scheme as no objections have been received. An example would be used in response to consultations from neighbouring authorities or in relation to prior approvals when no objections have been received.

**DISCON** = Discharge of condition – an example would be that the submitted information is approved.

**PDIS** = Part discharge of conditions requested – an example of this would be that negotiations are still on-going with regard to some of the requested conditions or the condition is a multi staged condition and part is acceptable.

**NDIS** = Not Discharging condition requested – an example would be the submitted information is not acceptable and the decision is to refuse.

### Application Type

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DELEGATED DECISIONS BY DCM

APPLICATION No: 14/64425/ART16  DATE VALID: 18.02.2014

APPLICANT:

LOCATION: Article 16
Whitehead Landfill Site
Lower Green Lane
Astley
Tyldesley
M29 7JF

PROPOSAL: Variation of conditions to A/05/64734 and A/08/72330 to extend the period for operations for the disposal of non-hazardous household, commercial and industrial waste until 31 October 2023, and for restoration of the site to agriculture and/or amenity use (including nature conservation and woodland planting) by 30 June 2024, including the provision for early restoration of the site should landfill operations not recommence within 5 years of approval. Application Reference: A/14/79017 MIN

DECISION: ART 10 /16 Application determined by LPA
DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65549/ART16  DATE VALID: 23.10.2014

APPLICANT: Tom Beirne

LOCATION: Article 16
5 Bury New Road
Prestwich
M25 9JZ

PROPOSAL: Article 16 Consultation received from Bury Council (58099) for the change of use from shop (Class A1) to restaurant and cafe (Class A3); External alterations to include new shop front, parking, bin store, enclosed external service staircase from ground to lower mezzanine floor level and 2 no. dormers (resubmission)

DECISION: No Objections
DATE DECISION ISSUED: 10 November 2014
APPLICATION No: 13/63422/DISCON  DATE VALID: 20.06.2013
APPLICANT: United Utilities
LOCATION: Barton Lane
Eccles

PROPOSAL: Request for confirmation of conditions 3 (Prelim Risk Assessment), 7 (noise and vibration), 8 (dust management), 9 (Construction Env. Management Plan), 13 (pitch relocation) attached to planning permission 13/63105/FUL

DECISION: Discharge of Condition  DATE DECISION ISSUED: 12 November 2014

APPLICATION No: 13/64086/DISCON  DATE VALID: 05.12.2013
APPLICANT: United Utilities
LOCATION: Land Off Peel Green Road
Eccles
Salford
M30 7AY

PROPOSAL: -Request for confirmation of compliance of condition 5 (site operating plan) attached to planning permission 12/62518/FUL

DECISION: Discharge of Condition  DATE DECISION ISSUED: 19 November 2014

APPLICANT: United Utilities
LOCATION: Land North Of
Laburnum Avenue
Eccles

PROPOSAL: Construction of 2 no. control kiosks, 2 no. pressure relief columns, grasscrete maintenance access track, timber gate, bollards, gatepost, tarmac hardstanding, and temporary change of use of No. 9 Laburnham Avenue as site office during the course of construction.

DECISION: Approve  DATE DECISION ISSUED: 21 November 2014
APPLICATION No: 14/65462/DEMCON  DATE VALID: 08.10.2014
APPLICANT: Mr Chris Shaw
LOCATION: 331 Liverpool Road
Eccles
M30 8GF
PROPOSAL: Prior notification for the demolition of 331 Liverpool Road, Eccles
DECISION: No Objections DATE DECISION ISSUED: 31 October 2014

APPLICATION No: 14/65257/HH  DATE VALID: 02.09.2014
APPLICANT: Mr FRANK MALACRINO
LOCATION: 7 Woodshaw Grove
Worsley
M28 7XX
PROPOSAL: Erection of a two storey and single storey rear extension and a detached double garage (resubmission of planning application 14/64626/HH)
DECISION: Refuse DATE DECISION ISSUED: 28 October 2014

APPLICATION No: 14/65279/HH  DATE VALID: 01.09.2014
APPLICANT: Mr N Reece
LOCATION: 15 Ladymere Drive
Worsley
M28 7DH
PROPOSAL: Erection of a front porch.
DECISION: Approve DATE DECISION ISSUED: 27 October 2014

APPLICATION No: 14/65303/HH  DATE VALID: 09.09.2014
APPLICANT: Mr N Travis
LOCATION: 23 Ladymere Drive
Worsley
M28 7DH
PROPOSAL: Demolition of existing conservatory and erection of a part two storey/part single storey rear extension.
DECISION: Approve DATE DECISION ISSUED: 4 November 2014
APPLICATION No: 14/65343/HH  DATE VALID: 11.09.2014
APPLICANT: Mrs Linda Kelly
LOCATION: 9 Ladymere Drive
Worsley
M28 7DH
PROPOSAL: Erection of a single storey side extension.
DECISION: Approve  DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65370/HH  DATE VALID: 17.09.2014
APPLICANT: Dr Kyoko Fukasawa
LOCATION: 115 Ellenbrook Road
Worsley
M28 1ES
PROPOSAL: Demolition of the existing garage, erection of single storey side and rear extensions and the construction of a front porch to the front elevation.
DECISION: Approve  DATE DECISION ISSUED: 12 November 2014

APPLICATION No: 14/65478/DISCON  DATE VALID: 09.10.2014
APPLICANT: Mr Martin Sherlock - The Casey Group
LOCATION: Orchard House
318 Ellenbrook Road
Worsley
M28 1EB
PROPOSAL: Request for confirmation of compliance of condition 3 (materials), 4 (details of windows doors and rainwater goods), 7 (land contamination) 8 (landscaping) 9 (crime reduction scheme) and 10 (construction environmental management plan) attached to planning permission 13/63879/FUL
DECISION: Not discharging  DATE DECISION ISSUED: 6 November 2014
APPLICATION No: 14/65479/DISCON DATE VALID: 09.10.2014

APPLICANT: Mr Martin Sherlock - The Casey Group

LOCATION: Orchard House
318 Ellenbrook Road
Worsley
M28 1EB

PROPOSAL: Request for confirmation of compliance of condition 3 (method statement), 4 (materials) 5 (details of mortar), 6 (external surfaces) 7 (details of windows, doors and rainwater goods) and 8 (programme of documentary research) attached to planning permission 13/63880/LBC.

DECISION: Not discharging DATE DECISION ISSUED: 12 November 2014

APPLICATION No: 14/65503/TPO DATE VALID: 08.10.2014

APPLICANT: Mr R Braidwood

LOCATION: 1 Penrice Fold
Worsley
M28 1ZB

PROPOSAL: 30% Crown thin one horse chestnut tree (T1). Crown raise to provide a 20ft clearance from the surrounding ground level and 30% Crown thin one horse chestnut tree (T2).

