

PLANNING AND TRANSPORTATION REGULATORY PANEL

14th June, 2012

Meeting commenced: 9.30 a.m.
“ adjourned: 11.30 a.m.
“ reconvened: 11.40 a.m.
“ ended: 1.25 p.m.

PRESENT: Councillor Mashiter - in the Chair
Councillors Antrobus, E. Burgoyne, Clague, Critchley, K. Garrido, Kean, McIntyre, J. Murphy, Ord, Potter, Pugh, G. Wilson and R. Wilson

Please note that a list of persons in attendance with regard to the planning applications considered is attached at Appendix A

11. APOLOGY FOR ABSENCE

An apology for absence was submitted on behalf of Mr. Jim Wheelton.

12. DECLARATIONS OF INTEREST

There were no declarations of interest.

13. MINUTES OF PROCEEDINGS

RESOLVED: THAT the minutes of the meeting of the Planning and Transportation Regulatory Panel, held on 31st May, 2012, be approved as a correct record.

14. MEMBER TRAINING

The Chair indicated that Councillor J. Murphy had yet to receive the necessary Member training and so was unable to vote on the applications being considered.

15. APPLICATIONS FOR PLANNING PERMISSION

(Full details of the matters referred to in this Minute are contained in the report of the Strategic Director for Environment & Community Safety).

RESOLVED: THAT it be noted that, following consideration by the Panel, the undermentioned applications for planning permission were determined, subject to the conditions, as indicated below:-

Application Number/ Applicant	Site	Development	Decision
12/61416/FUL Level Healthcare Limited - Mr. Rabbi Yisroel	Newbury Place, Bury New Road, Salford M7 4EA	Erection of a new medical centre and A1 shop and associated car parking	Granted, subject to (a) the revision of condition 14 to reflect the amended hours of opening of the medical centre and its related

Application Number/ Applicant	Site	Development	Decision
Goldberg			<p>ancillary uses, including the doctors' surgery, the pharmacy, the optician and dentist, to be restricted to 7.30 a.m. to 10.00 p.m. Monday to Friday and 2.00 p.m. to 4.00 p.m. Sundays and Bank Holidays, and (b) the addition of a condition requiring the achievement of a BREEAM rating of 'very good.'</p> <p>In addition, the Panel gave authority for the Council to enter into a S278 agreement to secure improvements to the pedestrian phasing of the existing traffic light controlled junctions of Bury New Road/Northumberland Street and Bury New Road/Knoll Street, to ensure improved/safer crossing points to this development.</p>
12/61704/FUL Machzikei Hadass Mikvo'ois Trust	435 Bury New Road Salford M7 4ED	Retrospective planning application for the erection of a mikveh together with associated car parking, landscaping and lights with variation of condition 5 (materials for the dormer) on planning permission 11/61283/FUL	Refused by a vote of 9 for, 4 against, on the grounds that painting the dormer element would result in an unacceptable visual impact upon the street scene and would not be consistent with other aspects of the development. In particular, the Panel were concerned that the painting of the dormer, rather than tile hanging, would inevitably result in poorer maintenance and would not provide longevity, which would further harm the visual appearance of the street scene, and the

Application Number/ Applicant	Site	Development	Decision
			<p>discordant nature of paint finish as opposed to the tile hanging.</p> <p>The Panel gave authority for enforcement action to be taken in respect of condition 5 should the requirements of planning permission 11/61283/FUL (tile hung) not be implemented within a period of 1 month. In addition, the Panel were clear that any other conditions requiring a discharge of either an agreed scheme, or one that needed to be submitted and a timescale to be delivered, were also enforced by appropriate means.</p>
11/60840/FUL Mr. Shabbir Ahmed - Stay Inn Hotel	The Stay Inn 55 Blackfriars Road Salford M3 7DB	Erection of a six-storey building adjacent to the existing Stay Inn Hotel; to include a ground floor retail/office unit (use classes A1 or A2) with basement storage, ground floor reception area and a refuse/recycling store. The upper levels will contain 21 new bedrooms and meeting room facilities. Re-sub/ amendment of 11/60170/FUL	Refused by a vote of 11 for, 2 against, on the grounds that the scheme was not consistent with fundamental urban design principles in reflecting/relying on a C19th century street pattern to justify the hierarchy of building context - in particular, the Panel's view entirely opposed that expressed in the report as the context of the site had changed from its C19th origins - and was therefore contrary to (a) policies DES1 and DES5 of the adopted City of Salford Unitary Development Plan in respect of design and context, b) the adopted City of Salford Design Supplementary Planning

