

**SPEAKERS PANEL
(PLANNING)**

13 September 2023

Commenced: 10:00am

Terminated: 11:40am

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

21. DECLARATIONS OF INTEREST

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

22. MINUTES

The minutes of the proceedings of the meeting held on 26 July 2023, having been circulated, were approved and signed by the Chair as a correct record.

**23. OBJECTIONS TO THE PROPOSED TAMESIDE METROPOLITAN BOROUGH
(STAMFORD ROAD, GROBY ROAD AREA, AUDENSHAW) (PROHIBITION OF
WAITING) ORDER 2022**

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods outlining the objections received to the proposed waiting restrictions on Stamford Road and Groby Road in Audenshaw.

Members were informed that the Council had received correspondence from both residents and Members expressing their concerns with regard to the movement of traffic around the junctions of Stamford Road and Groby Road in Audenshaw.

To address the issues raised, it was advised that a scheme was designed to introduce 'no waiting at any time restrictions' at all junctions into the estate. The proposed restrictions were advertised in the local press and by on-street notices from 19 January 2023 for a 28-day period.

During the 28-day consultation period, correspondence was received from two objectors in relation to the proposed restrictions around the junction of Groby Road and Woodbridge Avenue. No objections were made with regard to the other proposals sited at the junctions along Stamford Road with Roker Park Avenue, Woodbridge Avenue and Oakwood Avenue. It was therefore the intention to introduce these restrictions as originally advertised.

In relation to the restrictions proposed within the vicinity of the junctions of Groby Road and Woodbridge Avenue, the objectors raised concern that the introduction of waiting restrictions would result in a loss of parking spaces for local residents. A concern was also raised regarding potential damage to vehicles if parking adjacent to resident's property could not be maintained.

The objectors had suggested that the current parking arrangement, close to the width restriction, helped to reduce the speed of vehicles passing through this restriction and therefore helped road safety near to the park entrance. A request was also received for the

implementation of a parking bay on the west side of Woodbridge Avenue, on the approach to the width restriction.

It was explained that residents were choosing to park near to the entrance to the Ponderosa Park to discourage anti-social behaviour at this location.

Some of the objectors had requested that the 'no waiting at any time' be altered to Monday to Friday, during the work day only. One objector had also asked for the restrictions to be reduced past their driveway on the south side of Groby Road, in order to facilitate parking.

Mr John Charlesworth addressed the Panel objecting to elements of the proposals.

In response, the Highways Manager highlighted that whilst the proposed restrictions could displace approximately three vehicles, a balance had to be struck between facilitating safe movement of traffic and that of minimising disruption to frontages. It was also noted that all the properties at this location had private driveways.

On all site visits it was suggested that there was alternative available on street parking provision for any displaced vehicles.

The proposed 'no waiting at any time' restrictions on the west side of Woodbridge Avenue extended from Roker Park Avenue to Groby Road. Although vehicles did park within this location, it was not considered that there was sufficient room to amend the proposed waiting restriction between the width restriction and Roker Park Avenue, taking into account that vehicles should not park within 10 metres of a junction and the need for vehicles to be able to line up to negotiate the width restriction. All vehicles passing through this width restriction were observed to be doing so at low speeds.

In relation to the proposed restrictions on the northeast side of Groby Road, a distance of approximately 11 metres, covering the area between the Ponderosa Park entrance (gated vehicle access) and the industrial Delta Point good vehicle entrance, vehicles had been witnessed parking wholly on the pavement. This had forced pedestrians to walk into a live carriageway putting their safety at risk. Furthermore, parking this close to a bend and 6' and 6" width restriction was considered unsafe and inappropriate. Whilst residents were parking here to deter anti-social behaviour, the Council and police could support in taking action if vehicles were parked there to engage in antisocial activities.

Regarding reducing the time span of the proposed restriction, this would imply that it was acceptable to park in the location at other times throughout the day when it was not and therefore was not recommended.