DECISION: Approve DATE DECISION ISSUED: 17 November 2014

APPLICATION No: 14/64936/FUL DATE VALID: 19.06.2014

APPLICANT:

LOCATION: Valentina
232 Lower Broughton Road
Salford
M7 2JS

PROPOSAL: Change of use from A5 (Hot Food Takeaway) on ground floor and basement, C3 (Residential) on first and second floor to HMO (Suis Generis) together with alterations to elevations

DECISION: Refuse DATE DECISION ISSUED: 3 November 2014

WARD: Boothstown
And
Ellenbrook
APPLICATION No: 14/65140/FUL  DATE VALID: 05.08.2014  
APPLICANT: Mr Paul Clive  
LOCATION: Bridge Inn  
238 Lower Broughton Road  
Salford  
M7 2JS  
PROPOSAL: Demolition of existing public house and construction of 12 no. 3 bed dwellings with variation of condition 6 approved plans attached to planning permission 09/57646/FUL, specifically Plots 7-12 and excluding plots 1-6.  
DECISION: Approve  
DATE DECISION ISSUED: 3 November 2014  

APPLICATION No: 14/65252/DISCON  DATE VALID: 20.08.2014  
APPLICANT: Mrs Nicky Harris  
LOCATION: Land Between Hill Street And Bowker Street  
Great Cheetham Street West  
Salford  
PROPOSAL: Request for confirmation of compliance of conditions 1 to 16 attached to planning application 13/63374/FUL  
DECISION: Part Discharge of Condition  
DATE DECISION ISSUED: 7 November 2014  

APPLICATION No: 14/65364/ADV  DATE VALID: 10.09.2014  
APPLICANT: Clear Channel UK Ltd  
LOCATION: Advertising Right 0713 01 Adjacent 411  
Bury New Road  
Salford  
PROPOSAL: Display of 2x48 sheet internally illuminated advertisements and landscaping (re-submission of 13/62780/ADV)  
DECISION: Approve  
DATE DECISION ISSUED: 5 November 2014  

WARD: Broughton
APPLICATION No: 14/65442/DISCON  DATE VALID: 03.10.2014
APPLICANT:Level Healthcare Ltd - Mr Rabbi Yisroel Goldberg
LOCATION: Land Formerly 7 To 24
Newbury Place
Salford

PROPOSAL: Request for confirmation of compliance of condition 9 (materials) of 12/61416/FUL
DECISION: Discharge of Condition  DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65514/TREECA  DATE VALID: 16.10.2014
APPLICANT: Mr George Page
LOCATION: Land To The Rear Of
417- 421 Lower Broughton Road
Salford
M7 2EZ

PROPOSAL: Fell two sycamore trees (T1 and T2) and one ash tree (T3).
DECISION: No Objections  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 13/62980/DISCON  DATE VALID: 04.03.2013
APPLICANT: Darbys Solicitors LLP - L Barnes
LOCATION: Site Of Former Kwiksave Store
Fairhills Road
Irlam
M30 6BA

PROPOSAL: Request for confirmation of compliance of condition 5 (Land Contamination Report) attached to planning permission 04/49633/OUT
DECISION: Not discharging  DATE DECISION ISSUED: 17 November 2014
APPLICATION No: 14/65289/FUL  DATE VALID: 08.09.2014
WARD:
Cadishead

APPLICANT:

LOCATION: St. Teresas Rcp School
Macdonald Road
Irlam
M44 5LH

PROPOSAL: Erection of a single storey extension, removal of existing storage container and installation of two new storage containers

DECISION: Approve  DATE DECISION ISSUED: 31 October 2014

APPLICATION No: 14/65318/HH  DATE VALID: 16.09.2014
WARD:
Cadishead

APPLICANT: Mr G. Treharne

LOCATION: 4 St. John Street
Irlam
M44 6WP

PROPOSAL: Existing sun lounge to be demolished and replaced by ground floor rear extension to create additional room.

DECISION: Approve  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65414/FUL  DATE VALID: 01.10.2014
WARD:
Cadishead

APPLICANT: Mr Christopher Hamer

LOCATION: 537 Liverpool Road
Irlam
M44 6ZS

PROPOSAL: Demolition of existing single storey rear lean to and conversion of two storey semi-detached property into two self contained flats, together with installation of external stairs to rear and alterations to elevations

DECISION: Approve  DATE DECISION ISSUED: 21 November 2014
APPLICATION No: 14/64304/DISCON DATE VALID: 16.01.2014

APPLICANT: Mr Paul Mallon

LOCATION: 6 Park Lane
Claremont
Salford
M6 7RQ

PROPOSAL: Request for confirmation of compliance of conditions 3 (materials), 4 (Land contam), 5 (landscaping) attached to planning permission 12/62327/FUL

DECISION: Part Discharge of Condition

DATE DECISION ISSUED: 17 November 2014

APPLICATION No: 14/65054/FUL DATE VALID: 02.10.2014

APPLICANT: Mrs Licet Del Carmen Sanchez Polanco

LOCATION: 170 Swinton Park Road
Salford
M6 7PA

PROPOSAL: Retrospective planning application for part change of use of residential property (C3), ground floor to beauty salon (sui generis)

DECISION: Approve

DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/65298/HH DATE VALID: 02.09.2014

APPLICANT: Mr Alan Brownson

LOCATION: 2 Torrax Close
Salford
M6 7PX

PROPOSAL: Erection of a first floor side extension and alterations to the rear elevation.

DECISION: Approve

DATE DECISION ISSUED: 27 October 2014

APPLICATION No: 14/65329/HH DATE VALID: 09.09.2014

APPLICANT: Mrs L Henzell

LOCATION: 30 Parksway
Swinton
M27 4JL

PROPOSAL: Single storey rear extension

DECISION: Approve

DATE DECISION ISSUED: 31 October 2014
APPLICATION No: 14/65356/HH  DATE VALID: 12.09.2014

APPLICANT: Mr Justin Coleman

LOCATION: 25 Danesway
Swinton
M27 4JG

PROPOSAL: Demolition of existing conservatory and attached garage and erection of a part single, part two storey side and rear extension

DECISION: **Approve**  DATE DECISION ISSUED: 7 November 2014

APPLICATION No: 14/64550/NMA  DATE VALID: 17.03.2014

APPLICANT: Laing O'Rourke Construction North

LOCATION: Wentworth High School
Wentworth Road
Eccles
M30 9BP

PROPOSAL: Application for a non-material amendment to planning permission 13/63065/FUL for the revision to access

DECISION: **Approve**  DATE DECISION ISSUED: 31 October 2014

APPLICATION No: 14/64984/NMA  DATE VALID: 19.06.2014

APPLICANT: Mr G Cohen

LOCATION: Chorlton Fold
Eccles
M30 9NA

PROPOSAL: Application for non material amendment to planning permission 13/63113/FUL position of plot 12 altered, amend entrance sign, minor alterations to some internal wall positions, alteration to render colour of some plots, driveway paving changes from tegula block to indian stone

DECISION: **Approve**  DATE DECISION ISSUED: 31 October 2014
APPLICATION No: 14/65086/FUL  DATE VALID: 08.07.2014
APPLICANT: J W Lees (Brewers) Ltd
LOCATION: Blue Bell
41 Monton Green
Eccles
M30 9LL
PROPOSAL: Erection of a free standing cold room/freezer and installation of two condenser units to rear elevation
DECISION: Approve  DATE DECISION ISSUED: 27 October 2014

APPLICATION No: 14/65103/FUL  DATE VALID: 31.07.2014
APPLICANT: Mr Peter Redgrave
LOCATION: Land Adjacent To 21 Portland Road
Eccles
M30 9DP
PROPOSAL: Erection of a detached dwelling re-submission of 14/64456/FUL
DECISION: Approve  DATE DECISION ISSUED: 29 October 2014

