

**SPEAKERS PANEL
(PLANNING)**

24 May 2017

Commenced: 10.00am

Terminated: 12.30pm

Present: Councillor McNally (Chair)

Councillors: Dickinson, P. Fitzpatrick, Ricci, Sweeton, Ward and Wild

Apologies for absence: Councillor D Lane

45. DECLARATIONS OF INTEREST

There were no declarations of interest submitted by Members.

46. MINUTES

The Minutes of the proceedings of the meeting held on 26 April 2017 having been circulated, were taken as read and signed by the Chair as a correct record.

47. 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.	16/00533/FUL Mr P Eade
Proposed Development:	Retrospective planning permission for 2 no semi detached houses to regularise height difference with neighbouring property and alternative roof design. 87 Town Lane, Denton.
Speaker(s)/Late Representations:	Councillor Warrington – spoke against the application Mrs Helen Russell – spoke against the application John Barnes – Architect – spoke in support of the application
Decision:	The decision was to go against officer recommendation to approve. Members listened to the arguments for and against the application. It was accepted in the report that the originally submitted drawings were found to have been inaccurate and had shown the roof of the neighbouring property to be higher than was the case and the roof to the houses had in any event been enlarged by increasing the height of the mansard section

	<p>of the roof. What had been built was contrary to the original planning permission granted.</p> <p>Objections from speakers who attended included height excessive/design at odds with the surroundings; detrimental to the visual amenity/not in keeping with street scene/overshadowing/overlooking.</p> <p>The Applicant's agent spoke on behalf of the applicant who was not present and discussed how this situation had arisen and put the case forward for the revised design. The agent agreed there were height problems but considered the application before the panel sufficiently compensated for this.</p> <p>Members considered the objections were justified in planning terms and refused the application for part retrospective planning permission for the following reason.</p> <p>"The proposed development by virtue of the proposed large twin gables and roof volume constitutes poor design and would fail to respect the character and appearance of existing residential properties in the area. The proposed development is therefore contrary to policies H10 'Detailed Design of Housing Development' and C1 'Townscape and Urban Form' and Section 7 of the NPPF which attaches great importance to the design of the built environment"</p>
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<p>Name and Application No</p>	<p>16/00766/REM Bowden Homes</p>
<p>Proposed Development:</p>	<p>Erection of 35 houses – Reserved matters including access, layout, scale, appearance and landscaping. Former site of Carr Hill Mills, Manchester Road, Mossley</p>
<p>Additional Information:</p>	<p>The Head of Planning explained that, over the course of the application, additional and amended plans had been sought to clarify issues of flood prevention and site levels, this had resulted in conditions which referred to plan and drawing numbers needing to be updated to take into account the most recent submissions.</p> <p>To address this matter amended condition wording was proposed which ensured the conditions reflected the most recent submissions.</p>
<p>Decision:</p>	<p>Approved subject to the conditions as set out in the report, but subject to amended wording for conditions 4, 6 and 17 of the permission, as follows:</p> <p>4 – Prior to first occupation of any residential unit, the vehicular access from Three Counties Road (as shown on the layout plan 650. 15-p100 rev K) shall be fully constructed and be available for use in accordance with the approved plans.</p> <p>6. - Prior to first occupation of each residential unit, the hereby approved car parking for that plot indicated on approved</p>

	<p>plan (650.15-P100 rev K) shall be fully constructed, drained, marked out and be available for use and thereafter kept unobstructed and available for its intended purpose.</p> <p>17 – The development hereby permitted shall be carried out in accordance with the following approved plans: 650.15-P100, 650.15-P100 rev K, 650.15-P105, 650.15-P104, 650.15-P103 rev A, Extended Phase one Habitat Survey (20/5/16) 650.15-P10, 650.15-P11, 650.15-P12, 650.15-P13, 650.15-P16, 650.15-P17, 650.15-P18, 650.15-P19, 650.15-P20, 650.15-P21, Tree Report PM/25/05/16 (25/5/16) PM/12/07/16 (12/7/16), Sewer diversion 15125568-001 Rev P3, Groundsure Report EMS-337976_454993, Phase 1 Desktop report (2568) and trial pit logs, Topographical Survey 1609/Tpop, Flood Risk Assessment MD0793/rep/001 Rev B and JBA Technical notes 2017s5794-S-N001-1 (4th April 2017) and Ref 2017s5794-S-N002-1 (24th April 2017)</p>
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Name and Application No:	16/00972/FUL Stainless Restoration Ltd
Proposed Development:	Erection of 1 industrial building to create 3749m2 of B2 General Industrial floor space. Land North West of Shepley Industrial Estate, Shepley Road, Audenshaw
Speaker(s)/Late Representations:	Frank Morris – applicant – spoke in support of the application.
Decision:	Approved subject to conditions as set out in the report.

Name and Application No:	17/00131/OUT The Diocese of Chester
Proposed Development:	Detached dwelling – outline with all detailed matters reserved. Holy Trinity Church Hall, 16A Higham Lane, Hyde.
Speaker(s)/Late Representations:	Ian Philips – spoke against the application. Edward Landor – Agent – spoke in support of the application.
Decision:	Approved subject to the conditions as set out in the report.

CHAIR