

Planning & Transportation Regulatory Panel

19th March 2020

Meeting commenced: 9.30 a.m.
“ ended: 11:45 a.m.

Present: Councillor Mashiter - in the Chair

Councillors Antrobus, Burch, Linden and McCusker

Please note that a list of persons in attendance in respect of the matters recorded under Minute 88 is included at Appendix A.

85. 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 Cammell, Clarke, Dawson, Dickman, K. Garrido, Morris, Nelson, N. Reynolds, Sharpe and Walker.

86. Declarations of Interest

There were no declarations of interest.

87. Minutes of Proceedings

RESOLVED: THAT the minutes of the meeting held on 5th March 2020 be agreed as a correct record.

88. 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, as indicated below –

Application Number/ Applicant	Site	Development	Decision
*20/74649/FUL Mr Terry McBride	Land To The East Of Arrow Street Salford	Erection of a 3-storey extra care facility (C2 use), consisting of 70 no. assisted extra care units for the elderly in a mix of 1 and 2 bed apartments (all affordable units) with ancillary residents facilities, private amenity space, new open space, hard and soft landscaping, new vehicular	Granted, subject to the addition of a condition requiring the submission of a scheme with regard to the design of the public footpath proposed to the south of the site, the design of which should include input from local residents, with the authority to discharge the

		access from Arrow Street, car and cycle parking and associated works.	condition being delegated to the Assistant Director Planning & Housing in consultation with the Chair of the Panel.
*19/74411/HYBEIA FREP3 (Salford) Ltd	Land At Waterfront Quay The Quays Salford	Hybrid planning application for demolition of existing buildings and road bridge on the site and comprehensive redevelopment comprising of: (a) Full planning permission for 491 dwellings; 2,296 sq m of A1, A2, A3, A4, A5, B1, D1 and D2 uses; a hotel (use class C1); multi-storey car park with play park, climbing wall and bouldering area, harbour lido, public realm and landscaping, floating gardens, realigned access road and internal cycle and pedestrian links, two new bridges; and other associated works, and, (b) Outline planning permission with all matters reserved except for access, for up to 1004 dwellings, 920 sqm of A1, A2, A3, A4, A5, B1, D1 and D2 uses, a hotel (use class C1), public realm and landscaping, and other associated works. (EIA development, accompanied by Environmental Statement)	Please see Minute 89 below

89. 19/74411/HYBEIA - Land At Waterfront Quay, The Quays, Salford - Hybrid planning application for demolition of existing buildings and road bridge on the site and comprehensive redevelopment comprising of: (a) Full planning permission for 491 dwellings; 2,296 sqm of A1, A2, A3, A4, A5, B1, D1 and D2 uses; a hotel (use class C1); multi-storey car park with play park, climbing wall and bouldering area, harbour lido, public realm and landscaping, floating gardens, realigned access road and internal cycle and pedestrian links, two new bridges; and other associated works, and (b) Outline planning permission with all matters reserved except for access, for up to 1004 dwellings, 920 sqm of A1, A2, A3, A4, A5, B1, D1 and D2 uses, a hotel (use class C1), public realm and landscaping, 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 report, (b) condition 19 (Biodiversity) being amended to include details of how the habitat for fish within the basin is to be safeguarded in order that fish stocks are maintained, (b) the authority to discharge conditions 12 (Materials), 18 (Landscaping) and 19 (Biodiversity) 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:
- Provision of the eastern arrival square prior to the first occupation of any plot or building within the Uplands Quarter;
 - Construction of a public Pocket Park (future proof garden) prior to the first occupation of Acala Block 3;
 - Provision of a plan for the long-term management and maintenance of the Pocket Park (future proof garden) and Play Park;
 - The Barbados roof-top Play Park (B1) to be made available for public use at all times within an agreed set of opening hours;
 - All other highways, footways and squares within the site to be made available to the public at all times;
 - A financial contribution of £850,000 towards the provision of off-site affordable housing;
 - Financial contribution of £800,000 towards upgrading Salford Quays Metrolink stop and access to the platform;
 - Financial contribution of £350,000 to deliver improvements to the junction of Waterfront Quay and The Quays;
 - Financial contribution of £7,000 towards the introduction of a Traffic Regulation Order that provides a Residents only Parking scheme for Merchants Quay;
 - Financial contribution of £10,000 to enable the LHA to conduct a review of existing on-street parking facilities in the vicinity of the site, post implementation of the development, and implementation of a scheme of remedial measures to prevent overspill parking, if identified;
 - Financial contribution of £62,500 to fund the issuing of resident's permits to up to 250 dwellings for a period of five years;
 - Reasonable endeavours shall be used to employ Studio Egret West as the lead architect throughout the detailed design and construction period for the Barbados and Pima Quarters and the public realm. Should Studio Egret West not be appointed or continue to be appointed, reasonable endeavours shall be used to appoint replacement architect of similar calibre and reputation, with the authority to approve the replacement architect being delegated to the Assistant Director Planning & Housing in consultation with the Chair of the Panel; and
 - A reappraisal mechanism to secure an increase in the level of financial 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. Any monies secured following the reappraisal to be directed towards the delivery of off-site affordable housing.
- (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.

90. 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 February and March 2020 and were not, therefore, for consideration by the Panel.

RESOLVED: THAT the content of the report be noted.

91. Urgent Business

▪ Amendment to Current Decision-Making Arrangements

The Assistant Director Planning & Housing made reference to the current circumstances in relation to the Coronavirus (COVID-19) pandemic and the need for current decision-making arrangements to be amended to provide for the possibility that a future scheduled meeting of the Panel could be inquorate, with a view to enabling planning applications to be determined by the Strategic Director for Place in consultation with the Chair of the Panel where necessary.

It was reported that the option of holding remote meetings of the Panel was in the process of being explored, in respect of which Panel Members would be kept up to date with progress.

Discussion took place regarding the importance of any proposed amended arrangements providing the opportunity for input from all Panel Members, and for representations to be made to the Panel by those objecting to / supporting the applications to be determined.

RESOLVED: THAT, in the event that a scheduled meeting of the Planning & Transportation Regulatory Panel is inquorate, the functions of that Panel shall be delegated to the Strategic Director for Place, where such delegation is permissible by law and the functions concerned are not already delegated to an officer, to the extent necessary for the Strategic Director for Place to, in consultation with the Chair of the Panel, complete the business set out on the agenda for that meeting.

Appendix A
 Planning & Transportation Regulatory Panel – 19th March 2020
 List of Attendees in respect of Applications for Planning Permission (Minute 88)

Application Reference	In Favour	Objecting
20/74649/FUL Land To The East Of Arrow Street Salford	Philip Summers* Julian Austin Terry McBride	Craig Bishop*
19/74411/HYBEIA Land At Waterfront Quay The Quays Salford	Elliot Buzzing Hannah Puttomen Nathan Matta David West (video representation) *	Pamela Nugent Colin Wood* Graham Harrison Hayley Oliff Nick Oliff* Julia Horlov* John Grant*

* Indicates those who made representations to the Panel.