APPLICATION No: 14/65235/HH  DATE VALID: 16.10.2014
APPLICANT: Mr & Mrs A. Flaherty
LOCATION: 8 Burlington Road
Eccles
M30 9NB
PROPOSAL: Erection of a first floor side extension
DECISION: Approve  DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/65268/HH  DATE VALID: 08.09.2014
APPLICANT: Mr Bhagwan Singh
LOCATION: 43 Stafford Road
Eccles
M30 9HN
PROPOSAL: Removal of condition 4 (obscured glazing to gable end, first floor attic window) attached to planning application 11/60095/HH
DECISION: Refuse  DATE DECISION ISSUED: 3 November 2014
APPLICATION No: 14/65271/HH  DATE VALID: 08.09.2014
WARD: Eccles
APPLICANT: Dr Andrew Peden
LOCATION: 26A Westminster Road
Eccles
M30 9EB
PROPOSAL: Demolition of existing garage and erection of a single storey rear extension.
DECISION: Approve  DATE DECISION ISSUED: 31 October 2014

APPLICATION No: 14/65331/HH  DATE VALID: 10.09.2014
WARD: Eccles
APPLICANT: Mr R Seddon
LOCATION: 14 Clarendon Crescent
Eccles
M30 9AX
PROPOSAL: Demolition of single storey outbuilding and erection of a single storey rear extension and raised timber decking
DECISION: Approve  DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65373/HH  DATE VALID: 25.09.2014
WARD: Eccles
APPLICANT: Mr John Newton
LOCATION: 31 Maldon Drive
Eccles
M30 9LU
PROPOSAL: Single storey extension to rear of dwelling, to include the demolition of existing conservatory
DECISION: Approve  DATE DECISION ISSUED: 19 November 2014

APPLICATION No: 14/65378/FUL  DATE VALID: 15.09.2014
WARD: Eccles
APPLICANT: Mr John Doyle
LOCATION: Blacksticks
219 - 221 Monton Road
Eccles
M30 9PN
PROPOSAL: Change of use from A3 (Food and Drink) to combined A3 (Food and Drink) And A4 (Drinking Establishment), together with alterations to front elevation
DECISION: Approve  DATE DECISION ISSUED: 10 November 2014
APPLICATION No: 14/65376/HH  DATE VALID: 24.09.2014
APPLICANT: Mrs Eileen Horsfield
LOCATION: 123 Monton Road
Eccles
M30 9HQ
PROPOSAL: Erection of a three storey rear extension.
DECISION: Approve  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65388/HH  DATE VALID: 19.09.2014
APPLICANT: Mr Tim Gallagher
LOCATION: 1 Clarendon Crescent
Eccles
M30 9AU
PROPOSAL: Single storey mono-pitch rear extension to provide larger kitchen / dining room.
DECISION: Approve  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/00468/PDE  DATE VALID: 29.09.2014
APPLICANT: Mr John Foster
LOCATION: 3 Wakes Drive
Eccles
M30 9NR
PROPOSAL: Erection of a single storey conservatory
DECISION: No Objections  DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65495/PDE  DATE VALID: 14.10.2014
APPLICANT: Mr Lee Kenny
LOCATION: 37E Ellesmere Road
Eccles
M30 9JH
PROPOSAL: Erection of a single storey rear extension
DECISION: No Objections  DATE DECISION ISSUED: 14 November 2014
APPLICATION No: 14/65561/NMA  DATE VALID: 24.10.2014

APPLICANT: Mr & Mrs Duncan

LOCATION: 34 Westminster Road
Eccles
M30 9EA

PROPOSAL: Application for a non material amendment to planning permission 14/65097/HH for replacement window to study and new uPVC door to store.

DECISION: Approve  DATE DECISION ISSUED: 19 November 2014

APPLICATION No: 14/64759/FUL  DATE VALID: 20.05.2014  WARD: Irlam

APPLICANT: Mr Mark Cassidy

LOCATION: Springfield Farm
Springfield Lane
Irlam
M44 6NB

PROPOSAL: Erection of stables and kennels

DECISION: Refuse  DATE DECISION ISSUED: 17 November 2014

APPLICATION No: 14/64952/FUL  DATE VALID: 10.07.2014  WARD: Irlam

APPLICANT: Mr David Dee

LOCATION: Irlam Community Centre
Locklands Lane
Irlam
M44 6RB

PROPOSAL: Change of use from community centre to brass band rehearsal rooms and headquarters together with single storey front extension and detached concrete garage

DECISION: Approve  DATE DECISION ISSUED: 29 October 2014
APPLICATION No: 14/65079/FUL  DATE VALID: 23.09.2014
APPLICANT: Mrs Dawn Ridyard
LOCATION: St Joseph The Worker Roman Catholic Primary School
Cutnook Lane
Irlam
M44 6GX

PROPOSAL: Erection of a 2.4m high, green weldmesh fence to rear of school playing fields.
DECISION: Approve
DATE DECISION ISSUED: 18 November 2014

APPLICATION No: 13/63835/DISCON  DATE VALID: 19.09.2013
APPLICANT: Mr C/o Agent - Salford Village Limited
LOCATION: Peel Park Campus
University Of Salford
Crescent
Salford

PROPOSAL: Request for confirmation of compliance of condition 11 (materials) attached to planning permission 13/63457/HYB
DECISION: Discharge of Condition
DATE DECISION ISSUED: 12 November 2014

APPLICATION No: 14/65313/ADV  DATE VALID: 12.09.2014
APPLICANT: Mr Nicholas Johnson
LOCATION: St. Thomas Church
13-21 Ford Lane
Salford
M6 6PE

PROPOSAL: Display of three non-illuminated board signs
DECISION: Approve
DATE DECISION ISSUED: 7 November 2014
APPLICATION No: 14/65365/COU  DATE VALID: 24.09.2014
APPLICANT: Mr Micheal Finn
LOCATION: 2 Acton Square
Salford
M5 4NY
PROPOSAL: Change of use from B1(a) (office) to sui generis (HMO)
DECISION: Approve  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65366/LBC  DATE VALID: 24.09.2014
APPLICANT: Mr Micheal Finn
LOCATION: 2 Acton Square
Salford
M5 4NY
PROPOSAL: Listed Building Consent for change of use from B1(a) (office) to sui generis (HMO)
DECISION: Approve  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65367/COU  DATE VALID: 24.09.2014
APPLICANT: Mr Michael Finn
LOCATION: 4 Acton Square
Salford
M5 4NY
PROPOSAL: Change of use from B1(a) (office) to sui generis (HMO)
DECISION: Approve  DATE DECISION ISSUED: 17 November 2014

APPLICATION No: 14/65368/LBC  DATE VALID: 24.09.2014
APPLICANT: Mr Michael Finn
LOCATION: 4 Acton Square
Salford
M5 4NY
PROPOSAL: Listed Building Consent for change of use from B1(a) (office) to sui generis (HMO)
DECISION: Approve  DATE DECISION ISSUED: 14 November 2014
APPLICATION No: 14/65399/PRI  DATE VALID: 19.09.2014
APPLICANT: Network Rail - Mr Michael Gradwell
LOCATION: Railway Bridge
Frederick Road
Salford

PROPOSAL: Prior approval for the proposed parapet works to bridge at Frederick Road, Salford

DECISION: Permitted development          DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65542/NMA  DATE VALID: 14.10.2014
APPLICANT: English Cities Fund
LOCATION: Land Bounded By Cleminson St To North, New Bailey St To East, River Irwell To South-east, Trinity Way And North Star Drive To South And Adelphi St To West; Known As Salford Central, Extending To 17.7 Hectares.

