

**SPEAKERS PANEL
(PLANNING)**

7 September 2016

Commenced: 10.00am

Terminated: 1.10 pm

Present: Councillor McNally (Chair)

**Councillors: P Fitzpatrick, Glover, D Lane, J Lane, Middleton,
Pearce, Ricci, Sweeton, Ward and Wild.**

Apologies for absence: Councillors Ballagher and Dickinson

13. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Ricci	Planning application no: 16/00085/FUL	Prejudicial	On Board of Directors at New Charter Housing Trust
Councillor Wild	Planning application no: 14/00859/REM	Prejudicial	Acquaintance of Objector

Councillor Ricci and Councillor Wild left the room during consideration of the above respective planning applications and took no part in the voting or discussions thereon.

14. MINUTES

The Minutes of the proceedings of the meeting held on 27 July 2016 having been circulated, were taken as read and signed by the Chair as a correct record.

15. PLANNING APPLICATIONS

The Panel gave consideration to the schedule of applications submitted and it was:-

RESOLVED

That the applications for planning permission be determined as detailed below:-

Name and Application No.	16/00561/FUL The Oaken Clough Partnership, Blackley House, Elland
Proposed Development	Change of use of part of building to a mixed use Class D1 non-residential institution and Class A1 Retail restricted to hairdressers and Beautician use only – Retrospective The Old Chapel, Oaken Clough, Ashton
Speaker(s)/Late Representations:	Mrs Simons spoke against the application. Norris Mead on behalf of the applicant, spoke in favour of the application.
Decision	Approved subject to the conditions set out in the report and the

	<p>following additional condition:</p> <p>That the windows on the first floor be frosted to allow privacy for both clients/customers using the facilities and residents in properties facing the building.</p>
Name and Application No.	<p>14/00859/REM</p> <p>Libra Homes</p>
Proposed Development	<p>Approval of details of layout, scale and appearance and landscaping for 29 no. dwellings following outline planning permission.</p> <p>Land adjacent Staley Cricket Club, Huddersfield Road, Stalybridge.</p>
Speaker(s)/Late Representations:	<p>Val Salmond spoke against the application.</p> <p>Graham Hichen, Planning Consultant, spoke in favour of the application.</p>
Decision	<p>Approved subject to the conditions set out in the report with the following amendments:</p> <p>Condition 1 – Approved plans – Plans now include a 2.1m high acoustic boundary fence at plot 21 adjacent to cricket practice nets.</p> <p>Amended Condition 1 – Acoustic fence details added to list of plans.</p> <p>The development shall be carried out in accordance with the following approved drawings: 15045 01 B Site layout; 15045 03 A Street Scenes; 15045 HT 01 Type A Stone; 15045 HT 02 Type A Brick; 15045 HT 03 A Type B; 15045 HT 04 A Type B; 15045 HT 05 A Type B; 15045 HT 06 Type C; 15045 HT 08 Type C; 5045 HT 09 Type D; 15045 05 Boundary Treatment; 15045 06 Acoustic Fence.</p>

Name and Application No.	<p>16/00172</p> <p>Mr M Thomas</p>
Proposed Development	<p>Single storey detached dwelling with associated access off Bowden Street, Denton.</p> <p>Land with garages, rear of 2 Bowden Street, Denton</p>
Speaker(s)/Late Representations:	<p>Miss Derbyshire spoke in favour of the application.</p>
Decision	<p>Refused (officer recommendation to refuse), as the proposed development would constitute overdevelopment of the site and would be out of keeping with the character of the area. In particular, it would be out of scale and of a design which was at odds with the prevailing house type and be too close to site boundaries resulting in a poor outlook and visually overbearing impact to adjoining residential occupants. As such the proposal was contrary to policies H9 and H10 of the Tameside Unitary Development Plan and the Councils adopted SPD</p>

	Residential Design
Name and Application No.	15/01034/FUL Insite Properties (Manchester) Ltd
Proposed Development	Conversion of existing church into 16 no. apartments and erection of 14 houses on land adjacent to church. St Stephen's Church, Bennett Street, Hyde.
Decision	<p>Approved subject to the prior signing of a S106 legal agreement, which secures the following:</p> <p>(i) That listed building consent for the residential development of the listed St Stephens Church building had been obtained and a building contract had been let for the construction and completion of the Church redevelopment before development commences on the new residential dwelling houses and that the applicants submit a phasing plan for approval which sets out the timetable for restoration of the church and construction of the approved residential dwellings and carries out the development in accordance with the approved phasing plan.</p> <p>(ii) Education contribution of £25,000 to be spent at the new Discovery Academy – payment of contribution to be made prior to occupation of first dwelling.</p> <p>(iii) That none of the apartments are occupied until details of a maintenance management plan for the converted church building and its environs had been submitted to, and approved in writing by, the local planning authority.</p> <p>And subject to the conditions set out in the report with the following amendments:</p> <p>Condition 4 – Approved Plans – Landscape plan now added to list of approved plans.</p> <p>Amended Condition 4:</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. 2041.EX.001 rev. A (received on 01/04/16), 2041.EX.002, 2041.EX.100, 2041.EX.101, 2041.EX.103, 2041.EX.601, 2041.EX.602, 2041.EX.603, 2041.EX.604 (each received on 23/11/15), 2041.PL.001 E (received on 13/07/16), 2041.PL.100 G, 2041.PL.102 E (both received on 01/04/16), 2041.PL.110 C, 2041.PL.120 D, 2041.PL.130 D, 2041.PL.131 B, 2041.PL.140 E, 2041.PL.150 (each received 13/07/16), 2041.PL.601 F, 2041.PL.602 F, 2041.PL.603 F (each received 01/04/16), 2041.PL.610 C (received on 13/07/16), 2041.PL.620 A, 2041.PL.630 A (both received 01/04/16), 2041.PL.701 D, 2041.PL.702 B, 2041.PL.703 B, 2041.PL.704 B, 2041.PL.705 C, 2041.WD.1 C (each received on 27/02/16), 5144.01 rev. A (received on 30/08/16) and section 3.3 of the Crime Impact Statement dated (28/01/2016 – URN: 2013/0479/CIS/02 Version A).</p> <p>Condition 5 – Landscaping – Landscaping proposals had been</p>

	<p>received and accepted by Arboriculturalist.</p> <p>Amended Condition 5:</p> <p>All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed previously with the Local Planning Authority. Any newly planted trees or plants forming part of the approved landscaping scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the Local Planning Authority gives written consent to any variation.</p>
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Name and Application No.	<p>16/00386</p> <p>Mr Chomok Ali</p>
Proposed Development	<p>Extension to shop front</p> <p>699 Windmill Lane, Denton</p>
Decision	<p>That this application be deferred to a future meeting of the Speakers' Panel (Planning).</p>

Name and Application No.	<p>16/00085/FUL</p> <p>New Charter Housing.</p>
Proposed Development	<p>To erect 24 family homes with associated landscaping and parking.</p> <p>Land at Markham Street, Hyde</p>
Decision	<p>Approved subject to the prior signing of a Unilateral Undertaking to provide a further 22 new trees off-site in locations agreed with the Council and the conditions set out in the report.</p>

16. OBJECTIONS TO PROPOSED MOTTRAM ROAD AND ST PAUL'S HILL ROAD, HYDE WAITING RESTRICTIONS

The Assistant Executive Director, Environmental Services submitted a report, which outlined objections received to the above proposed waiting restrictions.

By way of background information, it was explained that a Traffic Regulation Order (TRO) scheme was identified for Mottram Road, St Paul's Hill Road and St Michael's Road, Hyde, through a borough wide review of TRO requests. Subsequently, a scheme which comprised of relaxing some of the day time waiting restrictions on Mottram Road and introduction of 'No Waiting at Any Time' protection markings on St Paul's Hill Road and St Michael's Road was designed to improve road safety and facilitate traffic movement along St Paul's Hill Road on the bend at its approach to the junction of Mottram Road, the scheme also affords additional parking facilities for Mottram road. Following consultation with local ward Councillors, approval to advertise the scheme was gained

through the Delegated Decision Report – Traffic Regulation order Programme 2015/16 – 2017/18 on 10 December 2015.

The request for relaxation of some of the waiting restrictions on Mottram Road and requests for additional waiting restriction on St Paul’s Hill Road was originally raised by residents.

No objections to the proposed scheme were received from the statutory consultees or TfGM with regard to bus routes.

It was reported that there had been eight objections from residents, 5 from Mottram Road, 2 from St Paul’s Hill Road and 1 from Crossbridge Road, a petition containing approximately 20 signatories from 13 properties on Mottram Road and 1 property on St Paul’s Hill Road, was also received during the consultation period.

Details of the objections and responses were summarised in the report.

Three objectors attended the meeting to voice their concerns with regard to the proposed restrictions, particularly in respect of the lack of parking provision in the area in general, vandalism to cars and verbal abuse already encountered by some residents of Mottram Road when parking on St Paul’s Hill Road and that implementation of the proposals would only transfer the problem to another section of St Paul’s Hill Road/adjoining roads.

Following full deliberation of the proposals and the objections received including verbal representations at the meeting, the Panel agreed the recommendations contained within the report as follows:

RESOLVED

That authority be given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order THE TAMESIDE METROPOLITAN BOROUGH (MOTTRAM ROAD AND ST PAUL’S HILL ROAD, HYDE) (PROHIBITION AND RESTRICTION OF WAITING) ORDER 2016 as follows:

No Waiting at Any Time restrictions on:-	
St Pauls Hill Road (east & south side)	- from a point 32 metres south of its junction with Mottram Road to a point 12 metres west of its junction with St Michael’s Road.
St Pauls Hill Road (west side)	- from a point 32 metres south of its junction with Mottram Road for a distance of 41 metres in a southerly direction.
St Michael’s Road (both sides)	- from its junction with St Pauls Hill Road for a distance of 12 metres in a southerly direction.
No Waiting Monday to Friday, 7.30am – 6.00pm restrictions on:-	
Mottram Road (north side)	- from a point 45 metres east of Taylor Street for a distance of 47 metres in an easterly direction.
Mottram Road (north side)	- from a point 6 metres east of Ellis Street for a distance of 22 metres in an easterly direction.
Mottram Road (south side)	- from a point 31 metres east of Werneth Road for a distance of 25 metres in an easterly direction.
Mottram Road (south side)	- from a point 17 metres west of St Pauls Hill Road for a distance of 30 metres in a westerly direction.

CHAIR