

REPORT OF The Strategic Director for Place

TO The Planning & Transportation Regulatory Panel

ON 29th July 2021

TITLE: Planning Applications and related Development Control Issues

RECOMMENDATIONS: As indicated in respect of each application.

EXECUTIVE SUMMARY: This report sets out details of the planning applications for determination at this meeting.

Ward Members may make representations to the Panel on the items listed in this report.

BACKGROUND DOCUMENTS:

PLANNING AND TRANSPORTATION REGULATORY PANEL

THE LOCAL GOVERNMENT ACT 1972-SECTIONS 100A-100K

LIST OF BACKGROUND PAPERS

The “Background Papers” relating to all reports on planning applications appearing in this report are: -

1. The appropriate ‘case file’ for each planning application on the agenda which is available on [the council’s website](#).

The contents of the file include the following documents:

- (a) The submitted planning application (forms, plans and supporting documents and Information)
 - (b) Correspondence with statutory and other consultees;
 - (c) Letters and other documents from interested parties (available on request).
2. Any previous planning applications and subsequent decision notices (if issued referred to in each planning application report on this agenda).
 3. Any tree preservation order referred to in each planning application report on the agenda.
 4. Any conservation area plan referred to in each planning application report on the agenda.

5. Papers specifically listed under a heading “Other Background Papers” in any planning report on the agenda.

Although background papers are normally available for inspection at the Civic Centre, Chorley Road, Swinton, due to restrictions and Government guidance relating to the Coronavirus, they are only available online at this time. If you wish to inspect letters submitted by interested parties please email planning.contact@salford.gov.uk.

Publications

In considering planning applications or legal action, the City Council has regard to a wide range of published documents, although not ‘Background Papers’ for the purposes of the Local Government Act 1972 – Sections 100A-100K, are nevertheless important to the consideration of these matters.

The Government in particular has published a large amount of guidance and Statutory Instruments in addition to the primary legislation and these are available online.

The following Local Authority publications are available on the [Council’s web site](#) –

- Design and Crime – SPD
- Trees and Development – SPD
- House Extensions – SPD
- Salford Green Space Strategy – SPD
- Nature Conservation & Biodiversity – SPD
- Lower Broughton Design Code – SPD
- Ellesmere Park – SPD
- Hot Food Take Aways - SPD
- Telecommunications - SPD
- Planning Obligations - SPD
- Sustainable Design and Construction SPD
- Design SPD

The following Planning Guidance documents have been adopted by the City Council:

- The Exchange, Greengate
- Mediacity:uk & Quays Point
- Housing Planning Guidance
- Claremont and Weaste Neighbourhood Plan
- Salford City Council - UDP Policy E5: Development in Established Employment Areas
- Flood Risk and Development Planning Guidance
- Salford central
- Irwell City Park
- Ordsall Riverside
- Pendleton Planning Guidance

Amendments/Additional Information received after the completion of this series of reports

Any amendment/additional information, such as amendments to planning applications, additional information from applicants or consultees, representations from interested parties, etc., received AFTER the preparation of this series of reports will be reported at the Panel meeting together with any changes to my recommendation.

KEY DECISION: NO

DETAILS: See attached application reports.

KEY COUNCIL POLICIES: See background papers above.

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS: N/A

ASSESSMENT OF RISK: N/A

LEGAL IMPLICATIONS Supplied by: N/A

FINANCIAL IMPLICATIONS Supplied by: N/A

PROCUREMENT IMPLICATIONS Supplied by: N/A

HR IMPLICATIONS Supplied by: N/A

CLIMATE CHANGE IMPLICATIONS Supplied by: N/A

OTHER DIRECTORATES CONSULTED: N/A

CONTACT OFFICERS:	TEL NO:
Anthony Stephenson	0161 604 7778
James Ketley	0161 779 4832

WARDS TO WHICH REPORT RELATES: As detailed within each application report.

PLANNING & TRANSPORTATION REGULATORY PANEL

Set out below are details of the applications that will be considered by the Planning and Transportation Regulatory Panel at their meeting. Some of these applications may be subject to a s.106 legal agreement (planning obligation). Where this is the case it will be stated next to the recommendation using the code 'S106' as detailed in the list of codes below.

Ward Members may make representations to the Panel on all items below including those with an associated s.106 legal agreement.

INDEX REPORT

(Please refer to Agenda Front Sheet for Page Numbers)

DATE: 29.07.2021

RECOMMENDATION

PER	=	Approve
AUTH	=	Consent
REF	=	Refuse
FUL	=	Full application
ADV	=	Advert Application
OUT	=	Outline Application
HH	=	Householder Application
REM	=	Reserved Matters
COU	=	Change of use
LBC	=	Listed Building Consent
CON	=	Conservation Area Consent
S106	=	Subject to a S106 Obligation

Broughton

21/76964/FUL RECOMMENDATION: APPROVE

TIME OF MEETING: **09:30am**

PROPOSAL: Demolition of existing buildings and the erection of a new Lidl foodstore (Class E) with associated car parking and landscaping.

LOCATION: Mocha Parade
Salford
M7 1QE

APPLICANT: Lidl Great Britain Limited

Blackfriars & Trinity

21/77363/FUL

RECOMMENDATION: APPROVE

TIME OF MEETING: **09:30am**

PROPOSAL: Erection of a a 5 storey extension to the south west and a 2 storey extension to the north east of the of the existing steel portal frame building to provide new and enhanced facilities for the Church (Use Class F.1), together with the construction of a multi-storey (7 storeys) car park with associated access and landscaping.

LOCATION: !Audacious Church,
Trinity Way,
Salford,
M2 7BD

APPLICANT: Mr Mark Steele

Barton & Winton

20/76662/FUL

RECOMMENDATION: APPROVE

TIME OF MEETING: **09:30am**

PROPOSAL: Demolition of the former Salford City Roosters Rugby League Clubhouse and erection of 48 dwellings (social housing), consisting of 18 houses and 30 apartments with associated landscaping and access arrangements.

LOCATION: Moat Hall Sports Centre Eccles Arlfc
Hallsworth Road
Eccles
M30 7LS

APPLICANT: ForViva ForViva

Barton & Winton

20/75811/FUL

RECOMMENDATION: APPROVE

TIME OF MEETING: **09:30am**

PROPOSAL: Demolition of The Unicorn and erection of 16 new dwellings with modification to existing accesses.

LOCATION: The Unicorn
539 Liverpool Road
Eccles
M30 7BY

APPLICANT: Wellington Pub Company

Barton & Winton

20/75512/FUL

RECOMMENDATION: APPROVE

TIME OF MEETING: **11:30am**

PROPOSAL: Erection of 8no. dwellings following demolition of the former pavilion, together with relocation of the access from Edison Road and associated parking and landscaping.

LOCATION: Plot Of Land To The Rear Of 40-48 Peel Green Road Eccles
Peel Green Road
Eccles
M30 7AY

APPLICANT: Punch Partnerships (PML) Limited

Barton & Winton

21/77687/COU

RECOMMENDATION: APPROVE

TIME OF MEETING: **11:30am**

PROPOSAL: Change of use from C3 Dwelling to a 5 bedroom HMO (C4)

LOCATION: 131 Barton Lane
Eccles
M30 0FR

APPLICANT: Jo Graham

Weaste And Seedley

21/77566/FUL

RECOMMENDATION: APPROVE

TIME OF MEETING: **11:30am**

PROPOSAL: Change of use from C3 dwelling to C4 5 Bed, 5 person HMO, with single storey rear extension with flat roof over

LOCATION: 40 Kennedy Road
Salford
M5 5FT

APPLICANT: Harry Lewis