PROPOSAL: Application for a non-material amendment to planning permission 09/57950/EIAHYB for amendments to the wording of the following conditions: 5 (parameters), 14 (Zone G) and 15 (Zone H) and deleting condition 75.

DECISION: Approve                       DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 13/63695/DISCON  DATE VALID: 16.08.2013
APPLICANT: Singleton Point Developments LLP
LOCATION: 28 Singleton Road
Salford
M7 4WL

PROPOSAL: Request for confirmation of compliance of conditions 3 (contam land), 4 (cycle bins/recycling areas), 5 (trees), 7 (works within dripline), 8 (lighting), 9 (surface water) 10 (samples) attached to planning permission 13/62917/FUL

DECISION: Part Discharge of Condition    DATE DECISION ISSUED: 19 November 2014

WARD: Irwell
Riverside

WARD: Kersal
APPLICATION No: 14/65290/HH  DATE VALID: 02.09.2014
APPLICANT: Mr & Mrs Birnbaum
LOCATION: The Lodge
Waterpark Road
Salford
M7 4EU
PROPOSAL: Erection of a two storey side extension and alterations to existing elevations.
DECISION: Approve 
DATE DECISION ISSUED: 28 October 2014

APPLICATION No: 14/65304/DISCON DATE VALID: 15.09.2014
APPLICANT: Mr Arnold Henry
LOCATION: 21 Roston Road
Salford
M7 4FS
PROPOSAL: Request of confirmation of compliance of conditions 2 - Materials, 4 - Risk Assessment (Land Contamination) and 5 - Tree Protection Measures, attached to planning permission 11/60912/FUL.
DECISION: Part Discharge of Condition
DATE DECISION ISSUED: 7 November 2014

APPLICATION No: 14/65326/ADV DATE VALID: 08.09.2014
APPLICANT: Mrs Clare Roberts
LOCATION: Greater Manchester Police, Police Station
4 Park Lane
Salford
M7 4HT
PROPOSAL: Display of two non-illuminated signs
DECISION: Approve
DATE DECISION ISSUED: 31 October 2014
APPLICATION No: 14/65403/HH  DATE VALID: 29.09.2014
APPLICANT:Mr Z Thumim
LOCATION: 97 Singleton Road
Salford
M7 4LX
PROPOSAL: Pitched roof dormer to the front roof slope of the existing dwellinghouse
DECISION: Approve  DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/65422/TPO  DATE VALID: 30.09.2014
APPLICANT:Mrs Margaret McFarlane
LOCATION: 11 Mayfield Road
Salford
M7 3WZ
PROPOSAL: Remove the two lowest branches facing the house back to the main stem of the tree one sycamore tree (T1)
DECISION: Approve  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65324/DISCON  DATE VALID: 08.09.2014
APPLICANT:Great Places Housing Group
LOCATION: Land At Jubilee Street And Former Langworthy Hotel
Langworthy Road
Salford
PROPOSAL: Request for confirmation of compliance of conditions 7 (Land Contamination) and 8 (Noise) attached to planning permission 13/62746/FUL.
DECISION: Discharge of Condition  DATE DECISION ISSUED: 14 November 2014
APPLICATION No: 14/65401/PRI  DATE VALID: 23.09.2014

APPLICANT: Network Rail - Mr Michael Gradwell

LOCATION: Bridge At Hodge Lane
Salford

PROPOSAL: Prior approval for the proposed parapet works to bridge at Hodge Lane, Salford

DECISION: Permitted development  DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65419/FUL  DATE VALID: 01.10.2014

APPLICANT: Mrs Carolyn Whiteway

LOCATION: St Pauls Church Of England Primary School
Cross Lane
Salford
M5 4AL

PROPOSAL: Demolition of a teaching room in the centre of the Primary School to create three new build teaching rooms and an internal corridor.

DECISION: Approve  DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/65524/DISCON  DATE VALID: 10.10.2014

APPLICANT: Miss Emma Carlin

LOCATION: Land At Fitzwarren Street
Salford

PROPOSAL: Request for confirmation of compliance of condition 7 (code for sustainable housing) attached to planning permission 10/58982/FUL.

DECISION: Discharge of Condition  DATE DECISION ISSUED: 5 November 2014
APPLICATION No: 13/64098/DISCON  DATE VALID: 06.12.2013
APPLICANT: Mrs Claire Kelly - City West Housing Trust
LOCATION: Land At Chedworth Crescent, Amblecote Drive West, Amblecote Drive East, Wallbrook Crescent And Land At Kestrel Avenue And Land Adjacent To Falcon Drive
Little Hulton
Salford

PROPOSAL: Request for confirmation of compliance of conditions 8 (noise) and 11 (site investigation) attached to planning permission 12/61940/HYB

DECISION: Discharge of Condition  DATE DECISION ISSUED: 19 November 2014

APPLICATION No: 14/65004/FUL  DATE VALID: 07.07.2014
APPLICANT: Mr Joe Peers
LOCATION: Woodlands Hospital
Peel Lane
Worsley
M28 0FE

PROPOSAL: Erection of a single storey extension to provide a new ward with associated support and living spaces, together with landscaping, enlargement of internal access road, provision of additional car parking and associated works.

DECISION: Approve  DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65192/FUL  DATE VALID: 17.09.2014
APPLICANT: Ms G Dunkley
LOCATION: Peel Hall Primary School
Greencourt Drive
Little Hulton
M38 0BZ

PROPOSAL: Erection of a single storey front extension to existing reception area

DECISION: Approve  DATE DECISION ISSUED: 31 October 2014
APPLICATION No: 14/65285/FUL DATE VALID: 24.09.2014  WARD: Little Hulton

APPLICANT: Mr Terry Murphy

LOCATION: 59 - 71 Hulton Avenue
Worsley
M28 0HN

PROPOSAL: Erection of pitched roof above the single storey side and rear extension at 59 Hulton Avenue and alterations to elevations to facilitate change of use from community centre at ground floor with 1 flat above to a shop unit (A1) with ancillary hot food sales area at ground floor with 1 no. flat above. Demolition of existing block at 65 to 71 Hulton Avenue and introduction of landscaped areas.

DECISION: Approve  DATE DECISION ISSUED: 19 November 2014

APPLICATION No: 14/65310/NMA DATE VALID: 17.10.2014  WARD: Little Hulton

APPLICANT: Mrs Gaynor Dunkley

LOCATION: Peel Hall Primary School
Greencourt Drive
Little Hulton
M38 0BZ

PROPOSAL: Application for a non-material amendment to planning permission 13/63334/FUL for alterations to the car park

DECISION: Approve  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65350/FUL DATE VALID: 25.09.2014  WARD: Little Hulton

APPLICANT: Mr T. Gallagher - Tom Gallagher Limited

LOCATION: Tom Gallagher Ltd, Gallagher House
18 Smithfold Lane
Worsley
M28 0GP

PROPOSAL: Construction of a single storey rear extension to form a covered dispatch and delivery area and provision of additional car parking.