Application Number/ Applicant	Site	Development	Decision
			Document and c) the National Planning Policy Framework. In addition, the Panel concluded that the scheme did not adequately address, through its design, matters of crime (and design) and, in particular, were not convinced that the alternative pedestrian route was safer than the route via Hodson Street to Blackfriars Road and that the new building, given its location and associated activities, would contribute to existing problems of anti social behaviour and crime and was therefore contrary to (a) policy DES 10 of the adopted City of Salford Unitary Development Plan, b) the adopted City of Salford Supplementary Planning Document Design and Crime and c) the National Planning Policy Framework.
11/61169/FUL West Bromwich Building Society Limited and Asda Stores Limited	Swinton Shopping Centre Swinton M27 4BY	Partial demolition of existing retail units, multi storey car park and residential units and replacement with retail food store (6671 square metres gross) with associated parking, servicing, landscaping and access improvements	See Minute 16 below
12/61426/FUL	Morrisons	Refurbishment and	See Minute 17 below

Application Number/ Applicant	Site	Development	Decision
Mr. John Robson	Supermarket 49 Swinton Hall Road Swinton M27 4BT	extensions (front and side) to the existing supermarket (1149 square metres) and reconfiguration of existing car parking area	

16. 11/61169/FUL – SWINTON SHOPPING CENTRE, SWINTON, M27 4BY - WEST BROMWICH BUILDING SOCIETY LIMITED AND ASDA STORES LTD – PARTIAL DEMOLITION OF EXISTING RETAIL UNITS, MULTI STOREY CAR PARK AND RESIDENTIAL UNITS AND REPLACEMENT WITH RETAIL FOOD STORE (6671SQM GROSS) WITH ASSOCIATED PARKING, SERVICING, LANDSCAPING AND ACCESS IMPROVEMENTS

RESOLVED: THAT planning permission be granted subject to the conditions listed in the report and:-

- (a) the amendment of conditions 9 and 11 to reflect the amended opening hours;
- (b) the amendment of condition 16 to enable the full Travel Plan to be submitted within three months of the development;
- (c) the removal of condition 26 due to it being a duplication of condition 14;
- (d) the amendment of condition 27 to (i) remove the requirement for the developer to maintain the landscape works thereafter as this was out of their control, and would be secured through a S278 agreement, and (ii) require the detailed design of the hard/soft landscaping in respect of the mini roundabout on Wellington Road to be developed in consultation with local residents in conjunction with the Local Planning Authority;
- (e) the revision of condition 5 to require the detailed lighting design to be developed in consultation with local residents (Wellington Road/Chadwick Walk) in conjunction with the Local Planning Authority;
- (f) the revision of conditions 6 and 21 to require the applicant to engage with local residents (Wellington Road/Chadwick Walk) with regard to the detailed considerate contractor and security schemes in conjunction with the Local Planning Authority;
- (g) with regard to the displaced disabled parking provision on the left hand side of Wellington Road, to replace the spaces lost to the new roundabout, the spaces to be provided within the scheme and to be free of charge at all times;
- (h) during the construction and operational phase of the development, the implementation of HGV vehicle routing to avoid Wellington Road;

and that:-

- (i) the Strategic Director for Customer and Support Services be authorised to enter

into a legal agreement under Section 106 of the Town and Country Planning Act to secure the following heads of terms:-

- Public Realm Infrastructure and Heritage Provision
- Construction Training Contribution
- Climate Change Contribution
- Heritage Trail
- Improved maintenance to the existing mini roundabout at the junction of Swinton Hall Road and Wellington Road

- (ii) the applicant be informed that the Council is minded to grant planning permission, subject to the conditions, on completion of such a legal agreement;
- (iii) the authority be given for the decision notice relating to the application to be issued (subject to the conditions) on completion of the above-mentioned legal agreement;
- (iv) authority be given to refuse the application if the applicant fails to complete the S106 agreement by 1st August, 2012, on the grounds that the proposals do not support the aims and objectives of Policies ST3, ST14, DEV5 and DES3 of the adopted City of Salford Unitary Development Plan and the adopted City of Salford Supplementary Planning Document: Planning Obligations.

