

## Planning & Transportation Regulatory Panel

Thursday 15<sup>th</sup> July 2021, held at 100 Embankment, Cathedral Approach, Salford.

Meeting commenced: 9:38 am

Meeting adjourned: 11:00 am

Meeting re-commenced: 11:20 am

Meeting ended: 12:45 pm

**Present:** Councillor Mashiter - in the Chair

Councillors Burch, Clarke, Cusack, Dawson, K. Garrido, Linden, McCusker, N. Reynolds, Taylor, Tresadern and Warmisham.

Councillor Hamilton during consideration of all applications, with the exception of application 5g - 21/77256/FUL (28 Ellesmere Street, Swinton M27 0LA).

A list of registered speakers who made representations to the Panel in respect of the applications considered under Minute 5 is included at Appendix A.

### 1. 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 Dickman and Morris.

### 2. The Panel is asked to consider whether it agrees to the inclusion of the items listed in Parts 1 and 2 of the agenda

RESOLVED: THAT it be noted that the Panel agreed to the inclusion of the items listed.

### 3. Declarations of Interest

Councillor N. Reynolds declared an interest with regard to application 5g – 21/77256/FUL (28 Ellesmere Street, Swinton M27 0LA) as his wife, Councillor G. Reynolds would be addressing the Panel in objection to the application in her role as Ward Councillor. He left the room prior to the Panel's consideration of the item and took no part in the panel's deliberations or voting on the application.

With regard to Item 6 on the agenda, 'Planning applications determined under delegated authority,' which included two applications in respect of the University of Salford (pages 138 and 142 of the public reports pack), it was noted that Councillor Cusack is a member of The Council of the University of Salford.

### 4. To approve as a correct record the minutes of the meetings held on 27 May and 3 June 2021

The minutes of the above meetings were approved as correct records.

### 5. Planning applications and related development control issues

#### Applications for Planning Permission

Full details of the matters referred to in this Minute are contained in the report of the Strategic Director for Place (Main Report), as amended in the case of applications marked \* in the Amendment Report.

RESOLVED: 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 –

<b>Application Number/ Applicant</b>	<b>Site</b>	<b>Development</b>	<b>Decision</b>
5a - 21/77080/FUL Mr Majid Maqbool	Patricroft Park Pavillion Edison Road Eccles M30 7AQ	Installation of 1no. Air Source Heat Pump unit located off the north east rear external wall	Granted
5b - 21/77087/FUL Mr Majid Maqbool	Guild Hall Community Centre Guild Avenue Worsley M28 3AS	Installation of 2 Air source heat pumps to be located off the rear (south) elevation	Granted
5c - 21/77084/FUL Mr Majid Maqbool	Blackleach Country Park St John Street Worsley M28 3TD	Installation of 3no. Air Source Heat Pumps to be located off the north rear elevation external wall.	Granted
5d - 21/77369/COU Athora UK Re Log Property 13 Limited	Neovia Logistics Services Uk Ltd Frank Perkins Way Irlam M44 5PP	Change of use from Class B8 (storage and distribution) to Class B2 (general industry)	Granted
* 5e - 21/77382/REM Mr Simon Ismail	Former Castle Irwell Student Village Cromwell Road Salford M6 6DB	Details of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 18/71890/OUTEIA for Phase Two of the development comprising of 106 residential dwellings (Use Class C3) with landscaping, car parking, and other associated works	Granted, subject to the addition of an informative drawing the applicant's attention to the requirement for the development to be constructed in accordance with the Construction Management Plan approved under application 20/75055/DISCON.  It was agreed that arrangements would be made for the Panel to be provided with a briefing regarding the vision for the future phases of this site (including whether the need for a school will remain due to the reduction in the number of family homes that would be provided).

