

Planning & Transportation Regulatory Panel

5th March 2020

Meeting commenced: 9.30 a.m.
“ adjourned: 10:42 a.m.
“ re-convened: 11:15 a.m.
“ ended: 12:50 p.m.

Present: Councillor Dawson - in the Chair

Councillors Antrobus, Burch, Cammell, Dickman, K. Garrido, Linden, Mashiter (as the applicant in respect of application reference 19/74549/HH (27 Tudbury Way, Salford M3 6TW), McCusker, Morris, Nelson, N. Reynolds and Walker

Councillor Sharpe, with the exception of application reference 19/74402/FUL (Car Park, Stott Lane, Salford M6 8HD).

Please note that a list of persons in attendance in respect of matters referred to in Minute 79 is included at Appendix A.

76. Welcome and Apologies for Absence

Councillor Dawson, Deputy Chair, welcomed those present and explained that he would be chairing the meeting during consideration of the first planning application, due to the applicant being Councillor Mashiter, Chair of the Panel. He then outlined the procedure for the meeting.

An apology for absence was submitted on behalf of Councillor Clarke.

77. Declarations of Interest

Councillors Antrobus and Sharpe both declared an interest in respect of application reference 19/74549/HH (27 Tudbury Way, Salford M3 6TW) and left the room prior to the application being considered.

Councillor Mashiter was in attendance as the applicant in respect of application reference 19/74549/HH (27 Tudbury Way, Salford M3 6TW). After making representations to the Panel, he left the room during the Panel's deliberations and voting on the application.

78. Minutes of Proceedings

RESOLVED: THAT the minutes of the meeting held on 6th February 2020 be agreed as a correct record.

79. 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 it be noted that, following consideration by the Panel, the under-mentioned applications for planning permission were determined, subject to the conditions listed in the above-mentioned report(s), as indicated below –

Application Number/ Applicant	Site	Development	Decision
19/74549/HH Mr Ray Mashiter	27 Tudbury Way Salford M3 6TW	Demolition of existing garage and erection of single storey rear extension, canopy to the rear	Granted, subject to condition 4 (obscure glazing) being amended to prevent any openable window below 1.7m above ground level.

Councillor Mashiter – in the Chair

Application Number/ Applicant	Site	Development	Decision
*19/74402/FUL N/a	Car Park Stott Lane Salford M6 8HD	Proposed erection of a deck car park and associated alterations to the layout of the existing car park at ground level.	Granted The Chair committed to the Panel that he would undertake discussions with Salford Royal Hospital Trust regarding provision for taxi drop-off/pick up and disabled parking across the site.
*19/74587/FUL Mr C France	University of Salford Crescent Salford M5 4WT	Erection of four storey building, containing specialist laboratory facilities	Granted
*20/74637/FUL Mr Simon Ismail	55 Queen Street Blackfriars Salford M3 7DQ	Demolition of existing building and erection of a new building (ground plus 17 storeys) comprising 115 residential units (Use Class C3) with associated residents' facilities at ground floor and other ancillary functions; associated access, public realm and other associated works.	Please see Minute 80 below
*19/73741/FUL Mr Shimon Rudich	Brindley Arms Whittle Street Worsley M28 3WY	Conversion of former Public House to create 8 apartments and 1 studio together with alterations to elevations	Refused, contrary to the officer recommendation, by a vote of 11 for, 0 against and 3 abstentions, on the grounds of the concerns expressed by the Panel in relation to the amenity that future residents

			would enjoy by reason of layout, light and outlook to the apartments, contrary to Policies DES 7 of the Unitary Development Plan and HOU2 of the Housing Guidance Policy.
*19/74465/HYBEIA C/o Agent Deloitte LLP	Land Bound By Greengate, Collier Street, Queen And King Street And Gravel Lane M3 7BN	Hybrid planning application for demolition of existing buildings on the site and comprehensive redevelopment to create between 1,407 and 1,521 dwellings, comprising of: (a) Phase 1 (submitted in full with no matters reserved) for development of a 50-storey residential building; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new public park; highways and public realm improvements and other associated works; and, (b) Phases 2 and 3 (submitted in outline with all matters reserved) for the development of two residential buildings up to 42 storeys in height; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new highways; a public square; public realm improvements and other associated works. (EIA development, accompanied by Environmental Statement)	Please see Minute 81 below
19/74462/FUL Seddon Construction Limited	Former Salford City Council Offices Astley Road Irlam M44 5LL	Erection of 27no. residential properties, together with open space and associated works	Please see Minute 82 below

80. *20/74637/FUL - 55 Queen Street, Blackfriars, Salford M3 7DQ – Demolition of existing building and erection of a new building (ground plus 17 storeys) comprising 115 residential units (Use Class C3) with associated residents' facilities at ground floor and other ancillary functions; associated access, public realm and other associated works

RESOLVED: THAT planning permission be granted, subject to (a) the planning conditions listed in the reports, (b) prior to the issue of the decision notice, the applicant submitting to and agreeing in writing with the Local Planning Authority Bat Emergence Surveys and any resultant migration measures which might be required in order to protect the European Protected Species, and (c) the authority to discharge condition 3 (Materials) 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:
 - £517,500 Directed towards Greengate Park and/or public realm improvements within the wider Greengate Regeneration Strategy area;
 - The provision of either 12 affordable housing units (6 x1 bedroomed and 6 x 2 bedroomed) on-site or the payment of a financial contribution for the provision of affordable housing off-site; and
 - £5,700 towards a sustainable transport budget for the funding of bus/Metrolink passes and/or bicycle coupons for future residents of the development. The authority to approve the projects towards which this sustainable transport contribution is directed be delegated to the Assistant Director Planning & Housing in consultation with the Chair of the Panel.
- (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 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.