17. 12/61426/FUL – MORRISONS SUPERMARKET, 49 SWINTON HALL ROAD, SWINTON M27 4BT – MR. JOHN ROBSON – REFURBISHMENT AND EXTENSIONS (FRONT AND SIDE) TO THE EXISTING SUPERMARKET (1149SQ.M) AND RECONFIGURATION OF EXISTING CAR PARKING AREA

RESOLVED: THAT planning permission be granted, subject to the conditions listed in the report, and the addition of a condition requiring the provision of adequate pedestrian access from Boundary Road, which should consist of a wide footpath not restricted by landscaping, and that:-

- (a) the Strategic Director for Customer and Support Services be authorised to enter into a legal agreement under Section 106 of the Town and Country Planning Act to secure the following heads of terms:-
 - Public Realm Infrastructure and Heritage Provision
 - Construction Training Contribution
 - Climate Change Contribution
 - Improved maintenance to the existing mini roundabout at the junction of Swinton Hall Road and Wellington Road
- (b) the applicant be informed that the Council is minded to grant planning permission, subject to the conditions, on completion of such a legal agreement;
- (c) Authority be given for the decision notice relating to the application to be issued (subject to the conditions) on completion of the above-mentioned legal agreement;

- (d) Authority be given to refuse the application if the applicant fails to complete the S106 agreement by 1st August 2012 on the grounds that the proposals do not support the aims and objectives of Policies ST3, ST14, DEV5 and DES3 of the adopted City of Salford Unitary Development Plan and the adopted City of Salford Supplementary Planning Document: Planning Obligations.

18. PLANNING APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

The Strategic Director for Sustainable Regeneration submitted a report containing details of planning applications which he had determined under delegated authority during May and June, 2012, and were not, therefore, for consideration by the Panel.

RESOLVED: THAT the decisions in respect of the undermentioned applications be noted:-

Application Number/ Applicant	Site	Development	Decision and Date of Decision
11/60846/FUL Mr. Darren Byrne	4 Lewis Street, Eccles	Demolition of existing garage and erection of a detached house	Approved 1 st June, 2012
12/61676/HH Dr. M. Gornasa	89 Standfield Drive, Worsley	Erection of a part first floor, part two-storey side extension and single storey rear extension (re-submission of 11/61013/HH)	Approved 25 th May, 2012
12/61629/HH Sevode Limited	39B Tully Street, Salford	Erection of a single storey side/rear extension (variation of planning application 11/60924/HH)	Approved 28 th May, 2012
12/61639/FUL Mr. Peter Jeffs	Great Woollen Hall Farm, Woollen Road, Cadishead	Retention of two manege	Approved - unconditional 28 th May, 2012
12/61628/HH Mr. and Mrs. Webster	26 Margrove Road, Salford	Erection of a rear conservatory	Approved 23 rd May, 2012
12/61645/TPO Craig Robinson	Monks Hall, 42 Wellington Road, Eccles	Crown raise to leave a 20 foot clearance from the surrounding ground level and 20% crown thin three ash trees (T1, T3 and T4) and one sycamore tree (T2)	Approved 30 th May, 2012

12/61627/HH Miss K. James	44 Narbonne Avenue, Eccles	Demolition of existing outbuildings and erection of single storey side/rear extension	Approved 23 rd May, 2012
12/61638/ADV Primesight Limited	Land at Gilda Brook Roundabout, Eccles	Display of one 48 sheet advertisement hoarding	Approved 25 th May, 2012
12/61661/HH Mr. Peter Forshaw	33 Park Road, Eccles	Demolition of an existing conservatory and erection of a single storey rear extension	Approved 25 th May, 2012
12/61668/FUL Ms. Keli Buck	19 Church Road, Eccles	Installation of new shop front	Approved 28 th May, 2012
12/61669/ADV Ms. Keli Buck	19 Church Road, Eccles	Display of one externally illuminated fascia sign	Approved 28 th May, 2012
12/61673/TPO Holt	St. Paul's Church, Egerton Road, Eccles	Fell five horse chestnut trees within group (G1)	Approved 23 rd May, 2012
11/59859/ DISCON Miller Homes Limited (North West) and ID4 Living Limited	Land broadly bounded by the River Irwell, Littleton Road, Levens Street, Lockett Street, Douglas Green, Whit Lane and to the rear of Auckland Drive together with land off Langley Road South	Request for confirmation of compliance of conditions 9, 10, 11, 13, 14, 19, 20, 31, 32 attached to planning permission 10/58893/OUTEIA	Not discharging 21 st May, 2012
12/61646/COU Mr. B. Adler	145 Gerald Road, Salford	Change of use of first and second floor from offices to self contained flat	Approved 28 th May, 2012
12/61420/NMA Mr. B. Burton	83 Singleton Road, Salford	Application for a non-material amendment to planning permission 11/60542/HH for the omission of the side door and the inclusion of three side windows	Approved 28 th May, 2012