<p>5f - 21/77604/FUL</p> <p>Ms Sally Hargreaves</p>	<p>Land At Hazelhall Close Off Hazelhurst Road Worsley M28 2SE</p>	<p>Erection of a pair of semi-detached dwellings (re-submission of planning application 20/76695/FUL)</p>	<p>Granted, subject to the addition of the following condition – ‘Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order with or without modification), no development of the type described within Part 1, Classes B or C of Schedule 2 of that Order shall be undertaken without the prior grant of planning permission by the Local Planning Authority.’</p> <p>Reason: To prevent development which could harm neighbouring amenity, in accordance with policies DES1 and DES7 of the City of Salford Unitary Development Plan.</p>
<p>5g - 21/77256/FUL</p> <p>Mr Dean Parata</p>	<p>28 Ellesmere Street Swinton M27 0LA</p>	<p>Change of use of 3-bed dwelling to a 7-bed house in multiple occupancy (HMO) (sui generis) together with changes to elevations</p>	<p>Refused, contrary to the officer recommendation, by a unanimous vote, on the grounds that the proposed development, by reason of its internal layout and internal design, represents an overdevelopment of the host property that would create a poor level of amenity for future residents. The rear yard area is considered to be of insufficient size to accommodate all of the required refuse bins, cycle storage, other paraphernalia and function as an amenity space, which could lead to overspill beyond the private rear yard, to the detriment of the streetscene and the character of the immediate neighbourhood. Consequently, the development is considered to be contrary to Policies DES1 and DES7 of the City of Salford Unitary</p>

			Development Plan and Policy H10 of the Publication Salford Local Plan.
5h - 21/77504/FUL Mish Liyanage	11 Keswick Grove Salford M6 5LR	Change of use from C3 dwelling to 4 bed, 4 person HMO C4, erection of a single storey rear extension and alterations to elevations	<p>Refused, contrary to the officer recommendation, by a vote of 11 for, 0 against and 2 abstentions, on the grounds that the proposed development would result in an overconcentration of HMOs in the neighbourhood, which would have an unacceptable impact on the positive residential character of the area, by reason of noise and disturbance; on-street car parking; and population turnover levels, which could reduce community stability, contrary to Policy H1 of the Adopted Unitary Development Plan and Policy H10 of the Publication Salford Local Plan.</p> <p>The Panel requested that, should the refusal be appealed, officers recommend an additional condition to the Inspector restricting rooms to single occupancy.</p>

## 6. Planning Applications determined under Delegated Authority

The Strategic Director for Place submitted a report containing details of planning applications that he had determined under delegated authority during May, June and July 2021 and were not, therefore, for consideration by the Panel.

RESOLVED: THAT the content of the report be noted.

## 7. Planning Appeals

The Strategic Director for Place submitted a report setting out details of appeals that had recently been determined.

RESOLVED: THAT the content of the report be noted.

Appendix A

Planning & Transportation Regulatory Panel – 15<sup>th</sup> July 2021  
Registered Speakers in attendance regarding Applications for Planning Permission (Minute 5)

<b>Application Reference &amp; Address</b>	<b>Objecting</b>	<b>Applicant/Agent/ Supporting</b>	<b>MP/Ward Councillor</b>
<b>5a - 21/77080/FUL</b> Patricroft Park Pavilion, Edison Road, Eccles M30 7AQ		Majid Maqbool	
<b>5b - 21/77087/FUL</b> Guild Hall Community Centre, Guild Avenue, Worsley M28 3AS		Majid Maqbool	
<b>5c - 21/77084/FUL</b> Blackleach Country Park, St John Street, Worsley M28 3TD		Majid Maqbool	
<b>5d - 21/77369/COU</b> Neovia Logistics Services Uk Ltd, Frank Perkins Way, Irlam M44 5PP			
<b>5e - 21/77382/REM</b> Former Castle Irwell Student Village, Cromwell Road, Salford M6 6DB		Kelly Paddick	
<b>5f - 21/77604/FUL</b> Land At Hazelhall Close, off Hazelhurst Road, Worsley M28 2SE		Ralph Taylor Sally Hargreaves	
5g – 21/77256/FUL 28 Ellesmere Street, Swinton M27 0LA			Councillor G. Reynolds
5h - 21/77504/FUL 11 Keswick Grove, Salford M6 5LR			