

**SPEAKERS PANEL
(PLANNING)**

29 May 2019

Present: Councillor McNally (Chair)

**Councillors: Choksi, Dickinson, Glover, Gosling, Lewis, Ricci,
Ward and Wild**

Apologies for absence: Councillors Sharif, Naylor, Owen,

1. DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

2. MINUTES

The Minutes of the proceedings of the meeting held on 24 April 2019, having been circulated, were taken as read and signed by the Chair as a correct record.

**3. OBJECTIONS TO PROPOSED NO WAITING AT ANY TIME RESTRICTIONS ON
MICKLEHURST ROAD, MOSSLEY 2018**

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

The Panel were informed that the waiting restrictions were to allow unrestricted access to the culvert to ensure it is clear from debris or any other built up materials when heavy rain is forecast. Micklehurst Brook Culvert has a flooded a number of times in recent years, the most significant was September 2017. Serious floods resulting in damage to properties inside and out were also reported in August 2004, November 2016 and October 2017. In 2018 the culvert had been repaired following which the Environment Agency had requested waiting restrictions be installed on the south side of Micklehurst Road to enable unaffected access to this culvert enabling the machinery required to undertake the maintenance works necessary when heavy rainfall was forecast.

The Director of Operations and Neighbourhoods informed Members that ten objections had been received following advertisement of the proposed Traffic Regulation Order in in July 2018. Concerns were expressed regarding the impact on parking spaces which were already limited along the route due to the amount of vehicles in the area and lack of off street parking, there were a number of properties being built in the area which in turn would make parking more of a problem going forward. It had been suggested that residents would be able to move vehicles should access be required to the culvert.

The Panel considered the views of Councillor Jack Homer who addressed the Panel on behalf of local residents objecting to the application.

Members of the Panel sought clarification on options for providing alternative parking provision within the vicinity.

RESOLVED

- (i) **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: Tameside Metropolitan Borough (Micklehurst Road, Mossley) (Restriction of Waiting) Order 2018, as detailed within the submitted report.**
- (ii) **The Director of Operations and Neighbourhoods be requested to identify potential alternative parking sites for the residents of Micklehurst Road.**

4. OBJECTIONS TO PROPOSED THE TAMESIDE METROPOLITAN BOROUGH (THOMPSON ROAD AND STANLEY ROAD, DENTON) (PROHIBITION OF WAITING) ORDER 2018

The Director of Operations and Neighbourhoods, submitted a report outlining objections received to the proposed 'Tameside Metropolitan Borough (Thompson Road and Stanley Road, Denton) (prohibition of waiting) Order 2018.

The proposals sought to introduce waiting restrictions within the area of Thompson Road and Stanley Road, Denton. The Panel were informed that the proposals were advertised in the Tameside Reporter newspaper and on street furniture in the affected area, in line with the council's legal obligations, on 16 August 2018 for a period of 28 days

One letter of objection had been received from a member of the public who is a regular visitor to Thompson Court. The objector is of the opinion that the proposed waiting restrictions were unnecessary and a waste of public money. It was stated that there is an instruction in the Highway Code that drivers should not park within ten metres of a junction, that drivers should be aware of this instruction and therefore parking restrictions were superfluous. In addition there are a large number of similar junctions where the same applies.

The Director of Operations and Neighbourhoods advised that the proposed restrictions would enable not only the police but would also allow the Council's Civil Enforcement team to take action if vehicles park within the length of the proposed restrictions, therefore easing pressure on the police.

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 (THOMPSON ROAD AND STANLEY ROAD, DENTON) (PROHIBITION OF WAITING) ORDER 2018"as detailed within the submitted report.

5. OBJECTIONS TO PROPOSED TRAFFIC REGULATION ORDERS: NO WAITING AND NO LOADING AT ANY TIME, AND ONE-WAY TRAFFIC AND CONTRAFLOW PEDAL CYCLE LANE, ON PARK ROAD, DUKINFIELD

The Director of Operations and Neighbourhoods, submitted a report outlining objections received to the proposed 'Tameside Metropolitan Borough Council (Park Road, Dukinfield) (one-way traffic and contraflow pedal cycle lane) Order 2018; and Tameside Metropolitan Borough Council (Park Road, Dukinfield) (no waiting and no loading at any time) Order 2018

Objections had been received from local residents in relation to parking availability, access for emergency services and the number of users of the proposed cycle lane.

