

PLANNING AND TRANSPORTATION REGULATORY PANEL

21st June, 2012

Meeting commenced: 9.30 a.m.
“ adjourned: 11.00 a.m.
“ reconvened: 11.30 a.m.
“ ended: 12.45 p.m.

PRESENT: Councillor Mashiter - in the Chair
Councillors E. Burgoyne, Clague, Critchley, McIntyre, J. Murphy, Ord,
Pugh and R. Wilson

Councillor Antrobus during consideration of all items except planning applications reference numbers 11/61146/FUL, 12/61688/FUL and 12/61647/FUL.

Mr. Jim Wheelton

Please note that a list of persons in attendance in respect of the planning applications considered is attached at Appendix A.

20. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors K. Garrido, Kean, Potter and G. Wilson.

21. DECLARATIONS OF INTEREST

There were no declarations of interest.

22. 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.

23. 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 |
|----------------------------------|--|--|---|
| 11/61146/FUL Mr. B. O'Neill | 25 Clifford Street, Eccles, M30 7HR | Alterations to rear elevation and change of use from ancillary | Granted subject to (a) the addition of conditions regarding |

| Application Number/ Applicant | Site | Development | Decision |
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| | | canteen used in association with former Council yard to café (A3) | <p>(i) the removal of permitted development rights to prevent class A1 use, and (ii) the submission of a bin storage/refuse scheme, and (b) the amendment of condition 3 requiring the café to operate between 8.00 a.m. to 3.00 p.m. Monday to Friday with no opening on Saturday, Sunday or Bank Holidays, in order to protect residential amenity and the amenity of future residents on the development site opposite.</p> <p>In response to concerns raised by objectors in relation to the site currently being used for storage, it was noted that implementation of planning permission in respect of this application would remove all such rights and would therefore require the removal of the items currently being stored on the site.</p> |
| 12/61688/FUL Salford Heat and Power Ltd | Manchester House, Villiers Street, Salford, M6 6WD | Extension of time limit for the implementation of planning permission 09/57360/FUL for the erection of a new building together with | Granted |

| Application Number/ Applicant | Site | Development | Decision |
|--|--|---|---|
| | | associated 11.7m high chimney stack, silos, transformer within sub-station building and coolers to facilitate the creation of a biomass plant | |
| 12/61724/PRI Sue Wood | Salford Crescent Railway Station, University Road, Salford | Prior approval for extension and alterations to the existing platforms, involving the removal of the existing platform buildings and access ramp and construction of new platform buildings and structures. | Permitted Development The Panel requested that Members be provided with details of the planning application regarding development at the station prior to the determination. |
| 11/61267/FUL Yeshivas Lubavitch Manchester - Mr. Z. Klyne | 10 Radford Street, Salford, M7 4NT | Erection of a Yeshivas Lubavitch Boys College together with landscaping and car parking - re-sub of 1159831/FUL | Refused |
| 10/58783/FUL Mrs. Lindsay McCluskie | Salford Royal Hospital, Stott Lane, Salford, M6 8HD | Permanent use of land as a car park | See Minute 24 below |
| 12/61647/FUL Mr. Mazhar Akhtar | 68 Edward Avenue, Salford, M6 8DA | Change of use to hot food takeaway (A5) a new shop front with roller shutters and an externally mounted flue to the rear elevation | Refused by a vote of 5 for, 2 against and 1 abstention, on the grounds that (a) the development would be seriously detrimental to neighbouring residents and would injure the character and amenity of the area by reason of noise, disturbance and |

| Application Number/ Applicant | Site | Development | Decision |
|----------------------------------|------|-------------|---|
| | | | general activity, contrary to Policies S4 and EN17 of the Unitary Development Plan and the Hot Food Takeaway SPD, and (b) the cumulative impact of the development on neighbouring residents and the character and amenity of the area by reason of noise, disturbance and general activity, which the Panel considered a point too far, taking into account the nearby public house and adjacent uses. |

24. 10/58783/FUL – MRS LINDSAY MCCLUSKIE - SALFORD ROYAL HOSPITAL, STOTT LANE, SALFORD M6 8HD – PERMANENT USE OF LAND AS A CAR PARK

RESOLVED: THAT planning permission be granted and that:-

- (i) the Strategic Director of 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:-
 - the continued operation of a residents' parking scheme in the local area.
- (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 a legal agreement.
- (iii) 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 agreement.
- (iv) authority be given to refuse the application if the applicant fails to complete the S106 agreement by 30 August 2012 on the grounds that the proposals do not support the aims and objectives of the National Planning Policy Framework,

policies ST1, ST5, DES2, DES7, A8, A10 and DEV5 of the adopted City of Salford Unitary Development Plan.

25. PLANNING APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

The Strategic Director for Environment & Community Safety submitted a report containing details of planning applications which he had determined under delegated authority during 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 |
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| 11/59797/ART10 Victoria Moran - Trafford Council | Land situated between the Dry Docks, Imperial War Museum North, Manchester Ship Canal and Trafford Wharf Road, Trafford Park | Article 10 consultation received from Trafford Council for demolition of existing industrial building and erection of a drama production facility comprising studios, storage buildings, stage buildings, and set structures with development ancillary thereto, including security buildings, car parking, access, boundary treatment and public open space | No objections 7 th June, 2012 |
| 12/61652/FUL Mr. Martin Higham | Taylor Bros Sports and Social Club, Barton Lane, Eccles, M30 0FR | Retention of a decked area to the bowling green, 1.8m high gates and fencing to staff car parking area and alterations to rear elevation | Approved - unconditional 8 th June, 2012 |
| 12/61680/HH Mr. S. Bolton | 105 Lords Street, Cadishead, M44 5HJ | Erection of a part single, part two storey side extension | Approved 8 th June, 2012 |

