

**SPEAKERS PANEL  
(PLANNING)**

27 July 2016

Commenced: 10.00am

Terminated: 12.40pm

**Present:** