

Planning & Transportation Regulatory Panel

18th June 2020

Meeting commenced: 9:30 a.m.

“ adjourned: 11.25 a.m.

“ reconvened: 11:40 a.m.

“ ended: 12:40 p.m.

Present: Councillor Mashiter - in the Chair

Councillors Antrobus, Dawson, K. Garrido, McCusker, Morris, N. Reynolds and Sharpe

Councillor Burch during consideration of all items with the exception of application reference 19/73747/FUL (6 Bindloss Avenue, Eccles M30 0DU).

Councillor Nelson during consideration of all items with the exception of application reference 19/74466/FUL (Moat Hall Sports Centre, Eccles Arlfc, Hallsworth Road, Eccles M30 7LS).

Councillor Walker during consideration of all items with the exception of application references 19/73747/FUL (6 Bindloss Avenue, Eccles M30 0DU) and 20/74960/FUL (Site to the West of Kenyon Way (and South of the Worsley Trading Estate), Little Hulton M38 0EP).

Please note that a list of registered speakers who made representations to the Panel in respect of the matters recorded under Minute 109 is included at Appendix A.

106. Apologies for Absence and Attendance Roll Call

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

A roll call was undertaken to confirm the Panel Members in attendance. Apologies for absence were submitted on behalf of Councillors Clarke, Dickman and Linden.

107. Declarations of Interest

Councillor Antrobus declared an interest in respect of application reference 20/74960/FUL (Site to the West of Kenyon Way (and South of the Worsley Trading Estate), Little Hulton M38 0EP). He indicated that although he did not have a financial or prejudicial interest, he had been so heavily involved with the project that it was likely that he had pre-determined the application in his own mind. He left the meeting prior to the Panel's consideration of the item and took no part in the Panel's deliberations or voting on the application.

108. Minutes of Previous Meeting

RESOLVED: THAT the minutes of the meeting held on 4th June 2020 be agreed as a correct record.

109. 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
19/73747/FUL Mr James Anderson	6 Bindloss Avenue Eccles M30 0DU	The erection of a three-storey apartment block containing 3x 3 bed apartments and 9x 2 bed apartments, together with landscaping, cycle store and refuse store.	Please see Minute 110 below.
*19/74466/FUL Mrs Jackie Ashley	Moat Hall Sports Centre Eccles Arlfc Hallsworth Road Eccles M30 7LS	Erection of new club house together with associated parking and landscaping.	Granted, subject to the addition of (a) land contamination conditions (Phase 2 Site Investigation, Remediation Strategy and Verification Report,) (b) an informative advising the applicant to discuss the access off Barton Hall Avenue with the area community committee through the Neighbourhood Manager and Ward Councillors, and (c) an informative requesting that the applicant, as part of condition 4 (Landscaping), explore the feasibility of installing a tree line buffer along the eastern edge of the site.
20/74960/FUL Mr Michael Hemingway	Site to the West of Kenyon Way (and South of the Worsley Trading Estate) L Little Hulton M38 0EP	Proposed development of a 1.9 MWp solar farm comprising ground-mounted Solar PV Array and all associated works and necessary infrastructure.	Granted, subject to the authority to discharge conditions 4 and 5 (Landscaping) being delegated to the Associate Director of Planning and Building Control in consultation with the Chair of the Panel.

110. 19/73747/FUL - 6 Bindloss Avenue, Eccles M30 0DU – The erection of a three-storey apartment block containing 3x 3 bed apartments and 9x 2 bed apartments, together with landscaping, cycle store and refuse store

RESOLVED: THAT planning permission be granted, subject to (a) the planning conditions listed in the report, and (b) the addition of a condition requiring details of the bin store to be submitted for approval, and that:

- (i) The City Solicitor be authorised to enter into a legal obligation under Section 106 of the Town and Country Planning Act 1990 to secure the following heads of terms:
 - A financial contribution of £21,450 towards public realm improvements; and
 - £46,098 towards open space improvements

- (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 obligation;
- (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 obligation.

111. 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 May and June 2020 and were not, therefore, for consideration by the Panel.

RESOLVED: THAT the content of the report be noted.

112. Planning Appeals

The Strategic Director Place submitted a report which set out details of appeals that had recently been received.

RESOLVED: THAT the content of the report be noted.

113. Forthcoming Retirement of Chris Findley, Assistant Director for Planning & Housing

The Chair made reference to the forthcoming retirement of Chris Findley, Assistant Director for Planning & Housing, after having worked at the Council for 26 years. He thanked Chris for the dedication he had shown to the city, the support he had provided to the Panel and the contributions he had made in helping Salford to become a destination rather than a declining city.

Councillor Antrobus expressed his thanks and appreciation to Chris, on behalf of the panel, for the valuable advice and guidance that he had provided over the years and wished him well for the future.

Councillors K. Garrido, Nelson and Burch echoed the sentiments that had been expressed, thanking Chris for the work he had undertaken along with the help and support that he had provided both to Members and to the community, and indicating that he would be greatly missed.

Chris stated that Salford had been a great place to work over the last 26 years, referring to the commitment of Members and to the care that people who live and work in Salford have for the city. He thanked Members for their work over the years, making reference to difficult decisions that the panel were required to take. He referred to the virtual meetings that were now operating and congratulated Members and officers on how quickly they had adapted to the new arrangements in response to the current circumstances. He thanked Members for their kind words and wished everybody all the best for the future.

Appendix A
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 Registered Speakers in respect of Applications for Planning Permission (Minute 109)

Application Reference & Address	Objecting	Applicant
19/73747/FUL 6 Bindloss Avenue Eccles M30 0DU		Jonathan Yates
19/74466/FUL Moat Hall Sports Centre Eccles Arlfc Hallsworth Road Eccles M30 7LS	Alicia Odowd Thomas Green Mary Ann Byrne	Jackie Ashley Chris Irwin
20/74960/FUL Site to the West of Kenyon Way (and South of the Worsley Trading Estate) Little Hulton M38 0EP		Tom McKnight