12/61686/FUL Mr. Lazer Halpern	25C New Hall Road, Salford	Construction of front and rear dormers and alterations to windows on side elevation (re-submission of 11/60120/FUL)	Approved 1 st June, 2012
12/61663/FUL Mr. Zulfiqar Ahmed	128 Littleton Road, Salford	Change of use from office (A2) to hot food takeaway (A5) together with installation of an extraction flue with brick encasement	Refused 28 th May, 2012
12/61707/NMA Tesco Stores Limited	Former St. James Roman Catholic Primary School, Colwyn Street, Salford	Application for a non-material amendment to planning permission 11/60416/FUL for alterations to side layout and elevations	Approved 30 th May, 2012
12/61795/ DISCON Mr. S. Ahmed	169 Langworthy Road, Salford	Request for confirmation of compliance of condition 4 attached to planning permission 11/61033/FUL	Discharge of condition 28 th May, 2012
11/59970/ DISCON Elan Homes Limited	Land north of Salford College Quays Campus, Trafford Road, Salford	Request for confirmation of compliance of conditions 2, 3, 4 attached to planning permission 09/57395/FUL	Not discharging 28 th May, 2012
12/61403/FUL Hilton House Investments - Mr. Weisberg	95 Chapel Street, Salford	Change of use of first and second floors to a dwelling and alterations to the rear elevation including the insertion of a new door windows	Approved 24 th May, 2012
12/61754/NMA Mr. Mark Spavin - Bruntwood Estates	Aldine House, New Bailey Street, Salford	Application for a non-material amendment to planning permission 11/60673/FUL for additional rear ramp corridor	Refused 28 th May, 2012

12/61562/ DISCON Arcon Housing Association Limited - Mr. David Hallam	Pendlebury Methodist Church, Bolton Road, Pendlebury, Swinton	Request for confirmation of compliance of conditions 3, 5, 6, 7 and 8 attached to planning permission 11/61150/FUL	Part discharge of condition 28 th May, 2012
12/61621/HH Mrs. G. Hulme	61 Deepdale Drive, Pendlebury, Swinton	Erection of a rear conservatory	Approved 30 th May, 2012
12/61610/FUL Mr. Traynor	Borough Social Club, 167 Station Road, Pendlebury, Swinton	Demolition of existing front canopy and dwarf walls and construction of new entrance canopy and dwarf walls together with rendering part of the front elevation	Approved 24 th May, 2012
12/61656/FUL Mrs. Rashmi Patel	722 Bolton Road, Pendlebury, Swinton	Installation of new shop front	Approved 28 th May, 2012
12/61657/ADV Mrs. Rashmi Patel	722 Bolton Road, Pendlebury, Swinton	Display of an externally illuminated fascia sign	Approved 28 th May, 2012
12/61563/FUL JJP Design Limited - Mr. J. Houghton	Land at junction of Manchester Road and Barton Road, Swinton	Erection of 7 dwellings together with associated car parking	Approved 1 st June, 2012
12/61590/FUL Mr. Varun Jairath	Church of Jesus Christ of Latter Day Saints, Liverpool Road, Eccles	Change of use from existing church together with extensions to create a two storey Primary Care Trust GP surgery, erection of a single storey side extension to accommodate pharmacy	Approved 29 th May, 2012
12/61626/HH J. Collantine	53 Schofield Road, Eccles	Demolition of existing garage and erection of a single storey side and rear extension	Approved 25 th May, 2012
12/61579/ DISCON Mr. Gareth Williams	Moss Lane, Worsley	Request for confirmation of compliance of condition 6 attached to planning permission 10/59750/REM	Discharge of condition 1 st June, 2012

