

REPORT OF The Strategic Director for Place

TO The Planning & Transportation Regulatory Panel

ON 16th March 2023

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 all of the items which 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 indicated 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

DATE: 16.03.2023

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

Eccles

22/80306/HH RECOMMENDATION: APPROVE

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

PROPOSAL: Demolition of existing rear conservatory. Proposed garage conversion into habitable living, single storey front porch extension, first floor rear extension, single storey rear extension, raised roof ridge height and loft conversion with rear dormer. Proposed 1m high boundary fence/ wall to front and 2m high fence side of the property.

LOCATION: 64 Half Edge Lane
Eccles
Salford M30 9BA

APPLICANT: Mr Ben Walsh

Broughton

22/80629/HH

RECOMMENDATION: REFUSE

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

PROPOSAL: Erection of two storey side extension and single storey rear extension

LOCATION: 50 Wellington Street West
Salford
M7 2FH

APPLICANT: H Grosz

Weaste And Seedley

22/81030/COU

RECOMMENDATION: APPROVE

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

PROPOSAL: Conversion of residential dwelling (Use Class C3) into a four bedroom HMO (Use Class C4).

LOCATION: 22 Goulden Street
Salford
M6 5PY

APPLICANT: Lakhel

Swinton And Wardley

22/79410/FUL

RECOMMENDATION: APPROVE

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

PROPOSAL: The erection of 18no houses with associated landscaping and parking on vacant land off Mossfield Road.

LOCATION: Land Off Mossfield Road
Pendlebury
Swinton

APPLICANT: Mandi Lamb
