

Planning & Transportation Regulatory Panel

Thursday 29th July 2021, held at 100 Embankment, Cathedral Approach, Salford.

Meeting commenced: 9:30am

Meeting adjourned: 11:20am

Meeting re-commenced: 11:35am

Meeting ended: 1:10pm

Present: Councillor Mashiter - in the Chair

Councillors Burch, Cusack, Dawson, Hamilton, McCusker, N. Reynolds, Taylor and Warmisham.

A list of registered speakers who attended the meeting 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 Clarke, Dickman, K. Garrido, Linden and Tresadern.

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 Burch declared an interest with regard to application 5b - 21/77363/FUL (!Audacious Church, Trinity Way, Salford M2 7BD) due to her being a member of the congregation. She 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.

Councillor Hamilton indicated her intention to address the panel in her role as ward councillor with regard to application 5b - 21/77363/FUL (!Audacious Church, Trinity Way, Salford M2 7BD). After making her representations, Councillor Hamilton left the room during the panel's deliberations and voting on the application.

With regard to Item 6 on the agenda, 'Planning applications determined under delegated authority,' which included an application in respect of the University of Salford (page 183 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 the minutes of the meeting held on 15 July 2021

The minutes of the above meeting were approved as a correct record.

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 –

Application Number/ Applicant	Site	Development	Decision
* 5a - 21/76964/FUL Lidl Great Britain Limited	Mocha Parade Salford M7 1QE	Demolition of existing buildings and the erection of a new Lidl foodstore (Class E) with associated car parking and landscaping.	Granted, subject to details of the Flood Evacuation Plan being submitted for agreement to the Assistant Director Technical Services in consultation with the Chair of the panel, with approval of the associated condition being delegated to the above-mentioned officer in consultation with the Chair of the panel.
* 5b – 21/77363/FUL Mr Mark Steele	!Audacious Church, Trinity Way, Salford, M2 7BD	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.	Granted, subject to the authority to discharge condition 3 (Materials) being delegated to the Assistant Director Technical Services in consultation with the Chair of the panel. It was agreed that liaison would take place with Mr Allen, who made representations to the panel in objection to the application, in order that his concerns regarding noise from generators could be investigated.
* 5c - 20/76662/FUL ForViva	Moat Hall Sports Centre Eccles ARLFC Hallsworth Road Eccles M30 7LS	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.	Granted, subject to the addition of a condition to secure the submission of a desk-based archaeological assessment. It was noted that the applicant indicated that they would be willing to work with the Local Planning Authority in respect of the above matter.
* 5d - 20/75811/FUL Wellington Pub Company	The Unicorn 539 Liverpool Road Eccles M30 7BY	Demolition of The Unicorn and erection of 16 new dwellings with modification to existing accesses.	Please refer to Minute 6 below.

* 5e - 20/75512/FUL Punch Partnerships (PML) Limited	Plot of Land to the Rear Of 40-48 Peel Green Road Eccles M30 7AY	Erection of 8no. dwellings following demolition of the former pavilion, together with relocation of the access from Edison Road and associated parking and landscaping.	Please refer to Minute 7 below.
* 5f - 21/77687/COU Jo Graham	131 Barton Lane Eccles M30 0FR	Change of use from C3 Dwelling to a 5-bedroom HMO (C4)	Granted
5g - 21/77566/FUL Harry Lewis	40 Kennedy Road Salford M5 5FT	Change of use from C3 dwelling to C4 5 Bed, 5 person HMO, with single storey rear extension with flat roof over	Deferred in order to enable officers to investigate further the concentration of HMOs in the surrounding area.

6. Application 5d - 20/75811/FUL - The Unicorn, 539 Liverpool Road, Eccles M30 7BY – Demolition of The Unicorn and erection of 16 new dwellings with modification to existing accesses

RESOLVED: THAT planning permission be granted, subject to (a) the planning conditions set out in the report, and (b) the existing informative 10 (Programme of Record) being updated to request the developer to consider reusing any features of historic interest found within the existing building as part of the approved development, 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 contribution of £73, 698 would be directed towards open space (Patricroft Recreation Ground and/or Port Salford Greenway) and education facilities; and
 - A clawback mechanism with any recovered monies being directed towards the previously identified projects (open space and education facilities).
- (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 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.

7. Application 5e - 20/75512/FUL – Plot of Land to the Rear Of 40-48 Peel Green Road, Eccles M30 7AY – Erection of 8no. dwellings following demolition of the former pavilion, together with relocation of the access from Edison Road and associated parking and landscaping

RESOLVED: THAT planning permission be granted, subject to the planning conditions listed in the reports, 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:
 - £150,000 towards the provision of open space and recreation improvements at Patricroft Recreation Ground; and/or Eccles Recreation Ground; and/or Winton Park.
- (ii) The applicant be informed that the Council is minded to grant planning permission, subject to the conditions stated in the reports, on completion of such 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 reports) on completion of the above-mentioned legal obligation.

8. 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 July 2021 and were not, therefore, for consideration by the Panel.

RESOLVED: THAT the content of the report be noted.

9. 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.

10. Enforcement Report (1 April to 30 June 2021)

The Strategic Director for Place submitted a report detailing enforcement activity between 1 April and 30 June 2021. The report analysed current enforcement data in relation to complaints received and complaints closed for the quarter, complaints received and complaints outstanding by ward, and prioritisation of complaints.

RESOLVED: THAT the report be noted with thanks for the officers involved for the work that had been undertaken.

Appendix A

Planning & Transportation Regulatory Panel – 29th July 2021
Speakers regarding Applications for Planning Permission (Minute 5)

Application Reference & Address	Objecting	Applicant/Agent/ Supporting	MP/Ward Councillor
5a - 21/76964/FUL Mocha Parade Salford M7 1QE		Jonathan Harper	
5b – 21/77363/FUL !Audacious Church, Trinity Way, Salford, M2 7BD	Joseph Allen	Mark Steele	Councillor Hamilton
5c - 20/76662/FUL Moat Hall Sports Centre Eccles ARLFC Hallsworth Road Eccles M30 7LS		Tom Kelly	
5d - 20/75811/FUL The Unicorn 539 Liverpool Road Eccles M30 7BY		James Sturgess	
5e - 20/75512/FUL Plot of Land to the Rear Of 40-48 Peel Green Road Eccles M30 7AY	Paul McKenzie	Lauren Parsons	Councillor Mullen
5f - 21/77687/COU 131 Barton Lane Eccles M30 0FR		Jo Graham	
5g - 21/77566/FUL 40 Kennedy Road Salford M5 5FT	Philip Hall		Councillor Wade