12/61588/HH Mr. J. Fitzgerald	65 Ellesmere Street, Little Hulton	Erection of a front porch, canopy and a single storey rear extension	Approved 23 rd May, 2012
12/61602/ADV Mr. P. Stock	15-21 Bolton Road, Worsley	Display of four internally illuminated fascia signs	Approved 23 rd May, 2012
12/61760/ DISCON Mr. G. Williams - Wainhomes (NW) Limited	Land off Moss Lane, Worsley	Request for confirmation of compliance of conditions 2, 3, 5, 6 and 10 attached to planning permission 12/61290/REM	Part discharge of condition 30 th May, 2012
12/61595/HH Mrs. Zhao	10 The Coppice, Worsley	Erection of a rear conservatory	Approved 28 th May, 2012
12/61620/HH Mr. P. Taylor	60 Moorside Road, Swinton	Erection of a single storey rear extension and construction of rear dormer	Approved 25 th May, 2012
12/61666/HH Mr. P. Marriot	6 Brentwood Road, Swinton	Demolition of existing single storey rear extension and erection of a part single, part two storey side and rear extension	Approved 1 st June, 2012
12/61677/ DISCON Mr. and Mrs. Parker	264 Leigh Road, Worsley	Request for confirmation of compliance of condition 2 attached to planning permission 11/61016/HH	Discharge of condition 28 th May, 2012
12/61582/CLUDP Dr. A. Chinta	1 Laburnum Road, Worsley	Certificate of lawfulness for single storey ground floor extension as on drawings 1, 2, 3 and 4	Refused 25 th May, 2012
12/61624/HH Mr. Ray Clarke	28 Harbourne Avenue, Worsley	Demolition of existing garage and erection of a single storey outbuilding	Approved 23 rd May, 2012

19. DAVID EVANS AND BARRY WHITMARSH

It was reported that David Evans, Head of Physical Regeneration, and Barry Whitmarsh, Principal Planning Officer, would be leaving the City Council in the near future and the Chair requested that the Panel's thanks to them both, for the work that they had undertaken for the communities in Salford, be recorded.

APPENDIX APLANNING & TRANSPORTATION REGULATORY PANEL
THURSDAY 14TH JUNE, 2012 – LIST OF ATTENDEES

9.30 SESSION		
APPLICATION REFERENCE	NAME	OBJECTOR/ IN FAVOUR
11/61169/FUL Swinton Shopping Centre Swinton M27 4BY	Councillor Balkind* Councilor Merrett* Eleanor Sharples Peter Sharples Gillian Welsh Christine Emmett John Emmett Susan Bamford Gordon Bamford* Ian Cooke George Orchard Abigail Hannan* Stephen Johnson Chris Argent Steve Moss John Hudson Lynne Scott Phil Bartrum* Mr. Mercer* Mr. Hooley Layne Mercer Rosanna Foster Simon Gould Steve Langham*	Ward Councillor Ward Councillor Objector Objector Objector Objector Objector Objector Objector Observer Objector Objector Agent Agent Agent Agent Agent Agent Agent Agent Agent Agent Agent Objector
12/61426/FUL Morrisons Supermarket 49 Swinton Hall Road Swinton M27 4BT	Gareth Glennon	Agent
11.30 SESSION		
APPLICATION REFERENCE	NAME	OBJECTOR/ IN FAVOUR
11/60840/FUL The Stay Inn 55 Blackfriars Road Salford M3 7DB	Mr. Steenson Mrs. Steenson Philip O'Dwyer* Mike Armstrong* Mr. Rawlinson Mr. Lightfoot Neil Hand	Objector Objector Applicant agent Objector Objector Objector Objector

	Bernard Taylor Tony Corfield Terry Flanagan Gerald Pearson Raymond Massey Bernadine Sharpe Trish Baillie Dorothy Croxford Councillor Coen*	Objector Objector Objector Objector Objector Objector Objector Objector Ward Councillor
11/61416/FUL Newbury Place Bury New Road Salford M7 4EA	Rabbi Goldberg*	Applicant

* Indicates persons who made representations to the Panel.