

Buile Hill Mansion Group

28 April 2022

Meeting commenced: 1.30pm
ended: 2.00pm

Attendance

Peter Openshaw (Chair)	Assistant Director, Place, SCC
Andrew Cartwright	Head of Service – Strategic Delivery, SCC
Annie Surtees	Greenspace and Streetscene Manager, SCC
Rebecca Roberts	Superintendent Registrar, SCC
Tony Fitzgerald	NHS Salford CCG
Wendy Francis	Buile Hill Mansion Association (BHMA)
Marketa Lazova	Buile Hill Mansion Association (BHMA)

Apologies

Dave Seager	Assistant Director, Operational & Community Services
Les Woolhouse	Building Surveying Manager, SCC
Dominic Clarke	Head of Citywide & Community Services
Andrea Hodges	Deputy Superintendent Registrar, SCC
Rob Jepson	Salford Royal Foundation Trust
Jenni-Anne Smith	Buile Hill Mansion Association (BHMA)
Paul Gill	Senior Development Manager, SCC

1.0 Welcome and introductions

1.1 Pete Openshaw welcomed everyone to the meeting.

2.0 Declarations of interest

2.1 None.

3.0 Minutes of the last meeting – 25-02-22

3.1 Agreed as a correct record.

3.2 Andy Cartwright updated that the Expression of Interest (EOI) for the southern part of the depot was circulated to ward Councillors and the Neighbourhood Management Team.

3.3 Pete Openshaw commented that a meeting with the planners had taken place to discuss the planning strategy for the depot and this is covered under item 5.

4.0 Small scale works / 'quick wins'

- 4.1 Pete Openshaw updated that the clearance works disposing of the remains from the Mining Museum are now complete. Pete also updated that the timber treatment works are now expected to start on site the week commencing 6 June 2022 and complete on 5 August 2022. The delay is due to officers working through the discharge of conditions on the Listed Building consent.

5.0 Planning update

- 5.1 Pete Openshaw updated that Aecom have now been appointed as the project's planning consultants and positive discussions have taken place with the council's Spatial Planning team that have confirmed that a sequential test will not be required provided a robust locational justification can be put forward for the café and wedding function / Registrars Service locating to Buile Hill. A retail impact assessment will also not be required for the café as it doesn't meet the threshold for such a requirement at the national level or through the emerging Local Plan. Wendy Francis queried what a sequential test was and Tony Fitzgerald responded that it protects traditional town centre uses such as offices, retail etc through a 'town centre first approach', whereby developers have to first look at sites in town centre, followed by sites on the edge of centre and only after confirming there are no suitable sites can out of centre sites be looked at.
- 5.2 Pete also updated that a meeting has taken place with the council's Development Control team to discuss the status of the depot buildings. The outcome of this meeting is that provided written documentary evidence can be provided from a person(s) knowledgeable and who can confirm that the use of the depot buildings on 18 January 1980 (the date of listing) was not linked to the Mining Museum, the buildings are not curtilage listed buildings and a demolition application will be sufficient for this aspect of the project. Pete also confirmed that Dominic Clarke has been able to obtain a written statement from a former senior manager in the Parks Department confirming the buildings were not linked.
- 5.3 Pete also updated that the council's planning consultant, Aecom, are of the opinion that the proposed parking numbers can be justified given it is for the mansion, banqueting suite and the park but the group agreed to defer this discussion until the next meeting.

Agreed: To discuss and agree parking numbers at the May meeting.

6.0 Mansion update

- 6.1 Pete Openshaw updated that a fire consultant has now been appointed and a mechanical and electrical engineering consultant is in the process of being appointed, which will complete the mansion design team appointments. Pete also updated that an interior design workshop will be

held in May to discuss the specification of the café / function room / ceremony room. Rebecca Roberts commented that Registrars should attend this workshop and Pete confirmed this would be the case. Rebecca also suggested it would be good for her and colleagues to visit the mansion.

Action: Les Woolhouse to invite Registrars and Citywide to the interior design workshop.

Action: Paul Gill to organise a visit to the mansion for Registrars.

6.2 Pete further updated that the business planning consultants are due to feedback in the next few weeks and one of the operational concerns they had highlighted is how the café would work when there is a wedding function on and they had concluded that the café may need to close at 2.00pm when a wedding function is on to provide a reception space for wedding guests prior to the wedding breakfast and queried whether another facility is needed in the park when this happens.

7.0 Depot update

7.1 Pete Openshaw provided an update on the design proposals for the depot area:

- Pedestrian / cycle path from Eccles Old Road realigned to run just to north of current sensory garden – will require the removal of a number of mature trees
- Options being reviewed for car park including change of materials from porous tarmac to a stone-based finish to the car park and also incorporating more landscaping in the car park
- Drainage surveying contractor started on site 26 April and due to report back 24 May
- Ground investigation tenders due in 29 April
- Subject to outcome and timescales of Depot EOI a decision will be required on the treatment of the southern part of the Depot area

7.2 Annie Surtees updated that the discussion on the sensory garden are going well and we are hopeful of getting a resolution soon once a visit to the RHS has been undertaken.

7.3 Andy Cartwright updated on the depot expression of interest that the closing date is Friday 29 April and so far two EOI's had been received and a further more detailed update will be provided at the next meeting.

Action: Annie Surtees to organise visit to the RHS with BHMA prior to next meeting.

8.0 Programme

- 8.1 Pete Openshaw updated that the current timescales for submission of the planning application is start of September but this can be reviewed at the next meeting to understand if timescales can be expedited. Current timescales are start on site spring 2023 and completion in spring 2024, but Pete commented that it may be possible to bring the demolition works forward via a separate planning application.

Action: Paul Gill to put programme on the agenda for May meeting.

9.0 Funding

- 7.1 Pete Openshaw updated that the council's capital programme had been approved and Section 106 had also been secured and there is an intention to try and secure further monies towards the cost of the scheme from external funders.

10.0 AOB

- 8.1 None.

11.0 Date and time of next meeting

Wednesday 25 May 2022, 11.00 – 12.30, MS Teams