

Planning & Transportation Regulatory Panel

23rd January 2020

Meeting commenced: 9.30 a.m.
“ adjourned: 11:05 a.m.
“ re-commenced: 11:10 a.m.
“ ended: 12.55 p.m.

Present: Councillor Mashiter - in the Chair

Councillors Antrobus, Burch, Cammell, Dawson, K. Garrido, McCusker, Sharpe and Walker

Councillor N. Reynolds during consideration of all applications with the exception of application reference 19/73709/FUL (301 Walkden Road, Worsley M28 2RZ)

Councillor Nelson during consideration of all applications with the exception of application reference 19/74446/FUL (7B Moorfield Road, Swinton M27 0FL)

Please note that a list of persons in attendance in respect of matters referred to in Minute 60 is included at Appendix A.

57. Welcome and Apologies for Absence

The Chair welcomed those present and outlined the procedure for the meeting.

Apologies for absence were submitted on behalf of Councillors Clarke, Dickman, Linden and Morris.

58. Declarations of Interest

Councillor Dawson declared a pecuniary interest in respect of application reference 19/74531/FUL (Vacant Land Bounded By Fairbrother Street, Ordsall Lane And River Irwell, Salford M5 3EN), due to him being a member of the ForHousing Board, and left the room during consideration of the application.

Councillor K. Garrido declared a pecuniary interest in respect of application reference 19/74531/FUL (Vacant Land Bounded By Fairbrother Street, Ordsall Lane And River Irwell, Salford M5 3EN), due to her husband being a member of the ForViva Board, and left the room during consideration of the application.

59. Minutes of Proceedings

RESOLVED: THAT the minutes of the meeting held on 19th December 2019 be agreed as a correct record.

60. Applications for Planning Permission

Full details of the matters 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 Main Report, as indicated below –

Application Number/ Applicant	Site	Development	Decision
19/74447/FUL Mrs Tina Jones	7B Moorfield Road Swinton M27 0FL	Retrospective planning application for the change of use from retail (A1) to a mixed use beauty salon (sui generis) with ancillary retail use (A1) and alteration to form kiosk for the sale of soft drinks, together with new shop front, alterations to elevations and external decked area.	Granted, subject to (a) discussion taking place with the applicant regarding potential opening hours for the commercial premises (it was suggested that these should be aligned with the nearby Co-op), with the agreed opening hours being included in a condition, the content of which to be approved by the Assistant Director Planning & Housing, in consultation with the Chair of the Panel, and (b) the addition of a condition requiring the submission of a scheme exploring how both commercial premises can be accessible to all, including those with impaired mobility. It was noted that particular concern was raised in relation to the slipperiness of the decking, together with the lack of any level access and guide rail on the sides of the decking and steps. It was agreed that the authority to approve the scheme would be delegated to the Assistant Director Planning & Housing, in consultation with the Chair of the Panel.
*19/73709/FUL Mr J Parr	301 Walkden Road Worsley M28 2RZ	Demolition of existing public house and erection of a 3 storey building comprising of a 70 Bed Care Facility (Use Class C2) with alterations to existing access, provision of car parking, and associated landscaping.	Please refer to Minute 61 below
*19/74254/FUL Mr Martin Wallis	King William Street Salford M50 3ZP	Erection of a part 15 storey, part 12 storey, building to accommodate 457 beds	Please see Minute 62 below

		student accommodation with associated amenity areas & landscaping.	
*19/74205/FULEIA One Heritage Tower Limited	Land Corner New Bridge Street And Greengate Salford	Erection of a mixed use development comprising a single building with two blocks (14 and 55 storeys) to include: 545 residential apartments, associated residents' facilities and basement parking; and 3 no. commercial units (use classes A1, A2, A3, B1 & D1) with associated landscaping and public realm works.	Please see Minute 63 below
*19/74531/FUL ForHousing	Vacant Land Bounded By Fairbrother Street, Ordsall Lane And River Irwell Fairbrother Street / Ordsall Lane Salford M5 3EN	Full planning application for redevelopment of existing site comprising erection of blocks of varying heights from 5 to 9 storeys, providing 394 dwellings (Use Class C3), 304sqm of ground floor commercial space within a range of flexible uses (Use Classes A1, A3, B1, D1 and D2) together with associated onsite car parking, cycle storage, pocket park, amenity space, landscaping and external works	Please see Minute 64 below

61. *19/73709/FUL – 301 Walkden Road, Worsley M28 2RZ – Demolition of existing public house and erection of a 3 storey building comprising of a 70 Bed Care Facility (Use Class C2) with alterations to existing access, provision of car parking, and associated landscaping

RESOLVED: THAT planning permission be granted, subject to (a) the conditions listed in the report, (b) consideration being given to the projects that the Section 106 contribution could help to fund being expanded to include improvements to cycle linkages, with the authority to approve the final wording of the heads of terms being delegated to the Assistant Director Planning & Housing, in consultation with the Chair of the Panel, and (c) the inclusion of an informative advising the applicant to consider whether any heritage features within the existing public house can be retained and reused within the new development, and that:

- (i) The City Solicitor be authorised to enter into a legal agreement in accordance with Section 106 of the Town and Country Planning Act 1990 to secure a £35,000 public realm contribution to be put towards access and footpath improvements at Worsley Woods;
- (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; and

- (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.

