

**SPEAKERS PANEL  
(PLANNING)**

**26 July 2023**

**Commenced: 10:00am**

**Terminated: 10:35am**

**Present:** **Councillor McNally (Chair)**  
**Councillors Affleck, Bowerman, Dickinson, Owen, Mills, Pearce  
and Ricci**

**14. DECLARATIONS OF INTEREST**

There were no declarations of interest from Members of the Panel.

**15. MINUTES**

The minutes of the proceedings of the meeting held on 28 June 2023, having been circulated, were approved and signed by the Chair as a correct record.

**16. OBJECTIONS TO THE PROPOSED TAMESIDE METROPOLITAN BOROUGH  
COUNCIL (KINGS ROAD AND VERNON STREET, ASHTON-UNDER-LYNE)  
(PROHIBITION OF WAITING) ORDER 2023**

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods outlining the objections received to the proposed waiting restrictions on Kings Road and Vernon Street in Ashton-under-Lyne.

Members were informed that at a meeting of Speakers Panel (Planning) on 16 December 2021, the committee decided to approve a planning application to construct 24 apartments with a three-storey block on the former site of the Conservative Club in Ashton-under-Lyne. The entrance to the new development used the existing junction at Vernon Street off Kings Road. The new development had parking for 19 vehicles and an uncontrolled crossing point at the end of Vernon Street.

The reporting officer advised that vehicles currently parked along Vernon Street and at the junction of Kings Road. Parking in this manner caused obstructive parking to the development and visibility issues at the junction. The scheme therefore proposed 'no waiting at any time' restrictions on the west side of King Street, 10 metres either side of Vernon Street and both sides of Vernon Street. Following advertisement on 26 May 2023, seven objections were received.

All seven objectors were concerned about their ability to park within the vicinity of their properties if the waiting restrictions were introduced. None of the objectors had access to off-street parking and parking in the area was already at a premium.

Carl Cooper addressed the Panel emphasising these objections.

In response, the officer highlighted that the proposed waiting restrictions on Kings Road reflected the guidance not to stop or park within 10 metres of a junction as recommended in the Highway Code 2022. It would not be deemed safe to reduce the proposed waiting restrictions along this length due to the increased traffic flows expected on Vernon Street.

Whilst desirable, there was no legal entitlement for a resident to park on the highway outside their property.

Following the outlined concerns from residents, it was now proposed that the waiting restrictions on the north east side of Vernon Street be reduced to five metres allowing up to three vehicles to park in this area.

The cost for processing and implementing the Traffic Regulation Order was a standard charge of £2,499 and had been recovered from the developer.

**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: TAMESIDE METROPOLITAN BOROUGH (KINGS ROAD AND VERNON STREET, ASHTON-UNDER-LYNE) (PROHIBITION OF WAITING) ORDER 2023 as detailed within Appendix 2 to the submitted report.**

**17. 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:-**

<b>Name and Application No:</b>	<b>23/00317/FUL Mr Nitin Sethi</b>
<b>Proposed Development:</b>	<b>Two-storey building, with internal roof space and dormers, to provide 19 apartments, including car parking and landscaping, and clearance of existing site. 1 Syddall Street, Hyde, SK14 1LB</b>
<b>Speakers(s)/Late Representations:</b>	<b>Ashni Patel, on behalf of the applicant, addressed the Panel in relation to the application.  The case officer advised of a change to condition 2 as follows: “The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.  • Existing site location block plan (dwg no. 0100 3 01, rev. A); • Flats proposed section (dwg no. 0100 3 15); • Flats proposed site plan proposed block plan (dwg no. 0100 3 10, rev. E); • Flats proposed elevations (dwg no. 0100 3 12, rev. B); • Flats proposed plans (dwg no. 0100 3 11, rev. D)  Reason: In the interests of the visual amenities of the locality and in accordance with policies of the adopted TMBC UDP.</b>
<b>Decision:</b>	<b>That planning permission be granted, subject to the conditions as detailed within the submitted report, and the amended condition above.</b>

<b>Name and Application No:</b>	<b>23/00479/FUL</b> <b>United Utilities</b>
<b>Proposed Development:</b>	<b>Installation of seven No. kiosks and landscape bund required in connection with wider permitted development works.</b> <b>Glossop Wastewater Treatment Works, Melandra Road, Mottram-in-Longdendale</b>
<b>Speakers(s)/Late Representations:</b>	<p>The reporting officer advised that since the report had been published, the applicant had submitted an Environmental Control report and additional information on contaminated land. These had been reviewed and supported by technical consultees.</p> <p>Consequently, it was recommended that conditions 4 and 5 were replaced with a requirement to observe provisions within the Environmental Control report and conditions 6 and 7 were to be replaced with a requirement to report contamination if found.</p> <p><b>New conditions as follows:</b></p> <p><b>New Condition 4:</b></p> <p>“The development hereby approved shall be undertaken in full accordance with the mitigation measures and controls as stated within the approved Environmental Control plan Ref C1500. The protection measures as listed within section 4 of the report shall be installed prior to the commencement of development and they shall be retained until completion of the development”.</p> <p><b>New Condition 5:</b></p> <p>“If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved”.</p>
<b>Decision:</b>	<b>That planning permission be granted, subject to the conditions as detailed within the submitted report, and the amended conditions above.</b>

## 18. APPEAL DECISIONS

<b>Application Reference/Address of Property</b>	<b>Description</b>	<b>Appeal/Cost Decision</b>
--	--------------------	-----------------------------

<p><b>APP/G4240/W/22/3312499</b>  <b>Godley Hall Inn, Godley Hill,  Hyde, SK14 3BL</b></p>	<p><b>Proposed erection of a new  build dwelling.</b></p>	<p><b>Appeal allowed.</b></p>
<p><b>APP/G4240/Y/22/3310803</b>  <b>2 Moor Cottages, School  Lane, Carrbrook,  Stalybridge, SK15 3NT</b></p>	<p><b>Proposed demolition of  existing single storey lean to  building with construction of  replacement garage to allow  neighbouring property to have  private access to the  courtyard/rear door and the  installation of a set of timber  French style doors in existing  window opening to form fire  exit from kitchen.</b></p>	<p><b>Appeal dismissed.</b></p>

**19. URGENT ITEMS**

The Chair advised that there were no urgent items of business for consideration by the Panel.

**20. DATE OF NEXT MEETING**

**RESOLVED**

**That the next meeting of the Panel would take place on 13 September 2023.**

**CHAIR**