DECISION: Refuse  DATE DECISION ISSUED: 20 November 2014

APPLICANT: Mr J Walls - Salford City College

LOCATION: 1-2 Dakota Avenue
Salford
M50 2PU

PROPOSAL: Request for compliance of conditions 4, 8, 9, 10, 11 attached to planning permission 12/61650/FUL

DECISION: **Discharge of Condition**  DATE DECISION ISSUED: 19 November 2014

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APPLICATION No: 13/63109/DISCON DATE VALID: 19.04.2013

APPLICANT: Mr J Walls - Salford City College

LOCATION: 1-2 Dakota Avenue
Salford
M50 2PU

PROPOSAL: Request for compliance of condition 7 (Lighting Scheme) attached to planning permission 12/61650/FUL

DECISION: **Part Discharge of Condition**  DATE DECISION ISSUED: 7 November 2014

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APPLICATION No: 13/63797/DISCON DATE VALID: 10.09.2013

APPLICANT: Mr Mike Nevitt

LOCATION: Units 3 To 4 Washington Centre
100-102 Broadway
Broadway
Salford

PROPOSAL: Request for confirmation of compliance of conditions 6 (finished floor levels), 7 (drainage), 10 (construction plan), and 12 (contamination) attached to planning permission 13/63370/FUL

DECISION: **Discharge of Condition**  DATE DECISION ISSUED: 31 October 2014

___________________________________________________________________
APPLICATION No: 13/64211/DISCON DATE VALID: 18.12.2013
WARD: Ordsall

APPLICANT: Mr John Rockett - Morgan Sindall Plc

LOCATION: Land East Of Irwell Street / Trinity Way Salford

PROPOSAL: Request for confirmation of compliance of conditions 44, 47, 48, 49, 50, 54, 55, 56, 58, 60, 67, 72 and 76 attached to planning permission 09/57950/EIAHYB to allow construction of multi-storey car park on plot B1.

DECISION: **Discharge of Condition** DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/64923/FUL DATE VALID: 19.06.2014
WARD: Ordsall

APPLICANT: Mr Malcolm Newman

LOCATION: Humphrey Booth Day Centre Taylorson Street Salford M5 3EX

PROPOSAL: Erection of 2.5m high brick pillars with infill railings, and re surfacing of existing grassed area

DECISION: **Approve** DATE DECISION ISSUED: 29 October 2014

APPLICATION No: 14/65251/COU DATE VALID: 19.09.2014
WARD: Ordsall

APPLICANT: Mr Daniel Jebreel

LOCATION: Copperhead Hotel 187 - 189 Chapel Street Salford M3 5EQ

PROPOSAL: Retrospective planning application for a change of use from hotel (C1) to artist studios and offices (B1) at 189 Chapel Street

DECISION: **Approve** DATE DECISION ISSUED: 14 November 2014
APPLICATION No: 14/65347/FUL  DATE VALID: 23.09.2014
APPLICANT: Mr Tim Philbin
LOCATION: Northern House
24 Furness Quay
Salford
M50 3XZ
PROPOSAL: Replacing existing porch area with extension to form reception area and single storey side extension
DECISION: Approve  DATE DECISION ISSUED: 14 November 2014
___________________________________________________________________
WARD: Ordsall

APPLICATION No: 14/65351/NMA  DATE VALID: 12.09.2014
APPLICANT: Mr D Whitaker - Pinnacle Developments (NW) Ltd
LOCATION: Land Bounded By Greengate, New Bridge Street, Gorton Street And The River Irwell, Salford
PROPOSAL: Application for a non-material amendment to planning permission 13/63524/FUL changes to wording of conditions 3,5,6,7,10,13,16, and 17
DECISION: Approve  DATE DECISION ISSUED: 21 November 2014
___________________________________________________________________
WARD: Ordsall

APPLICATION No: 14/65372/COU  DATE VALID: 16.09.2014
APPLICANT: Mr Steven Martin
LOCATION: 2 - 5 City Point
156 Chapel Street
Salford
M3 6ES
PROPOSAL: Change of use from A2 (Financial and Professional Services) to D1 (Non-residential Institutions)
DECISION: Approve  DATE DECISION ISSUED: 10 November 2014
___________________________________________________________________
WARD: Ordsall
APPLICATION No: 14/65360/CLUD DATE VALID: 15.09.2014

APPLICANT: Mr. Andrew Cordwell

LOCATION: 7-9 Blackfriars Road
Salford
M3 7AG

PROPOSAL: Certificate of lawful development for continued use as a B1(a) office on all floors (7/9 Blackfriars Road).

DECISION: Refuse DATE DECISION ISSUED: 10 November 2014


APPLICANT: Mr. John Rockett

LOCATION: Land East Of Irwell Street And Trinity Way
Salford

PROPOSAL: Display of one externally illuminated and one internally illuminated fascia signs, one hanging sign and 4 non illuminated facia signs

DECISION: Approve DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/65506/DISCON DATE VALID: 06.10.2014

APPLICANT: The Frank Pine Ltd Pension Scheme

LOCATION: Blackfriar Inn
13 King Street
Blackfriars
Salford
M3 7HH

PROPOSAL: Request for confirmation of compliance of condition 5 (written confirmation of contract) attached to planning permission Ref: 14/65184/ADV.

DECISION: Discharge of Condition DATE DECISION ISSUED: 29 October 2014
APPLICATION No: 14/64467/DISCON DATE VALID: 10.03.2014

APPLICANT: United Utilities

LOCATION: Clifton Wastewater Pumping Station
Lumns Lane
Clifton
Swinton
Manchester

PROPOSAL: Request for confirmation of compliance of conditions 3 (contaminated land) and 5 (newts) attached to planning permission 13/63448/FUL

DECISION: Part Discharge of Condition DATE DECISION ISSUED: 12 November 2014

APPLICATION No: 14/64944/FUL DATE VALID: 13.06.2014

APPLICANT: Mr Steve Atkinson - City West Housing Trust

LOCATION: Flats 9 -24
Sumbland House
Rake Lane
Clifton
Swinton
Manchester
M27 8RJ

PROPOSAL: Construction of two hardstandings to accommodate refuse and recycling facilities

DECISION: Approve DATE DECISION ISSUED: 27 October 2014

APPLICATION No: 14/65274/HH DATE VALID: 19.08.2014

APPLICANT: Mr Martin O'Brien

LOCATION: 76 Lawefield Crescent
Clifton
Swinton
M27 6NJ

PROPOSAL: Demolition of existing garage and erection of a two storey side extension.

DECISION: Approve DATE DECISION ISSUED: 10 November 2014
APPLICATION No: 14/65321/ADV  DATE VALID: 08.09.2014

APPLICANT: William Hill Organization

LOCATION: 602 Bolton Road
Pendlebury
Swinton
M27 6ET

PROPOSAL: Display of 3 internally illuminated fascia signs and 2 internally illuminated projection signs

DECISION: Approve  DATE DECISION ISSUED: 31 October 2014

APPLICATION No: 14/65322/COU  DATE VALID: 15.09.2014

APPLICANT: Mrs Tania McBride

LOCATION: 37 Buckingham Road
Clifton
Swinton
M27 8GE

PROPOSAL: Change of use from C3 (residential) to Mixed Use (Sui Generis) Child Minding and C3 (residential)

DECISION: Approve  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65316/FUL  DATE VALID: 05.09.2014

APPLICANT: Mr Jimmy Jones

LOCATION: Agecroft Cemetery & Crematorium, Cemetery Lodge
Langley Road
Swinton
M27 8SS