62. *19/74245/FUL – King William Street, Salford M50 3ZP – Erection of a part 15 storey, part 12 storey, building to accommodate 457 beds student accommodation with associated amenity areas & landscaping

RESOLVED: THAT planning permission be granted, subject to (a) the planning conditions listed in the reports, and (b) the addition of a condition to secure right of access across neighbouring land (rather than it being secured via the Section 106 agreement), with authority to approve the wording of which being delegated to the Assistant Director Planning & Housing, in consultation with the Chair of the Panel, and that:

- (i) 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:
- Open Space (£526,007): facilities at Ordsall Park and/or Ordsall Hall (outdoor facilities only);
 - Public Realm (£685,500): Anchorage Quay/Trafford Road pedestrian/cycle improvements and/or Broadway roundabout and arrival gateway; and
 - Monitoring fee (£5,000).
- (ii) 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.
- (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.

63. *19/74205/FULEIA – Land Corner New Bridge Street and Greengate, Salford - Erection of a mixed use development comprising a single building with two blocks (14 and 55 storeys) to include: 545 residential apartments, associated residents' facilities and basement parking; and 3 no. commercial units (use classes A1, A2, A3, B1 & D1) with associated landscaping and public realm works

RESOLVED: THAT planning permission be granted, subject to (a) the planning conditions listed in the reports, (b) the authority to approve conditions 8 (Materials), 13 (Landscaping) and 15 (Highway works) being delegated to the Assistant Director Planning & Housing, in consultation with the Chair of the Panel, (c) conditions 2 (Drawing schedule) and 15 (s278 works) including an amended drawing extending the area of the proposed s278 works, (d) the inclusion of an informative requesting that the applicant consider increasing the number of cycle parking spaces to be provided and installing electric charging points for cycles, and (e) the inclusion of an informative advising the applicant to consider whether any finds during the planned programme of archaeological works could be retained and reused within the new development, and that:

- (i) 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 £2,423,145 towards the delivery of strategic piece(s) of public realm within Greengate, such as the 'Market Cross;'
 - A clawback mechanism to secure an increase in the level of contribution up to the maximum level required by the Planning Obligations SPD, should the viability of the development increase in the future as the scheme is delivered. Clawback monies to be directed towards the delivery of affordable housing;

- Provision of a new pedestrian route through the site, connecting the Greengate highway with the riverfront walkway, and safeguarding of the permissive rights of way along it;
 - Provision of a new riverside walkway along the northern boundary of the site and safeguarding the permissive rights of way along it.
- (ii) 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.
- (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.

64. *19/74531/FUL – Vacant Land Bounded By Fairbrother Street, Ordsall Lane And River Irwell, Fairbrother Street / Ordsall Lane, Salford M5 3EN - Full planning application for redevelopment of existing site comprising erection of blocks of varying heights from 5 to 9 storeys, providing 394 dwellings (Use Class C3), 304sqm of ground floor commercial space within a range of flexible uses (Use Classes A1, A3, B1, D1 and D2) together with associated onsite car parking, cycle storage, pocket park, amenity space, landscaping and external works

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

- (i) 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:
- £673,884 towards the provision of a new bus service (and the marketing and infrastructure required to support such a service) between Salford Quays and Manchester City Centre, via Ordsall Lane;
 - £60,296 towards Open Space;
 - £17,292 towards education facilities;
 - £3,000 towards the delivery of a Parking Permit scheme (to include TRO's, signage, road markings etc.) for residents of existing dwellings within the vicinity of the application site;
 - One unit of affordable housing to be delivered within the proposed development;
 - Delivery of the new pedestrian access route through the site connecting Ordsall Lane with the River Irwell and permissive rights along the route.
- (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.

65. Planning Applications determined under Delegated Authority

The Strategic Director Place submitted a report containing details of planning applications that he had determined under delegated authority during December 2019 and January 2020 and were not, therefore, for consideration by the Panel.

RESOLVED: THAT the content of the report be noted.

66. Planning Appeals

The Strategic Director Place submitted a report providing details of an appeal that had recently been received.

RESOLVED: THAT the content of the report be noted.

67. Implications of Refreshed Planning Obligations SPD (9 December 2019)

The Strategic Director Place submitted a report outlining the implications of the Refreshed Planning Obligations Supplementary Planning Document SPD (9 December 2019).

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

(2) THAT the authority to agree any revised heads of terms be delegated to the Assistant Director Planning & Housing in consultation with the Chair of the Panel.