

**SPEAKERS PANEL  
(PLANNING)**

**3 October 2018**

**Commenced: 10.00am**

**Terminated: 12.20pm**

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

**Apologies for absence:** Councillor Gosling

**23. MINUTES**

The Minutes of the proceedings of the meeting held on 5 September 2018 having been circulated, were taken as read and signed by the Chair as a correct record.

**24. DECLARATIONS OF INTEREST**

There were no declarations of interest declared by Members.

**25. APPEAL DECISIONS**

Application reference/Address of Property.	Description	Appeal Decision
APP/G4240/D/18/3207684 – 17 Southway, Droylsden, M43 6GH	Two storey wide and rear and single storey rear extension	Appeal dismissed

**26. PLANNING APPLICATIONS**

Prior to the determination of the Planning Applications, the Development Manager advised that on 1 October 2018, the Neighbourhood Planning Act 2017 (Commencement No 5) Regulations 2018 had triggered Section 14 of the Neighbourhood Planning Act 2017, specifically subsections 14(1), (3) and (4). This in turn would implement s100ZA (4) to (13) of the Town and Country Planning Act 1990. He explained the effect of this was that from 1 October 2018, the way in which pre-commencement conditions worked would change. Local Planning Authorities must obtain the written agreement of the applicant before imposing pre-commencement conditions on a planning application. In addition, a Local Planning Authority must notify the applicant in writing of its intention to impose a pre-commencement condition.

The Panel noted the above and then gave consideration to the schedule of applications submitted and it was:

**RESOLVED**

- (i) That the information presented in respect of the pre-commencement conditions new rules which came into force on 1 October 2018 be noted.
- (ii) That the applications for planning permission be determined as follows:-

<b>Name and Application No:</b>	<b>18/00188/FUL</b> <b>Education and Skills Funding Agency</b>
<b>Proposed Development:</b>	<b>Construction of a new Secondary Free School (for ages 11-18) with associated sports facilities, external landscaping, car parking and access facilities.</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mrs A Egerton and Mr D Withers, local residents, addressed the Panel objecting to the submitted application.</b> <b>Mr T Bowman, Assistant Director (Education), Tameside MBC, Ms L McGrath and Mr M Vevers, Laurus Ryecroft, addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>Approved subject to conditions as detailed within the submitted report, the prior completion of a Section 106 Agreement and notification to the Secretary of State for Housing, Communities and Local Government.</b>

<b>Name and Application No</b>	<b>18/00626/FUL</b> <b>Mr Stephen Pritchard</b>
<b>Proposed Development:</b>	<b>Erection of 2 residential dwellings including means of access and landscaping.</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr Cobley, a local resident, addressed the Panel objecting to the submitted application.</b> <b>Mr T Goodchild, an agent for the applicant, addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>Approved subject to conditions as detailed within the submitted report subject to an amendment to Condition 2 as follows:</b> <b>The development hereby approved shall be carried out in accordance with the following approved plans/details:</b> <b>1:1250 site location plan</b> <b>Proposed Plans &amp; Elevations Dwg no.s 5435 A P1/10 P2/10 P3/10 P4/10 P5/10 P6/10 P7/10 P8/10 P9/10 P10/P10 &amp; 5435 S P1/10 2/10 P3/10 P4/10 P5/10 P6/10 P7/10 P8/10 P9/10 P10/P10</b> <b>Landscape Details Dwg no.s 5435L</b>

<b>Name and Application No:</b>	<b>18/00582/FUL</b> <b>Mr Kamran Abassi</b>
<b>Proposed Development:</b>	<b>Change of use of the building from a dwelling house (use class C3(a) to a care home (use class C2).</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr W Buggy and Mrs S Priest, local residents, addressed the Panel objecting to the application.</b> <b>Mr A Rose, an agent for the applicant, addressed the Panel in</b>

	<b>relation to the application.</b>
<b>Decision:</b>	<b>Approved subject to conditions as detailed within the submitted report.</b>

<b>Name and Application No:</b>	<b>18/00783/FUL Councillor Dolores Lewis</b>
<b>Proposed Development:</b>	<b>Construction of a timber gazebo outbuilding (retrospective).</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr P Kinder, a local resident, addressed the Panel objecting to the application.  The applicant, Councillor Lewis, addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>Approved.</b>

## **27. URGENT ITEMS**

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

**CHAIR**