

**Report of the Strategic Director for Place**

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**To the Planning & Transportation Regulatory Panel  
On 2<sup>nd</sup> July 2020**

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**TITLE: Planning Appeals**

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**RECOMMENDATIONS: That the report be noted.**

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**EXECUTIVE SUMMARY: To set out details of appeals received.**

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**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](mailto:planning.contact@salford.gov.uk)

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**KEY DECISION: NO**

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**DETAILS: Please refer to the attached schedule.**

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**KEY COUNCIL POLICIES: Performance Management**

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**EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS: N/A**

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**ASSESSMENT OF RISK: N/A**

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**LEGAL IMPLICATIONS Supplied by: N/A**

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**FINANCIAL IMPLICATIONS Supplied by: N/A**

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**PROCUREMENT IMPLICATIONS Supplied by: N/A**

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**HR IMPLICATIONS Supplied by: N/A**

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**CLIMATE CHANGE IMPLICATIONS Supplied by: N/A**

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**OTHER DIRECTORATES CONSULTED: N/A**

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**CONTACT OFFICER: Liz Taylor                      TEL NO: 0161 779 4803**

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**WARDS TO WHICH REPORT RELATES: As specified in the attached schedule.**

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**Planning and Transportation Regulatory Panel**  
**Report of New Planning and Enforcement Appeals Received**

APPLICATION No: **19/73940/HH**

APPLICATION  
DECISION LEVEL: **Delegated to Officer**

OFFICER  
RECOMMEND'N: **Refuse**

APPEAL SITE: **110 Nevile Road Salford M7 3PL**

PROPOSAL: **Retention of fence and gates exceeding 1m in height**

WARD: **Kersal**

APPELLANT: **Yonathan Kahn**

DATE RECEIVED: **15 June 2020**

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**Appeal against refusal of planning application.**

Reasons for refusal;

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

The fence does not respect the physical context or the character of the local area due to its siting, scale, proportions and materials, and is harmful to the street scene and amenity of the local area contrary to Policies DES1 of the Salford Unitary Development Plan and the National Planning Policy Framework.