

**SPEAKERS PANEL  
(PLANNING)**

**20 June 2018**

**Commenced: 10.00am**

**Terminated: 11.30am**

**Present:** Councillor McNally (Chair)  
Councillors Glover, Pearce, Quinn, Ricci, Wild and Wills

**Apologies for absence:** Councillor D Lane, Gosling, Sharif, Ward and Dickinson

**5. MINUTES**

The Minutes of the proceedings of the meeting held on 23 May 2018 having been circulated, were taken as read and signed by the Chair as a correct record.

**6. DECLARATIONS OF INTEREST**

There were no declarations of interest declared by Members.

**7. APPEAL DECISIONS**

<b>Application reference/Address of Property.</b>	<b>Description</b>	<b>Appeal Decision</b>
<b>APP/G4240/W/3194110 – 23 Cypress Road, Droylsden. M43 7PE</b>	<b>Erection of a detached dwelling house.</b>	<b>Appeal dismissed</b>
<b>APP/G4240/D/17/3187790 – 199 Stockport road, Mossley OL5 0RF</b>	<b>Loft conversion with rear dormer including increase in ridge height.</b>	<b>Appeal dismissed</b>
<b>APP/G4240/D/17/3188159 – 3 Oxford Walk, Denton M34 7DG</b>	<b>Single Storey extension to rear of property.</b>	<b>Appeal allowed</b>
<b>APP/G4240/D/18/3195594 – 21 Cemetery Road, Mossley OL5 9PQ</b>	<b>Two storey side extension.</b>	<b>Appeal dismissed</b>
<b>APP/G4240/W/18/3197757 – Land adjacent to 201 Birch Lane, Dukinfield SK16 5AT</b>	<b>Residential development comprising of 4 dwellings.</b>	<b>Appeal dismissed and appeal for costs refused</b>

**8. 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>16/00177/OUT Eldencross Ltd</b>
<b>Proposed Development:</b>	<b>Outline planning permission for the demolition of the existing structures on the land and the redevelopment of the site with a scheme incorporating 27 dwelling houses, 10 live/work units and retail unit (use class A1) (amended).  Land occupied by Eldencross Ltd., Park Bridge Road, Park Bridge</b>
<b>Speaker(s)/Late Representations:</b>	<b>Carolyn Blain, JP, spoke against the application  Simon Plowman and Jonathan Lees spoke in support of the application.</b>
<b>Additional Comments/information</b>	<b>The Development Manager gave details of objections received since the report was published in respect of highway safety concerns, contamination on the site and the water course. He reported that that these issues were addressed by conditions set out in the report and the flood risk assessment, also detailed in the report.</b>
<b>Decision:</b>	<b>Approve subject to the completion of a Section 106 Agreement to secure the following:  Financial contribution towards off-site green space - £1,049.57 per dwelling towards a scheme to upgrade a section of the Public Right of Way (PRoW) on route ASH 137, to protect the PRoW route from erosion, resurfacing a section of footway and re-boarding the bridge over the River Medway along route ASH 139.  Financial contribution towards Highway works – up to £16,104.30 (dependent upon the housing mix advanced at the reserved matters stage) towards improved links between National Cycle Network route no. 626 and Oldham Road, to complement works already completed under the Local Sustainable Transport Fund  Financial contribution towards Education facilities – scheme to extend capacity at a school in Ashton, as yet to be determined by the School.  Management arrangements for public space and surface water drainage within the development  Requiring a minimum of 50% of the floorspace of each of the live/work units to be used for employment  Limiting occupation of the residential space within the live/work units to those occupying the employment space within the same unit; and  conditions as set out in the report.</b>

<b>Name and Application No</b>	<b>16/00767/OUT</b> <b>Mr J Meredith</b>
<b>Proposed Development:</b>	<b>Outline planning permission (for means of access, layout, scale and appearance of the development) for the erection of 29 x 1 bedroom apartments (use Class C3). The occupants of the development would be those over the age of 55 with care needs, along with their partner, spouse and dependents.</b> <b>Land occupied by 1 and 2 Ralphs Lane, Dukinfield</b>
<b>Additional Comments/Information</b>	<b>The Development Manager explained that Councillor J Lane had requested that consideration of this application be deferred, to allow appropriate notification of the meeting for any objectors to be available to speak.</b>
<b>Decision:</b>	<b>That consideration of this application be deferred to allow appropriate notification of the meeting for any objectors to be available to speak.</b>