81. *19/74465/HYBEIA - Land Bound By Greengate, Collier Street, Queen And King Street And Gravel Lane M3 7BN – Hybrid planning application for demolition of existing buildings on the site and comprehensive redevelopment to create between 1,407 and 1,521 dwellings, comprising of: (a) Phase 1 (submitted in full with no matters reserved) for development of a 50-storey residential building; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new public park; highways and public realm improvements and other associated works; and (b) Phases 2 and 3 (submitted in outline with all matters reserved) for the development of two residential buildings up to 42 storeys in height; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new highways; a public square; public realm improvements and other associated works. (EIA development, accompanied by Environmental Statement)

RESOLVED: THAT planning permission be granted, subject to (a) the planning conditions listed in the reports, (b) condition 44 (Permitted Development Rights Removal) being amended to remove reference to Hot Food Takeaways, (c) the authority to discharge conditions 16 (Materials) and 21 (Landscaping) 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, with the authority to approve the public realm works being delegated to the Assistant Director Planning & Housing in consultation with the Chair of the Panel:

- Construction of a public park that is to be brought into use prior to the first use / occupation of the Phase 1 building (as defined by the Illustrative Masterplan ref: ZI-OMI-F100-PL-XX-L1071);
 - Provision of a plan for the long-term management and maintenance of the public park;
 - Construction of the Boulevard (east) and other highways / public areas identified for Phase 1 (as defined by the Illustrative Masterplan ref: ZI-OMI-F100-PL-XX-L1071) prior to the first occupation / use of the Phase 1 building;
 - Construction of the relevant parts of The Boulevard (west); Collier Square; and other public areas identified for Phase 2 (as defined by the Illustrative Masterplan ref: ZI-OMI-F100-PL-XX-L1071) prior to the first use / occupation of the Phase 2 building;
 - Construction of the relevant parts of The Boulevard (west); Collier Square; and other public areas identified for Phase 3 (as defined by the Illustrative Masterplan ref: ZI-OMI-F100-PL-XX-L1071) prior to the first use / occupation of the Phase 3 building;
 - Implementation of a temporary landscaping scheme (in-line with the Temporary Landscaping Extents plan ref: ZI-OMI-F100-PL-XX-L1083) to complete The Boulevard (west) and Collier Square in the event that work does not formally commence on the development of Phase 3 within six months of the completion of Phase 2 (as defined by the Illustrative Masterplan ref: ZI-OMI-F100-PL-XX-L1071);
 - The Phase 1 Park to be made available for public use at all times within an agreed set of opening hours;
 - All other highways and squares within the site to be made available to the public at all times; and
 - Undertaking of a review of Traffic Regulation Orders within the surrounding area and, where necessary, the implementation of appropriate developer-funded changes to ensure that on-street parking associated with the development would not have an adverse impact on the parking amenities of the area.
- (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.

82. 19/74462/FUL – Former Salford City Council Offices, Astley Road, Irlam M44 5LL – Erection of 27no. residential properties, together with open space and associated 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 111 of the Local Government Act 1972 to secure the following:
- To require the applicant to enter into the Section 106 agreement upon acquiring an interest in the site and to prevent implementation of the planning consent until the Section 106 has been completed.
- (ii) 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 Clawback Mechanism to secure a review of scheme viability at an agreed point in time to determine whether the planning obligations up to the maximum level of contribution can be paid.
- (iii) 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 legal agreement;
- (iv) 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.

83. 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 January and February 2020 and were not, therefore, for consideration by the Panel.

RESOLVED: THAT the content of the report be noted.

84. Planning Appeals

The Strategic Director Place submitted a report providing details of appeals that had recently been determined and received.

RESOLVED: THAT the content of the report be noted.

APPENDIX A
LIST OF ATTENDEES IN RESPECT OF APPLICATIONS FOR
PLANNING PERMISSION (MINUTE 79)

9:30am

APPLICATION REF.	IN FAVOUR	OBJECTING
19/74549/HH 27 Tudbury Way Salford M3 6TW	Ray Mashiter*	
19/74402/FUL Car Park Stott Lane Salford M6 8HD	Tillie Baker Lindsay McCluskie* Rob Jackson	
19/74587/FUL University of Salford Crescent Salford M5 4WT	Matthew Taylor Charlotte France Peter Denty	
20/74637/FUL 55 Queen Street Blackfriars Salford M3 7DQ	Kelly Paddick Euan Kelly John Crellin Simon Ismail* Alex Farmer Miz Herrera	

11:15am

APPLICATION REF.	IN FAVOUR	OBJECTING	WARD COUNCILLOR
19/73741/FUL Brindley Arms Whittle Street Worsley M28 2WY	David Bitan* Plamena Yotova	Mrs Morris Ms Francine Morris* Ms McKeown*	Councillor Ryan* Councillor Bellamy*
19/74465/HYBEIA Land Bound By Greengate, Collier Street, Queen And King Street And Gravel Lane M3 7BN	Ellen Sanderson-Clark Hannah Shine John Cooper*	Bob Stevenson* Greg Dixon* Rita Tucker* Claire Pilling	
19/74462/FUL Former Salford City Council Offices Astley Road Irlam M44 5LL			

* Indicates those who made representations to the Panel.