PROPOSAL: Construction of a new apex modular garage

DECISION: Approve  DATE DECISION ISSUED: 31 October 2014
APPLICATION No: 14/65338/HH  DATE VALID: 23.09.2014
APPLICANT: Christine Harter
LOCATION: 7 Cedar Drive
Swinton
M27 6WF
PROPOSAL: Demolition of existing single storey rear extension and erection of a single storey rear extension, construction of side and rear dormers and alterations to elevations
DECISION: Approve  DATE DECISION ISSUED: 18 November 2014

APPLICATION No: 14/65362/HH  DATE VALID: 18.09.2014
APPLICANT: Mr Warren Burton
LOCATION: 32 Dell Avenue
Swinton
M27 8TU
PROPOSAL: Erection of a two storey side extension
DECISION: Approve  DATE DECISION ISSUED: 13 November 2014

APPLICATION No: 14/65393/P3JPA  DATE VALID: 23.09.2014
APPLICANT: Mr G Lomax
LOCATION: 2 Townsend Road
Pendlebury
Swinton
M27 6BT
PROPOSAL: Notification of a change of use from B1 (office) to C3 (dwellinghouse)
DECISION: Refuse  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65398/HH  DATE VALID: 24.09.2014
APPLICANT: Ms Glennys Glover
LOCATION: 5 Lumns Lane
Clifton
Swinton
M27 8LN
PROPOSAL: Proposed single storey front extension and alteration to roof Re-submission of 14/64610/HH
DECISION: Approve  DATE DECISION ISSUED: 14 November 2014
APPLICATION No: 14/65409/FUL  DATE VALID: 07.10.2014  WARD: Pendlebury
APPLICANT: Mr Andrew Broadhurst
LOCATION: Pembroke Court
Swinton Hall Road
Pendlebury
Swinton

PROPOSAL: Proposed sub division of 2no existing 3 bedroom apartments and
extensions at first and second floor level to provide 6no additional apartments

DECISION: Approve  DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/65234/HH  DATE VALID: 03.09.2014  WARD: Swinton North
APPLICANT: Mr Darren Crook
LOCATION: 1 Ealinger Way
Swinton
M27 6HG

PROPOSAL: Demolition of existing conservatory and erection of a two storey side
and single storey rear extension.

DECISION: Approve  DATE DECISION ISSUED: 29 October 2014

APPLICATION No: 14/65314/ADV  DATE VALID: 15.09.2014  WARD: Swinton North
APPLICANT: Mr Joe Moore
LOCATION: Moorside High School
57 Deans Road
Swinton
M27 0AP

PROPOSAL: Display of one non illuminated sign

DECISION: Approve  DATE DECISION ISSUED: 7 November 2014
APPLICATION No: 14/65463/TPO  DATE VALID: 25.09.2014

APPLICANT: Mr Robert Geoffrey Hale

LOCATION: 5 And 7 Wardley Hall Road
Wardley
Swinton
M27 9QE

PROPOSAL: Fell one horse chestnut tree (T1).

DECISION: Approve  DATE DECISION ISSUED: 5 November 2014

APPLICATION No: 14/65371/HH  DATE VALID: 19.09.2014

APPLICANT: Mr D Heaton

LOCATION: 2 & 4 South Meade
Swinton
M27 5QL

PROPOSAL: Demolish detached garage and existing conservatory. Erection of a part two storey side extension and linked single storey side extension and the erection of a 1st floor rear extension at No.4 South Meade. Erection of a two storey rear extension at No.2 South Meade.

DECISION: Approve  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65380/HH  DATE VALID: 16.09.2014

APPLICANT: Mr And Mrs Andy And Laura Bellingham

LOCATION: 68 Stanwell Road
Swinton
M27 5TH

PROPOSAL: Two storey side extension

DECISION: Approve  DATE DECISION ISSUED: 10 November 2014
APPLICATION No: 14/65404/TEL56 DATE VALID: 22.09.2014
APPLICANT: Mr D Hosker - WHP Wilkinson Helsby
LOCATION: Swinton Park Golf Club
East Lancashire Road
Swinton
M27 5LX

PROPOSAL: Replacement of existing 15m high monopole with antenna above (total height 17.25m) with a new 15m high monopole with antenna above (total height 17.25m)

DECISION: No Objections    DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65440/HH DATE VALID: 03.10.2014
APPLICANT: Mrs Kathryn Antoniades
LOCATION: 76 Stanwell Road
Swinton
M27 5TH

PROPOSAL: Erection of a two storey side and single storey rear extension with rear dormer (Resubmission of planning application 14/65203/HH)

DECISION: Approve    DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/64342/DISCON DATE VALID: 27.01.2014
APPLICANT: Mr Chris Bent - MCI Developments Ltd
LOCATION: Former Weaste Cricket Ground
Edward Avenue
Weaste
Salford

PROPOSAL: Request for confirmation of compliance of conditions 3, 4, 6, 7, 8, 9, 10 and 11 attached to planning permission 13/63622/FUL

DECISION: Discharge of Condition    DATE DECISION ISSUED: 5 November 2014
APPLICATION No: 14/64736/DISCO  DATE VALID: 06.05.2014

APPLICANT: Mr C Bent - MCI Developments Ltd

LOCATION: Former Weaste Cricket Ground
Edward Avenue
Weaste
Salford

PROPOSAL: Request for confirmation of compliance of condition 5 (Site Investigation) attached to planning permission 13/63622/FUL

DECISION: Part Discharge of Condition  DATE DECISION ISSUED: 12 November 2014

APPLICATION No: 14/64911/FUL  DATE VALID: 02.07.2014

APPLICANT: Mr & Mrs Cunliffe

LOCATION: 24 Rivington Road
Salford
M6 8GQ

PROPOSAL: Erection of one new dwelling

DECISION: Approve  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65182/HH  DATE VALID: 31.07.2014

APPLICANT: Mr Thomas Cranfield

LOCATION: 27 Hebden Avenue
Salford
M6 8BY

PROPOSAL: Erection of a ground floor extension to form a bedroom with en-suite bathroom

DECISION: Approve  DATE DECISION ISSUED: 19 November 2014
APPLICATION No: 14/65266/FUL  DATE VALID: 15.09.2014

APPLICANT: Mr Dominic Wright

LOCATION: Salford Royal NHS Foundation Trust
Stott Lane
Salford
M6 8HD

PROPOSAL: Demolition of existing single storey Gardeners Store and erection of a single storey extension, infilling an existing single storey undercroft to provide workshops and staff accommodation.

DECISION: Approve  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65392/TPO  DATE VALID: 25.09.2014

APPLICANT: 

LOCATION: Rear Of Properties 44 To 46 And 11 To 17 Chomlea Manor
Salford
M6 8PB

PROPOSAL: Reduce to provide a 2m clearance from the adjacent building one sycamore tree (T6). Fell one horse chestnut tree (T7). Crown lift to provide a 2m clearance over the footpath and a 5m clearance above the surrounding road level one sycamore tree (T8). Crown lift to provide a 5m clearance from the surrounding ground level, crown clean and reduce the limbs overhanging 47 Chomlea Manor back to the boundary fence one sycamore tree (T11). Remove epicormic growth to a height of 5m from the surrounding ground level one horse chestnut tree (T12). Remove epicormic growth to a height of 6m from the surrounding ground level, remove scaffold limb back to the main stem of the tree, crown reduce to leave a height of 12m and an all round width spread of 4m and crown clean one horse chestnut tree (T13).