It was felt that proposed restriction on the south side of Groby Road could be reduced past the dropped crossing and the transition kerb of a driveway by approximately two metres without hindering the scheme. Although only a small reduction in length, it would assist in reducing the impact on parking arrangements within that area.

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 (STAMFORD ROAD, GROBY ROAD AREA, AUDENSHAW) (PROHIBITION OF WAITING) ORDER 2022 subject to the amendment detailed in the schedule of the draft second notice, attached at Appendix 1 to the submitted report.

24. 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:	23/00455/FUL Mr Bailey
Proposed Development:	Change of use from B2 workshops and offices to B8 self-storage and ancillary offices. Greenside House, Richmond Street, Ashton-under-Lyne, OL6 7ES
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	23/00613/FUL KMM Homes Ltd
Proposed Development:	Variation of condition 1 (drawings) to incorporate changes to the design and layout to planning permission 21/00320/REM. Land to the rear of 75-99 Stockport Road, Mossley
Speakers(s)/Late Representations:	Jim Seymour, the agent for the applicant, addressed the panel in relation to the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	22/00472/OUT Real Estate Aventor Ltd
Proposed Development:	Outline planning application for three-storey building comprising 18no. apartments with access and associated works (access, appearance, scale and layout applied for). Emerald and Pearl Street, Denton, M34 3GZ
Speakers(s)/Late Representations:	Richard Pike, the agent for the application, addressed the panel in relation to the application
Decision:	That planning permission be refused for the reasons detailed within the submitted report.

Name and Application No:	22/01131/FUL MAC Roofing
---------------------------------	-------------------------------------

Proposed Development:	Two storey building for use as general industrial (Use Class B2) or storage and distribution (Use Class B8), including access, parking and loading areas, and associated landscaping. Land located off Globe Lane, Broadway Industrial Estate, Newton Wood, Dukinfield
Speakers(s)/Late Representations:	Jill Nicholls addressed the panel objecting to the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	23/00650/FUL Mr A Juceff
Proposed Development:	New detached dwelling. Fern Lodge, 134A Queens Road, Ashton-under-Lyne, OL6 8EG
Speakers(s)/Late Representations:	Usman Imtiaz addressed the panel in support of the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	23/00480/FUL Mr Montgomery
Proposed Development:	Demolition of existing outbuilding and rear extension, erection of a single storey rear and side extension, and conversion of existing dwelling to a 10 bedroom HMO. 106 Stamford Street, Stalybridge, SK15 1LU
Speakers(s)/Late Representations:	Cllr Beardmore, ward Member, addressed the Panel objecting to the application. Lewis Berry, the agent for the application, addressed the panel in relation to the application. The planning officer advised that since publication of the agenda, condition 5 had been updated as follows: “Prior to the first occupation of the development hereby approved, the bin store arrangements and means of enclosure as indicated on the approved site plan, shall be implemented in accordance with the approved details and shall be retained as such thereafter. All bins shall be collected by a commercial waste contract and be subject to a weekly trade collection. Reason: To safeguard the general amenity of the area in accordance with UPD policy 1.12/1.13/H10”.

Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report, and updated condition 5 as outlined above.
Name and Application No:	23/00561/FUL Tameside Metropolitan Borough Council
Proposed Development:	Redevelopment of Ashton Market Square, including new market canopy, trader kiosks, public realm improvements and waste storage provision, in addition to public realm improvements to Fletcher Square, Bow Street, Warrington Street, Market Street, Market Avenue and Wellington Road. Outdoor Market, Ashton Market Ground, Market Place, Ashton-under-Lyne
Speakers(s)/Late Representations:	Damien Cutting, on behalf of the applicant, addressed the panel in relation to the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

25. APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal/Cost Decision
APP/G4240/W/23/3318999 Land adjacent to Tobits, Mount Road, Hyde, SK14 3AH	Proposed erection of one detached infill dwelling.	Appeal dismissed.

26. URGENT ITEMS

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

27. DATE OF NEXT MEETING

RESOLVED

That the next meeting of the Panel would take place on 18 October 2023.

CHAIR