

**SPEAKERS PANEL
(PLANNING)**

24 April 2019

Commenced: 10.00am

Terminated: 10.35am

Present: Councillor McNally (Chair)

Councillors: Choksi, Dickinson, Glover, Gosling, Robinson,
Ward, Wild and Wills

Apologies for absence: Councillors Pearce, Quinn and Ricci

55. DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

56. MINUTES

The Minutes of the proceedings of the meeting held on 20 March 2019, having been circulated, were taken as read and signed by the Chair as a correct record.

**57. OBJECTIONS TO THE PROPOSED TAMESIDE METROPOLITAN BOROUGH
(MANCHESTER ROAD, DENTON) (RESTRICTION OF WAITING) ORDER 2018**

The Assistant Director, Operations and Neighbourhoods, submitted a report outlining objections received to the proposed 'Tameside Metropolitan Borough (Manchester Road, Denton) (Restriction of Waiting) Order 2018.

It was explained that a Traffic Regulation Order scheme was identified for Manchester Road, Denton through a borough wide review of TRO requests. Subsequently a scheme which comprised the introduction of 'Waiting Limited to one hour/No return within two hours Monday to Saturday 9am to 5pm.' Restrictions within that area were designed to facilitate an area of carriageway to provide a turnover of parking to local shops within that area for their customers and to improve loading and unloading opportunities to those shops by the removal of all day parking within a short section of highway outside the shops. Following consultation with local ward Councillors, the proposals were then advertised in line with the Council's legal obligations.

The site of the proposed traffic regulation order was a layby outside a number of shops on the A57 Manchester Road, Denton. The existing parking restrictions and road marking layout were detailed in an appendix to the report.

The proposed traffic regulation order was required to increase turn-over of parking places within the layby to provide more short-term parking opportunities and to provide unloading and loading by the shops and their customers.

As a result of the advertised scheme, an objection was received from a local business and a legal firm representing that business.

Details of the objection and comments received to the proposals and the response of the Assistant Director, Operations and Neighbourhoods, were contained in the report.

There were no objectors present at the meeting.

Discussion ensued with regard to the proposal and consideration was given to the information provided including the objections raised and response given and it was:

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: **THE TAMESIDE METROPOLITAN BOROUGH (MANCHESTER ROAD, DENTON) (RESTRICTION OF WAITING) ORDER 2018**, as follows:

Limited Waiting 1hr, Mon-Sat, 9am-5pm. No return within 2hr	
Manchester Road (south side)	From a point 10 metres east of its junction with Oak Drive for a distance of 28 metres in an easterly direction.

58. APPEAL DECISIONS

Application reference/Address of Property.	Description	Appeal Decision
APP/G42401/D/18/3215393 3 Norlin Court, Trinity Close, Dukinfield. SK16 5JE	1st floor extension – bedroom/bathroom	Appeal dismissed.

59. 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:	19/00088/FUL Mr Mark Robinson
Proposed Development:	To vary condition 3 (approved plans) of planning permission ref. 15/00440/FUL – Conversion of former bank into 1 no. 2 bed apartment and commercial unit at ground floor and 7 no. 1 bed apartments at first floor including first floor rear extensions, alterations to existing roof and demolition of rear chimney stack – to allow construction of shop front in Delamere Street. (Former) Natwest Bank, 179 Stamford Street Central, Ashton-under Lyne.
Speaker(s)/Late Representations:	Councillor Bray addressed the Panel in support of the submitted application.
Decision:	The decision was to go against officer recommendation to refuse. The Panel were of the view that the economic benefits of facilitating bringing the building back in to use outweighed any harm that would be caused to the character and appearance of the conservation area in which it is set. The Panel therefore approved the application subject to the following conditions:

	<ol style="list-style-type: none"> 1. The development hereby permitted shall be carried out in accordance with the plan nos.: 1111-LOC, P.1, P.2, P.3, P.4, P.5 Rev A, approved under cover of planning permission ref. 15/00440/FUL, received on 8 May 2015; and plan no. BR6.1 Rev G, received on 29 January 2019. 2. Prior to being first brought in to use, any fixed plant and machinery associated with the commercial premises shall be acoustically treated/designed in accordance with a scheme to be agreed beforehand in writing with the Local Planning Authority. The agreed measures shall be maintained thereafter. 3. The commercial premises and the apartments hereby approved shall not be occupied unless and until adequate receptacles for the storage and collection of refuse and recyclable materials have been physically provided for that commercial premise and/or group of apartments. 4. The commercial units hereby approved shall only be used for a purpose falling within Use Class A1 or Use Class A2 of The Town and Country Planning (Use Classes) Order 1987 (as amended). 5. The use hereby permitted for the commercial units shall not be operated on Bank Holidays and outside the hours of 08:00 to 20:00 Monday to Friday and 08:30 to 18:00 Saturday and 10:00 to 16:00 Sunday.
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Name and Application No	19/00062/FUL McKay Homes Ltd
Proposed Development:	Variation of condition 3 (approved plans) of planning permission 17/00949/OUT to alter the layout of the proposed development. Unit 14, Glover Centre, Egmont Street, Mossley
Decision:	That planning permission be approved subject to the conditions as detailed within the submitted report.

Name and Application No	18/01091/REM McKay Homes Ltd
Proposed Development:	Reserved matters application for the demolition of the existing industrial buildings on the site and the erection of 14 dwellings (8 townhouses and a block of 6 apartments). Unit 14, Glover Centre, Egmont Street, Mossley
Decision:	That planning permission be approved subject to the conditions as detailed within the submitted report.

Name and Application No	19/00108/FUL Keyworker Homes (Macclesfield) Limited
Proposed Development:	Variation of conditions 2 (approved plans), 5 (landscaping details) and 8 (tree protection) of planning permission 17/00794/FUL to make alterations to the elevations of one of the plots, the soft landscaping and boundary treatments approved under that planning permission. Unit 14, Glover Centre, Egmont Street, Mossley
Speaker(s)/Late Representations:	Danielle Bassi, Agent, addressed the Panel in support of the application.
Decision:	That planning permission be approved subject to the conditions as detailed within the submitted report.

Name and Application No	19/00128/FUL Galliford Try Partnership, Birchwood, Warrington
Proposed Development:	Variation of conditions 2 (approved plans) of planning permission 17/01034/FUL to make alterations to the elevations to the apartment buildings and some of the dwellings, the landscaping scheme and minor changes to the layout of the scheme approved under that planning permission. Land bounded by Fairfield Road, Edge Lane and Ashton Canal, Droylsden
Speaker(s)/Late Representations:	Karen O'Reilly, Agent, addressed the Panel in support of the application.
Decision:	That planning permission be approved subject to the conditions as detailed within the submitted report.

60. URGENT ITEMS

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

CHAIR