<b>Name and Application No:</b>	<b>16/01151/REM</b> <b>De Trafford Estates Group</b>
<b>Proposed Development:</b>	<b>Approval of reserved matters relating to landscaping (Condition 2) and hard and soft landscaping (Condition 3) for proposed residential development of 127 dwellings (outline planning permission 15/00030/OUT)</b> <b>Victoria Mill, Buckley Street, Droylsden. M43 6DU</b>
<b>Speaker(s)/Late Representations:</b>	<b>None.</b>
<b>Decision:</b>	<b>Approve subject to the conditions a set out in the report.</b>

<b>Name and Application No:</b>	<b>17/00921/FUL</b> <b>Strategic Team Group, Strategic Business Centre, Glass Houghton</b>
<b>Proposed Development:</b>	<b>Amendment to House type 1 (alterations to fenestration and re-positioning of chimney) and House type 2 (alterations to first floor accommodation and detached garages to Plots 1 &amp; 2 repositioned) approved under planning permission ref. 13/00199/FUL</b> <b>Land to the rear of 243-245 Mottram Road, Stalybridge</b>
<b>Speaker(s)/Late Representations:</b>	<b>Barry Broadfield spoke against the application.</b>
<b>Additional comments/information:</b>	<b>The Development Manager corrected information provided in the report which stated that Councillor Dickinson had requested that the application be determined by Members of the Speakers' Panel (Planning) on behalf of a local resident</b>

	and explained that it was actually Councillor Beeley that had made the request.
<b>Decision:</b>	Approve subject to the conditions as set out in the report.

<b>Name and Application No:</b>	<b>18/00015/REM</b> <b>Maple Grove Developments</b>
<b>Proposed Development:</b>	<b>Approval of reserved matters for the erection of 18 apartments with associated landscaping, open space, and car parking (scale, layout, appearance and landscaping) following outline consent granted under 17/00019/FUL</b> <b>Land bounded by Ashworth Lane and Chain Bar Lane, Hattersley</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr Dewhurst (agent) spoken in support of the application</b> <b>Mrs Robertshaw and Mr Woods spoke against the application</b>
<b>Decision:</b>	Approve subject to the conditions as set out in the report.

<b>Name and Application No:</b>	<b>17/01060/REM</b> <b>Mosscaire Housing and Rowlinson Construction</b>
<b>Proposed Development:</b>	<b>Approval of reserved matters for the erection of 18 apartments with associated landscaping, open space and car parking (scale, layout, appearance and landscaping) following outline consent granted under 17/00019/FUL (Parcel B)</b> <b>Former site of 10 – 12 Castle Street, Stalybridge</b>
<b>Speaker(s)/Late Representations:</b>	None
<b>Additional comments/ information</b>	<p>The Development Manager explained that consideration of this application had been deferred at the last meeting of Speakers' Panel (Planning) (Meeting of 23 May 2018, Minute 3 refers), given the outstanding response from the Environment Agency, in respect of new information submitted.</p> <p>He explained that the Environment Agency had responded with no objection in principle, but requested further information with respect to risk to controlled waters.</p> <p>The Environment Agency had made the following comments:</p> <ul style="list-style-type: none"> <li>• They were satisfied with the proposals within the Remediation Strategy report for excavation of the hydrocarbon hotspot and pumping/removal of contaminated shallow groundwater.</li> <li>• The remedial targets for controlled waters required updating due to the use of the Remedial Targets Worksheet v3.1, which was withdrawn and replaced with version 3.2 in 2013.</li> </ul>

	<ul style="list-style-type: none"> <li>• They requested copies of the Rev B site investigation reports, which were supporting information to the Remediation Strategy report, as the copies of the site investigation reports that had been submitted with this application were the Rev A versions.</li> </ul> <p>It was further explained that revised documents were received by the Council on 22 May 2018 and Environment Agency were re-consulted. The 21 day consultation period expired on 15 June 2018, and no response had been received from the Environment Agency.</p> <p>The Environmental Consultants for the agents made the following comments following the submission of the documents:</p> <p><i>'I can state that this time around the most current risk assessment software was used and the results don't change to any significant degree. As a result the remediation strategy for the site would be exactly as it was presented initially, and I think the Environment Agency broadly concurred with that view.'</i></p> <p>The Development Manager added that they had he been made aware this morning that the Environment Agency retained their objection.</p> <p>The intention had been to deal with the issue via amended recommendations, however, in recognition of the outstanding objection of the Environment Agency on a technical detail, it was suggested that delegation be given to the Head of Planning to issue the decision when confirmation was received from the Environment Agency that they are satisfied.</p>
<p><b>Decision:</b></p>	<p>That delegation be given to the Head of Planning to issue the decision when confirmation was received from the Environment Agency that they are satisfied, with the provision that should the Environment Agency persist with their objection, the application be brought back before the Panel at a future meeting.</p>

## 9. URGENT ITEMS

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

**CHAIR**