DECISION: Approve  DATE DECISION ISSUED: 31 October 2014

APPLICATION No: 14/65317/FUL  DATE VALID: 05.09.2014

APPLICANT: Mr David Greenfield

LOCATION: The Brooke Health & Beauty Clinic
614-616 Liverpool Road
Eccles
M30 7NA

PROPOSAL: Installation of new shop front

DECISION: Approve  DATE DECISION ISSUED: 29 October 2014
APPLICATION No: 14/65385/FUL  DATE VALID: 25.09.2014  WARD: Winton

APPLICANT: Mr Steve Higgins

LOCATION: Former Barton Moss Childrens Centre
Trippier Road
Eccles
Salford
M30 7PT

PROPOSAL: Change of use from former Children's centre into a single residential dwelling, together with single storey extension and front porch

DECISION: Approve  DATE DECISION ISSUED: 20 November 2014

APPLICATION No: 14/64671/FUL  DATE VALID: 22.05.2014  WARD: Walkden North

APPLICANT: Mr Andrew Bangs

LOCATION: Former Car Showroom, 148 - 150 Manchester Road
Walkden
M28 3LU

PROPOSAL: Change of use from former car sales (sui generis) showroom to convenience store (use class A1) together with external alterations and car parking

DECISION: Approve  DATE DECISION ISSUED: 21 November 2014

APPLICATION No: 14/65042/FUL  DATE VALID: 15.07.2014  WARD: Walkden North

APPLICANT: Mr D Lyons

LOCATION: Ellesmere Retail Park
New Ellesmere Approach
Worsley
M28 3EE

PROPOSAL: Erection of two storey extension to the existing unit to the West elevation, and creation of six units, part change of use from D2 (Assembly and Leisure) to A1 (shops), alterations to elevations together with car parking and other associated works

DECISION: Approve  DATE DECISION ISSUED: 30 October 2014
APPLICATION No: 14/65357/FUL  DATE VALID: 12.09.2014
APPLICANT: Mr Oliver Press
LOCATION: Cherry Medical Centre
478-482 Manchester Road East
Little Hulton
M38 9NS
PROPOSAL: Change of use from D1 (non residential institution) to A2 (financial and professional services)
DECISION: Approve  DATE DECISION ISSUED: 7 November 2014

APPLICATION No: 14/65423/COU  DATE VALID: 23.09.2014
APPLICANT: Mr John Bailey
LOCATION: Kip McGrath Ltd
First Floor
168 Bolton Road
Worsley
M28 3BN
PROPOSAL: Installation of 4 velux rooflights and change of use of first floor offices into one apartment
DECISION: Approve  DATE DECISION ISSUED: 18 November 2014

APPLICATION No: 14/65427/DEMCON  DATE VALID: 02.10.2014
APPLICANT: Mr Anthony Sackfield
LOCATION: Ninian Gardens
Worsley
M28 3PZ
PROPOSAL: Prior notification of intention to demolish Ninian Gardens
DECISION: No Objections  DATE DECISION ISSUED: 29 October 2014
APPLICATION No: 14/64523/DISCON  DATE VALID: 05.03.2014  WARD: Worsley
APPLICANT: Dr Hamish Stedman
LOCATION: Land Rear Of 110 Greenleach Lane
Worsley
M28 2TY
PROPOSAL: Request for confirmation of compliance of conditions 1-6 attached to planning permission 13/63363/FUL
DECISION: Part Discharge of Condition  DATE DECISION ISSUED: 13 November 2014

APPLICATION No: 14/64897/FUL  DATE VALID: 05.06.2014  WARD: Worsley
APPLICANT: The Board Of Governors
LOCATION: Broadoak Cp School
Fairmount Road
Swinton
M27 0EP
PROPOSAL: Erection of an infill extension to provide new staircase and lift platform.
DECISION: Approve  DATE DECISION ISSUED: 31 October 2014

APPLICATION No: 14/65169/NMA  DATE VALID: 23.07.2014  WARD: Worsley
APPLICANT: Bardsley Homes
LOCATION: Land East Of Boat Yard
Worsley Road
Worsley

PROPOSAL: Application for non-material amendment to planning permission 07/55738/FUL for formalising previously agreed car parking and driveway, amendment to various plots throughout the scheme
DECISION: Approve  DATE DECISION ISSUED: 27 October 2014
APPLICATION No: 14/65204/CLUDP  DATE VALID: 30.07.2014  WARD: Worsley
APPLICANT: Mr Gerard Hardman
LOCATION: 9 Bay Tree Avenue
Worsley
M28 2NW
PROPOSAL: Construction of a single storey utility room extension with pitch roof to match existing
DECISION: Refuse  DATE DECISION ISSUED: 31 October 2014

APPLICATION No: 14/65259/HH  DATE VALID: 09.09.2014  WARD: Worsley
APPLICANT: Mr Craig Cooney
LOCATION: 6 Kirby Avenue
Swinton
M27 0BP
PROPOSAL: Erection of a part single, part two storey side extension including garage and a first floor rear extension.
DECISION: Approve  DATE DECISION ISSUED: 4 November 2014

APPLICATION No: 14/65293/HH  DATE VALID: 03.09.2014  WARD: Worsley
APPLICANT: Mr Paul Dermody
LOCATION: 6 Roe Green
Worsley
M28 2RF
PROPOSAL: Proposed rear extension to form kitchen
DECISION: Approve  DATE DECISION ISSUED: 29 October 2014

APPLICATION No: 14/65299/HH  DATE VALID: 04.09.2014  WARD: Worsley
APPLICANT: Mr R Nipah
LOCATION: 47 Ridingfold Lane
Worsley
M28 2UR
PROPOSAL: Erection of a two storey rear extension and a single storey side extension.
DECISION: Approve  DATE DECISION ISSUED: 29 October 2014
APPLICATION No: 14/65400/HH  DATE VALID: 19.09.2014  WARD: Worsley
APPLICANT: Mr John Worton
LOCATION: 31 Crossfield Drive
Worsley
M28 2QQ
PROPOSAL: Single storey rear extension
DECISION: Approve  DATE DECISION ISSUED: 14 November 2014

APPLICATION No: 14/65417/PDE  DATE VALID: 29.09.2014  WARD: Worsley
APPLICANT: John Fisher
LOCATION: 14 Mabel Avenue
Worsley
M28 2TT
PROPOSAL: Erection of a single storey rear extension
DECISION: No Objections  DATE DECISION ISSUED: 7 November 2014

APPLICATION No: 14/65435/TPO  DATE VALID: 30.09.2014  WARD: Worsley
APPLICANT: Mrs Margaret Mcdonald
LOCATION: The Coach House
32 Greenleach Lane
Worsley
M28 2RU
PROPOSAL: Fell one plane tree (T2). Crown reduce to provide a 2m clearance between the chimney and the beech tree (T3).
DECISION: Approve  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65614/TREECA  DATE VALID: 30.09.2014  WARD: Worsley
APPLICANT: Mrs Margaret Mcdonald
LOCATION: The Coach House
32 Greenleach Lane
Worsley
M28 2RU
PROPOSAL: Fell one plane tree (T1).
DECISION: No Objections  DATE DECISION ISSUED: 10 November 2014
APPLICATION No: 14/65436/TPO  DATE VALID: 01.10.2014  WARD: Worsley

APPLICANT: Mr J Deakin

LOCATION: 14 Longley Drive
Worsley
M28 2TP

PROPOSAL: 30% crown thin two silver birch trees (T1 and T2)

DECISION: Approve  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65438/TREECA  DATE VALID: 01.10.2014  WARD: Worsley