The Panel considered the views of Mr Cooper, a local resident, who address the Panel objecting to the proposal.

RESOLVED

That the item be deferred to a future meeting to allow for further review and consideration of alternative proposals.

6. DIVERSION OF FOOTPATHS 43,44,45 AND 46, MOSSLEY IN LINE WITH PLANNING APPLICATION 11/00915/FUL

The Director of Operation and Neighbourhoods introduced a report seeking approval to promote a Diversion Order to divert part of footpaths MOS/45, MOS/43, MOS/44 and MOS/46. The diversion of the footpath was needed to allow the new housing development to take place as approved in application 11/00915/FUL.

Members were advised Footpath 45 starts at the junction of Micklehurst Road then runs in a southerly direction for 138 metres and then meets at the junction of Footpath 44 which then runs in an easterly direction for about 202 meters and leads onto Huddersfield Rd. Footpath 43 starts at the junction of Richmond Crescent and runs northerly for about 36 metres and then turns east for about 38 metres where it then meets at the junction of footpath 44. The proposed diversion would affect more than half of each footpath and the alignment of the footpaths would have to change to fit in with the new development being built.

RESOLVED

That the Borough Solicitor to make and advertise the necessary legal order under Section 257 of the Town and Country Planning Act 1990, to promote a Diversion Order to divert part of footpaths MOS/45, MOS/43, MOS/44 and MOS/46.

7 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:	18/00950/FUL Mr Dinesh Chinta
Proposed Development:	Change of use from public house (Use Class A4) to a large, 12-bedroom House in Multiple Occupation (sui generis use). (Former) Natwest Bank, 179 Stamford Street Central, Ashton-under Lyne. Gardeners Arms, 279 Edge Lane, Droylsden.
Speaker(s)/Late Representations:	The applicant Mr Dinesh Chinta addressed the Panel in relation to the application
Decision:	That planning permission be refused against the Officers recommendation on the grounds that the Panel gave considerable weight to the comments of the Greater Manchester Police Design for Security Unit that a full Crime Impact Statement (CIS) report should accompany the application; and the Neighbourhood Beat Officer (NBO) for Droylsden East objection that the application could lead to an increase in anti-social behaviour in the neighbourhood.

Name and Application No	19/00161/FUL Education and Skills Funding Agency
Proposed Development:	Full planning permission for Variation of condition 2 (approved plans) of 18/00634/FUL to replace a single storey temporary building with a 2 storey temporary building to allow additional space for teaching and staff office space Site of former Littlemoss School for Boys, Cryer Street, Droylsden
Speaker(s)/Late Representations:	The agent for the applicant Mr Campbell addressed the Panel in relation to the application
Decision:	That planning permission be approved subject to the conditions as detailed within the submitted report.

Name and Application No	18/00954/LBC Mr Masjid at Tawheed
Proposed Development:	Proposed refurbishment works externally to front (Onward Street) and side (Henry Street) elevations. Part Removal of stage with new replacement stage at reduced height providing level access throughout. Proposed alterations to first floor to allow for female members. Plus proposed internal alterations. Theatre Royal, Corporation Street, Hyde.
Speaker(s)/Late Representations:	The agent for the applicant Mr Griffiths and Mr Shamshed a local resident, addressed the Panel in support of the application. Mr Brocklehurst, a local resident addressed the Panel objecting to the application.
Decision:	That planning permission be refused.

Name and Application No	19/00035/FUL Mr and Mrs P Travis
Proposed Development:	Single storey extension to rear (north-east) of property with external steps to rear (retrospective) 123 Joel Lane, Hyde, Tameside, SK14 5LF
Speaker(s)/Late Representations:	The Panel considered the views of Mr Travis, the applicant, who addressed the Panel in relation to the application The Panel considered the views of Mr Simpson, a local resident, who addressed the Panel in relation to the application.
Decision:	That planning permission be approved subject to the

	conditions as detailed within the submitted report.
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Name and Application No	16/00623/FUL Mr Stephen Horsfield
Proposed Development:	Extended driveway (Resubmission 7 Coppice Walk, Denton
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

Name and Application No	19/00080/FUL Mrs Elaine Grainger
Proposed Development:	Single storey extension to front elevation and conversion of garage to habitable room 5 Harmol Grove, Ashton-under-Lyne, Tameside, OL7 9NW
Speaker(s)/Late Representations:	The Panel considered the views of Mrs Grainer the applicant, who addressed the Panel in relation to the application.
Decision:	That planning permission be refused.

