

PLANNING AND TRANSPORTATION REGULATORY PANEL

25th July 2019

Meeting commenced: 9.30 a.m.
“ adjourned: 11.50 a.m.
“ recommenced: 12.00 noon
“ ended: 12.45 p.m.

PRESENT: Councillor Mashiter - in the Chair

Councillors Clarke, Dickman, Edwards, K. Garrido, Linden, Nelson, N. Reynolds and Walker

Councillors Antrobus and Sharpe during consideration of all items with the exception of planning applications 18/71836/FUL (Block B, Sentinel House, Peel Street, Eccles M30 0NG) and 18/72311/FUL (Land adjacent to the AJ Bell Stadium, Eccles M30 7EY)

Please note that a list of persons in attendance in respect of matters referred to in Minute 16 is included at Appendix A.

13. WELCOME AND APOLOGIES FOR ABSENCE

The Chair welcomed those present to the meeting, in particular welcoming Councillor Nelson to his first meeting following his recent appointment to the Panel.

Apologies for absence were submitted on behalf of Councillors Burch, Cammell, Dawson and Morris.

The Chair outlined the procedure for the meeting.

14. DECLARATIONS OF INTEREST

Councillor Edwards declared a non-pecuniary interest in respect of planning application 18/72845/FUL (Land off Hilton Lane, Worsley). She indicated that she would be making representations to the Panel in respect of the application and that she would also be addressing the Panel on behalf of Councillor Critchley, who had been unable to attend the meeting. After making representations to the Panel as indicated above, Councillor Edwards left the room during the Panel's deliberations and voting on the application.

Councillor Sharpe declared a non-pecuniary interest in respect of planning application 18/72845/FUL (Land off Hilton Lane, Worsley). He indicated that he would be addressing the Panel in respect of the application. After making representations to the Panel, he left the room during the Panel's deliberations and voting on the application.

15. MINUTES OF PROCEEDINGS

RESOLVED: THAT the minutes of the meeting held on 4th July 2019 be agreed as a correct record.

16. APPLICATIONS FOR PLANNING PERMISSION

(Full details of the matter referred to in this Minute are contained in the report of the Strategic Director Place (Main Report), as amended in the case of applications marked * in the Amendment 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 reports, as indicated below –

Application Number/ Applicant	Site	Development	Decision
18/72845/FUL Bellway Homes Plc	Land Off Hilton Lane Worsley	Erection of up to 209 dwellings, creation of open space and associated infrastructure and works	Refused, contrary to the officer recommendation, by a vote of 6 for and 3 against, on the grounds that the proposed

			development would increase traffic at the already over-capacity mini-roundabout at the junction of Hilton Lane and Newearth Road. As a result of this development, users of the highway network would be severely inconvenienced by reason of increased queuing and delays. This negative impact is not outweighed by the benefits of the scheme and the proposal is, therefore, contrary to the National Planning Policy Framework.
*18/71836/FUL Mr Mingliang Chen	Block B, Sentinel House, Peel Street, Eccles M30 0NG	Continued use of the 1 st to 14 th floor of Block B as a 159 bed hotel with retention of an extension to accommodate a lift and retention of extraction fans, erection of cycle parking and a bin store with changes to car parking layout	Granted
*18/72311/FUL Mr Stuart Parks	Land adjacent to the AJ Bell Stadium, Eccles M30 7EY	Erection of Class A1 foodstore with associated access, car parking, servicing and hard and soft landscaping	Please refer to Minute 17 below.

17. *18/72311/FUL – LAND ADJACENT TO THE AJ BELL STADIUM, ECCLES M30 7EY – ERECTION OF CLASS A1 FOODSTORE WITH ASSOCIATED ACCESS, CAR PARKING, SERVICING AND HARD AND SOFT LANDSCAPING

RESOLVED: THAT planning permission be granted, subject to (a) the planning conditions listed in the reports, and (b) the addition of two informatives (i) requesting that the applicant gives consideration to providing more than two electric charging points within the car park, and (ii) indicating that the Panel believes it would be in the interests of the applicant to deliver a Hackney Carriage taxi rank for two vehicles outside the store, in addition to the already proposed taxi pick-up and drop-off point, and that –

- (1) The City Solicitor be authorised to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following heads of terms:
 - a financial contribution of £62,000 to deliver:
 - Improvements to pedestrian routes between local residential areas and the proposed food-store; and
 - the introduction of bus-stops within a 400m walk of the application site;
- (2) The applicant be informed that the Council is minded to grant planning permission, subject to the conditions stated in the reports, on completion of such a legal agreement;
- (3) 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.

18. PLANNING APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

The Strategic Director Place submitted a report containing details of planning applications which he had determined under delegated authority during June and July 2019 and were not, therefore, for consideration by the Panel.

RESOLVED: THAT the content of the report be noted.

19. PLANNING AND ENFORCEMENT APPEALS

The Strategic Director Place submitted a report which provided details of planning and enforcement appeals that had recently been determined and received.

RESOLVED: THAT the content of the report be noted.

APPENDIX A – LIST OF ATTENDEES

9.30 AM

APPLICATION REF.	IN FAVOUR	OBJECTING	OBSERVING
18/72845/FUL Land off Hilton Lane Worsley	Matthew Shipman* Andy Martin	Alan Malley* Barry Woodling* Nick Litherland* Kate McNulty* Emma Bartlett*	Arran Jackson Paul Frost

11.45 AM

APPLICATION REF.	IN FAVOUR	OBJECTING	OBSERVING
18/71836/FUL Block B, Sentinel House Peel Street, Eccles M30 0NG	Steve McKiernon		
18/72311/FUL Land adjacent to the AJ Bell Stadium, Eccles M30 7EY	Emily Roberts Stuart Parks* Ben Miller	Stuart Ryan* Peter Devine Rebecca Davis*	

* Indicates those who made representations to the Panel.