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| 12/61756/NMA Mr. D. Vernon - Taylor Wimpey Manchester | Clariant Works, Hayes Road, Cadishead, M44 5BX | Application for a non-material amendment to planning permission 10/59651/FUL for repositioning of garage at plot 101 and the relocation of plots 99 and 100 1.2m north east | Approved 6 th June, 2012 |
| 12/61660/FUL Mr. Mohammed Zulqurnain | 91 Claremont Road, Salford, M6 7GP | Change of use from Doctors Surgery (D1) to house in multiple occupation (HMO) together with alterations to elevations | Refused 6 th June, 2012 |
| 12/61684/HH Mr. Kevin Entwistle | 4 Nansen Street, Eccles, M30 8AT | Demolition of existing outrigger and erection of a part single, part two storey rear extension (re-sub of 11/60999/HH) | Approved 8 th June, 2012 |
| 12/61658/FUL Mr. Johnson Chopamba | Land to the rear of 470 Bury New Road, Salford, M7 4NU | Erection of portacabins for the use of educational purposes and associated hardstanding | Approved 6 th June, 2012 |
| 12/61733/HH Mr. and Mrs. R. Graham | 91 Cavendish Road, Salford, M7 4NB | Erection of a new front porch, first floor side extension, part single/part two storey/part first floor side/rear extension, alterations to roof shape including raising ridge height, construction of new pitched roof over existing side extension and alterations to elevations | Approved 8 th June, 2012 |

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| 12/61506/FUL LPC Living Ltd | Former Ordsall Family Centre, 1 Carmel Avenue, Salford, M5 3LR | Variation of condition 8 (approved plans) attached to planning permission 07/55624/FUL to amend the layout of the scheme by removing turning head and extending rear garden of plots 15 to 18 and the addition of single storey rear extension to plots 1 to 11, 15 to 17 and 19 to 22 | Approved 8 th June, 2012 |
| 12/61679/FUL Mr. I. Jones | Orange, Media City, Salford, M50 2HF | Installation of additional tenant plant to the 4th floor roof (5th floor level) including the erection of a plant enclosure structure to match those existing. Installation of four satellite dishes at 13th floor level, together with installation of wire mesh flooring | Approved 8 th June 2012 |
| 12/61720/ADV Shaw Trust - Estates Project Manager | Shaw Trust, 92 Phoebe Street, Salford, M5 3PH | Display of two non- illuminated fascia signs | Approved 8 th June, 2012 |
| 12/61682/ADV Derwent Holdings Ltd | Ellesmere Retail Park, Bolton Road, Worsley, M28 3BT | Display of 13 No. externally illuminated advert hoardings | Approved 8 th June, 2012 |
| 12/61625/LBC Mr. Ben Soper | 13 The Crescent, Worsley, M28 2WY | Listed building consent for the erection of a rear garden wall and gate | Approved 8 th June, 2012 |

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| 12/61741/TREECA Mrs. A. Fickling | 46A Greenleach Lane, Worsley, M28 2RG | Prune five branches as indicated on the attached photograph one ash tree (T1) | No objections 8 th June, 2012 |
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26. PLANNING APPEALS

- 11/60807/FUL – Ellesmere Retail Park, Bolton Road, Worsley M28 3BT – Derwent Holdings Ltd - Redevelopment of retail park including partial demolition and construction of new market hall and retail units (phase 3).

The Strategic Director for Environment & Community Safety submitted a report which provided details of the above planning appeal that had been allowed during May, 2012.

RESOLVED: THAT a letter be sent to Derwent Holdings requesting that the appeal decision is not implemented and that the revised permitted scheme be implemented, therefore respecting the concerns of local residents.

APPENDIX APLANNING & TRANSPORTATION REGULATORY PANEL
THURSDAY 21st JUNE, 2012 – LIST OF ATTENDEES

| 9.30 SESSION | | |
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| APPLICATION NO. | NAME | OBJECTOR/ IN FAVOUR |
| 11/61267/FUL 10 Radford Street Salford M7 4NT | Barbara Cohen Martin Cohen Doron Cohen Mark Isaacs Yvonne Isaacs Frank Branagan Navid Imani Ilan Lang Ian Scott Barbara Paul* Merton Paul* Graham Stock* Risa Klyne* Zalman Klyne Iftikhar Majid Javed Butt Sholom Weiss Levi Duchman Isaac Mintz Velvel Sharfstein Akiva Cohen | Objector Objector Objector Objector Objector Objector Objector Objector (Observer) Objector Objector Applicant In favour In favour Objector Objector In favour In favour In favour In favour In favour |
| 10/58783/FUL Salford Royal Hospital Stott Lane Salford M6 8HD | Mr. Simon Neville* Mark Watterson | Applicant Applicant's Agent |
| 11.30 SESSION | | |
| APPLICATION NO. | NAME | OBJECTOR/ IN FAVOUR |
| 12/61647/FUL 68 Edward Avenue Salford M6 8DA | Edward Newns* | Objector |
| 11/61146/FUL | Mr. Taylor* | Objector |

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| 25 Clifford Street Eccles M30 7HR | Mrs. Walton* Mrs. Hampson* Mrs. Dinsdale* Steven Dawson* Philip Morris | Objector Objector Objector In favour In favour |
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* Indicates persons who made representations to the Panel.