Name and Application No	18/01069/FUL Mr C Sice
Proposed Development:	Full planning permission for the erection of an apartment block containing 10 No. 2 bed and 2 No. 1 bed apartments and the erection of 2 No detached 4 bed houses and associated works Land adjacent Huddersfield Narrow Canal, Egmont Street, Mossley
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

Name and Application No	18/01132/FUL RSK Group
Proposed Development:	Full planning application for the erection of B1, B8 and sui generis commercial units including geosciences laboratory. The development would have a total floor area 4,703sqm

	Vacant land at Hattersley Industrial Estate
Speaker(s)/Late Representations:	The Planning Officer advised Members of an additional objection received following publication of the submitted report. Centrica PLC had cited concerns over the impact on the highway and treatments in relation to the common boundary as reasons for objecting to the application.
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

Name and Application No	19/00168/FUL Tameside MBC
Proposed Development:	Installation of a steel sheet pile retaining wall to stabilise the existing embankment to rear of properties at 24 - 29 Fairlea together with associated works including excavation to the embankment, installation of granular earthworks drains, installation of 'reno' mattresses to stream bed and banks at lower level and replacement of length of sewer pipe to the top of the embankment. Land to the rear of 24 to 29 Fairlea, Denton
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

Name and Application No	18/01102/FUL Mr Upall
Proposed Development:	Full planning application for the redevelopment of the site of the former Moss Tavern Public house through the erection of a 3 storey development comprising 23 residential units with car and cycle parking provision and associated facilities. Site of the former Moss Tavern Public House, Ashton Road, Droylsden
Speaker(s)/Late Representations:	The Panel considered the views of Mr Uppal the applicant, who addressed the Panel in relation to the application.
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

Name and Application No	19/00156/FUL North western portion of former Oldham batteries site (on junction of Lance Corporal Andrew Breeze Way and Ashton Road) Denton
Proposed Development:	Variation of condition 2 (approved plans) of planning permission 18/00444/FUL to make alterations to the approved

	elevation plans.
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

8. APPEAL DECISIONS

Application reference/Address of Property.	Description	Appeal Decision
Appeal Ref: APP/G4240/W/18/3216276 Progress House, Catherine Street West, Denton, Manchester M34 3SY	Erection of single storey building	Appeal dismissed.
Appeal Ref: APP/G4240/W/18/3216276 Progress House, Catherine Street West, Denton, Manchester M34 3SY	Erection of a single storey building.	Appeal dismissed.
Appeal Ref: APP/G4240/W/18/3216380 Clearance site west of Derby Street, Denton, Manchester, M34 3SD	Construction of 4 No. terraced houses	Appeal dismissed
Appeal Ref: APP/G4240/Z/19/3221788 139 Manchester Road, Droylsden, Greater Manchester M43 6EG	Advertisement proposed is to replace existing main central advertising hoarding with LED display screen and retrospectively for 4 small hoardings.	Appeal dismissed
Appeal Ref: APP/G4240/D/19/3221245 26 Milton Close, Dukinfield SK16 5DZ	First-floor side extension, single rear and single front extensions and front canopy.	Appeal dismissed
Appeal Ref: APP/G4240/D/19/3223992 17 Moorgate Drive, Stalybridge SK15 3LX	Timber fence to the front, side and rear of the property	Appeal dismissed
Appeal Ref: APP/G4240/D/19/3219642 157 Sunnyside Road, Droylsden, M43 7QL	Single storey rear extension	Appeal dismissed

10 FOOTPATH DIVERSION – HYDE 32

The Chair read out a statement on behalf of the Head of Highways and Transport and the Public Rights of Way Team from the Council. A report, prepared for the Director of Operations and Neighbourhoods, was presented to the Panel at the meeting held on 20 March 2019, titled

Footpath Diversion – Hyde 32. The report was inaccurate. It wrongly quoted the Voluntary Inspector from the Peak and Northern Footpath Society and did not represent their views. In addition, the Council failed to inform the Society's representative that their comments may be included in a publically available report. The Head of Highways and Transport made an unreserved formal apology to both the Peak and Northern Footpath Society and the inspector.

RESOLVED

That the apology and correction be recorded.

CHAIR