APPLICANT: Mr J Deakin

LOCATION: 9 Bay Tree Avenue
Worsley
M28 2NW

PROPOSAL: Fell one pine tree (T1)

DECISION: No Objections  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65512/PDE  DATE VALID: 04.10.2014  WARD: Worsley

APPLICANT: Mr Mark Spavin

LOCATION: 290 Leigh Road
Worsley
M28 1LH

PROPOSAL: Single, storey, flat roofed, rear extension to dwelling house

DECISION: No Objections  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65489/PDE  DATE VALID: 10.10.2014  WARD: Worsley

APPLICANT: Ms. Judith King

LOCATION: 23 Lumber Lane
Worsley
M28 2GJ

PROPOSAL: Erection of single storey rear extension

DECISION: No Objections  DATE DECISION ISSUED: 14 November 2014
APPLICATION No: 14/65504/NMA  DATE VALID: 10.10.2014  WARD: Worsley

APPLICANT: Mrs S Cartwright

LOCATION: 266 Leigh Road
Worsley
Manchester
M28 1LF

PROPOSAL: Application for non-material amendment to planning permission 14/64561/HH for change single entrance door in porch to double doors

DECISION: Approve  DATE DECISION ISSUED: 7 November 2014

APPLICATION No: 14/65493/DEMCON  DATE VALID: 14.10.2014  WARD: Worsley

APPLICANT: Mr Richard Coffey

LOCATION: 278 Leigh Road
Worsley
M28 1LH

PROPOSAL: Prior notification for the demolition of 278 Leigh Road, Worsley

DECISION: No Objections  DATE DECISION ISSUED: 7 November 2014

APPLICATION No: 14/65548/DISCON  DATE VALID: 29.10.2014  WARD: Worsley

APPLICANT: Mr Paul Livsey

LOCATION: 16 Cartmel Grove
Worsley
M28 2SF

PROPOSAL: Request for compliance of condition 3 (Tree Protection) attached to planning permission 14/64336/HH.

DECISION: Discharge of Condition  DATE DECISION ISSUED: 19 November 2014
APPLICATION No: 13/63746/DISCON  DATE VALID: 21.08.2013
APPLICANT: Peel Investments (North) Ltd
LOCATION: Burgess Farm
Hilton Lane
Worsley
M28 3TL
PROPOSAL: Request for confirmation of compliance of condition 17 attached to planning permission 10/58745/OUTEIA
DECISION: Part Discharge of Condition  DATE DECISION ISSUED: 17 November 2014

APPLICATION No: 14/64948/HH  DATE VALID: 16.06.2014
APPLICANT: Mr P Hancock
LOCATION: 7 Mesne Lea Road
Worsley
M28 7EU
PROPOSAL: Erection of a two storey rear extension
DECISION: Approve  DATE DECISION ISSUED: 29 October 2014

APPLICATION No: 14/65127/DISCON  DATE VALID: 12.09.2014
APPLICANT: Mr M Cayton
LOCATION: Burgess Farm
Hilton Lane
Worsley
M28 3TL
PROPOSAL: Request for confirmation of compliance of conditions 6, 7, 9, 10, 12, 13, 15, 16, 17 and 19 attached to planning permission 10/58745/OUTEIA
DECISION: Part Discharge of Condition  DATE DECISION ISSUED: 17 November 2014
APPLICATION No: 14/65306/HH  DATE VALID: 15.09.2014
APPLICANT: Mr Patrae Andell
LOCATION: 2 Warwick Road
Worsley
M28 7BW
PROPOSAL: Demolition of the existing conservatory and garage and the erection of a single storey rear extension.
DECISION: Approve  DATE DECISION ISSUED: 10 November 2014

APPLICATION No: 14/65379/FUL  DATE VALID: 15.09.2014
APPLICANT: Mr Kelvin Gregory
LOCATION: 80 Hodge Road
Worsley
M28 3AU
PROPOSAL: Change of use from dentist (D1) into 2 flats (C3) with alterations to elevations
DECISION: Approve  DATE DECISION ISSUED: 7 November 2014
ITEM NO. 7

REPORT OF The Strategic Director for Environment and Community safety

TO THE PLANNING AND TRANSPORTATION REGULATORY PANEL

ON

4th December 2014

TITLE: PLANNING APPEALS

RECOMMENDATION: That the report be noted

EXECUTIVE SUMMARY: To set out details of appeals received and determined

BACKGROUND DOCUMENTS: (Available for public inspection)
Details of the applications are available on the Council’s Public Access Website
If you would like to access this information in an alternative format, please contact the planning office on 0161-779 6195 or e-mail planning.contact@salford.gov.uk

KEY DECISION: NO

DETAILS: See attached schedule

KEY COUNCIL POLICIES: Performance Management

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS: N/A

ASSESSMENT OF RISK: N/A

SOURCE OF FUNDING: N/A

LEGAL IMPLICATIONS Supplied by N/A

FINANCIAL IMPLICATIONS Supplied by N/A
OTHER DIRECTORATES CONSULTED: N/A

CONTACT OFFICER: Viv Prytharch 0161-779-4852

WARD(S) TO WHICH REPORT RELATE(S): As indicated in the attached schedule.
The applicant has appealed the decision. The reason for refusal states:

The proposed development would be an inappropriate form of development within the Greater Manchester Green Belt and would cause harm to the character and openness of the Green Belt. Furthermore, it has not been demonstrated that very special circumstances exist that would outweigh the harm caused by way of its inappropriateness and the harm caused to the character and openness of the Green Belt. The proposed development would be contrary to the policies within the National Planning Policy Framework (NPPF), and Policies EN1 of the City of Salford Unitary Development Plan.
APPLICATION No: 14/64739/FUL
APPLICATION DECISION LEVEL: Delegated to Officer
OFFICER RECOMMEND’N: Refuse
APPEAL SITE: Salford Shopping City Hankinson Way Salford
PROPOSAL: Retrospective planning permission for change of use of three car parking spaces to site one mobile catering unit to be used for the sale of hot food to takeaway
WARD: Langworthy
APPELLANT: Mrs Kieley Winterbottom - Grills To Fill
DATE RECEIVED: 14 November 2014

The applicant has appealed the decision. The reason for refusal states:

Due to its prominent location and placement on the car park area, the mobile catering trailer forms a highly visible and obtrusive feature in the street scene and does not make an important contribution or enhancement to the visual amenity of the centre and relates poorly to the public realm contrary to policies DES1 and DES4 of the adopted UDP.

APPLICATION No: 14/64928/FUL
APPLICATION DECISION LEVEL: Delegated to Officer
OFFICER RECOMMEND’N: Refuse
APPEAL SITE: Land To The Rear Of Grapes Hotel 439 Liverpool Road Eccles M30 7HD
PROPOSAL: Change of use of vacant land to secure parking for MOT station and erection of 2.1m fence/gates
WARD: Barton
APPELLANT: Mr David Martin
DATE RECEIVED: 3 November 2014

The applicant has appealed the decision. The reason for refusal states:

The proposed use is not considered to be functional compatible with the adjoining land uses and would have an unacceptable impact on the amenity of neighbouring residents contrary to DES1 and DES7 of the City of Salford Unitary Development Plan.
The proposed fencing by reason of its design and appearance would have an unacceptable impact on the setting of the Grade II Listed Grapes Hotel contrary to DES1 and CH2 of the City of Salford Unitary Development Plan.