

**SPEAKERS PANEL  
(PLANNING)**

**20 March 2019**

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

**Apologies for absence:** Councillors Gosling and Quinn

**49. MINUTES**

The Minutes of the proceedings of the meeting held on 13 February 2019, having been circulated, were taken as read and signed by the Chair as a correct record.

**50. DECLARATIONS OF INTEREST**

There were no declarations of interest declared by Members.

**51. FOOTPATH DIVERSION – HYDE 32**

**RESOLVED**

That the application be deferred to a future meeting of the Speakers Panel (Planning) to enable further legal advice be provided within the submitted report.

**52. APPEAL DECISIONS**

Application reference/Address of Property.	Description	Appeal Decision
APP/G4240/D/18/321465421 4 Balmoral Avenue, Hyde SK14 5HY	Construction of a two storey/single storey rear extension and a front porch extension	Appeal dismissed
APP/G4240/D/18/3218932 35 The Links, Hyde SK14 4GR	Side/rear first floor extension with hipped roof above, alterations to roof of bay window and other external alterations, including new roof lights to east and west facing elevations, Juliet balcony to west facing elevation and timber cladding to north and west facing elevations.	Appeal allowed
APP/G4240/H/18/3206420 Units 23 & 24, Crown Point North Shopping Park, Worthington Way, Denton, Tameside M34 3JP	Sports Direct 3D Linear Sign (100mm deep), proposed built-up aluminium 3D letters with opal acrylic faces and white aluminium returns	Appeal allowed

	(mounted to existing louvres); LED static illumination 800CD/M2; "Sports" and ".Com" – Blue RAL 5002 "Direct" – Red RAL 3020Y (Sign Size 13840x2150mm / Text Height 860mm and 585mm.	
<b>APP/G4240/W/18/3208560</b> Land behind 7A to 31 Kinder Street, Stalybridge, Cheshire SK15 1AN	Construction of one bungalow – resubmission of 17/00236/FUL.	Appeal dismissed
<b>APP/G4240/W/18/3215638</b> Land to rear of plots 1-19 Shakespeare Avenue, Stalybridge SK15 3HD	3 No. 2 bedroom and 4 No. 3 bedroom dwellings	Appeal dismissed

### 53. 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>18/00950/FUL</b> <b>Mr Dinesh Chinta</b>
<b>Proposed Development:</b>	Change of use of the now disused public house to a house in multiple occupation comprising:  4, double-bedrooms and 2, single-bedrooms on the ground-floor, each of which would have en-suite bathroom facilities, together with a dining room, kitchen, lounge and w.c.; and,  3, double bedrooms, 2 of which would have en-suite bathroom facilities, and 3, single bedrooms, each of which would have en-suite bathroom facilities, on the first-floor, together with a bathroom, separate w.c, and kitchen/dining room. Former Hartshead High Secondary School, Greenhurst Road, Ashton-under-Lyne  Gardeners Arms, 279 Edge Lane, Droylsden
<b>Speaker(s)/Late Representations:</b>	Councillor Mills addressed the Panel objecting to the submitted application.
<b>Decision:</b>	That the application be deferred to a future meeting of the Speakers Panel (Planning) to enable further representation from Greater Manchester Police and the agent for the applicant.

<b>Name and Application No</b>	<b>18/00247/FUL</b> <b>Jigsaw Homes / Bardsley Construction</b>
<b>Proposed Development:</b>	To build 20 affordable new dwellings on the vacant brownfield site of the former Flowery Field School building, this includes 16 semi-detached, 3 mews units and 1 detached unit  Flowery Fields, Old Road, Hyde, Tameside
<b>Change of conditions</b>	The Development Manager (Planning) advised the Panel of an amendment to the recommendation within the submitted report, for the inclusion of an additional condition, to read All of the dwellings within the development hereby approved shall be provided at the point of first occupation as Affordable Housing as defined within Annex 2 of the National Planning Policy Framework (NPPF) or any future guidance that replaces it. Reason: In accordance with the requirements with the provisions of the NPPF and UDP policy H4 'Type, Size and Affordability of Dwellings' to meet an identified housing need.
<b>Speaker(s)/Late Representations:</b>	There were no further representations in relation to the application.
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report, along with the additional condition detailed above and the completion of a Section 106 agreement to secure <ul style="list-style-type: none"> <li>• Green Space £14,064.69 – Which would be directed towards improvements in Hyde Park</li> <li>• Highways: £15,964.15 – Upgrade local footway crossing to a Pelican Crossing</li> </ul>

<b>Name and Application No</b>	<b>18/00259/FUL</b> <b>Bardsley Construction Group</b>
<b>Proposed Development:</b>	Residential development of 33 No. houses and associated works.  Land Part of Dukinfield Golf Course, Yew Tree Lane, Dukinfield
<b>Speaker(s)/Late Representations:</b>	Councillor Feeley addressed the Panel objecting to the submitted application.  Mrs D Harford addressed the Panel objecting to the submitted application.  Mr Dugdale, the agent for the applicant, addressed the Panel in relation to the submitted application.
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report and prior completion of a Section 106 Planning agreement to secure the

	<p>following:</p> <ul style="list-style-type: none"> <li>• Green Space £23,206.74 – To be allocated towards improvements Cheetham Park / Connections to Yew Tree Lane.</li> <li>• Education £42,039.95 – To be allocated towards Classroom improvements at Rayner Stevens High School.</li> <li>• Highways: £26,340.85 – To fund Cycling /pedestrian improvements between Yew Tree Lane and Matley Lane.</li> </ul>
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<b>Name and Application No</b>	<b>18/00805/FUL C/O Agent Paul Butler Associates</b>
<b>Proposed Development:</b>	Erection of 10 dwellings, with associated access, amenity space and landscaping Land On The North Side Of Manchester Road, Audenshaw
<b>Speaker(s)/Late Representations:</b>	Miss L. Ewart, the agent for the applicant, addressed the Panel in relation to the submitted application.
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report.

<b>Name and Application No</b>	<b>18/01078/FUL PSD Construction Ltd</b>
<b>Proposed Development:</b>	Erection of 2no. 4 bedroom, two storey, detached dwellings and associated works Land rear of 80 Currier Lane, Ashton-Under-Lyne
<b>Speaker(s)/Late Representations:</b>	The Panel considered the views of Mr C. Gee who addressed the Panel objecting to the application.  The Panel considered the views of Mr S. Dodgson the agent for the applicant, who addressed the Panel in relation to the application.
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report.

<b>Name and Application No</b>	<b>18/01101/FUL Tameside College</b>
<b>Proposed Development:</b>	Erection of proposed new 2 storey (with mezzanine) Construction Skills Centre with associated landscape works. Enabling works include the demolition of existing buildings and relocation of the existing refectory
<b>Amendment and change to conditions</b>	The Development Manager (Planning) advised the Panel of an additional condition and amendments to conditions within the submitted report.

	<p><b>Condition 4:</b></p> <p>Notwithstanding any description of materials listed in the application or detailed on the approved plans, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings; in the construction of all boundary fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.</p> <p><b>Condition 10:</b></p> <p>Within 6 months of the commencement of development full details of hard landscaping works shall be submitted for approval in writing by the local planning authority. The approved hard landscaping details shall be implemented prior to the occupation of the building or in accordance with a schedule to be agreed in writing with the Local Planning Authority.</p> <p><b>Additional Condition:</b></p> <p>Upon commencement of development full details of an external lighting strategy for the building and adjoining areas of public open space shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the specification, location, orientation, angle and luminance levels of the proposed lighting. The approved details shall be implemented prior to occupation of the building and retained as such thereafter.</p>
<b>Speaker(s)/Late Representations:</b>	<p>The Panel considered the views of Mr C. Gee who addressed the Panel objecting to the application.</p> <p>The Panel considered the views of Mr S. Dodgson the agent for the applicant, who addressed the Panel in relation to the application.</p>
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report.

<b>Name and Application No</b>	<p>18/00983/FUL</p> <p>Mr Chris Cooney</p>
<b>Proposed Development:</b>	<p>Full planning permission for the erection of a 2 storey side extension and a single storey rear extension</p> <p>5 Bankfield Avenue, Droylsden</p>
<b>Speaker(s)/Late Representations:</b>	There were no further representations in relation to the application.
<b>Decision:</b>	That planning permission be approved subject to the conditions as detailed within the submitted report.

**54. URGENT ITEMS**

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

**CHAIR**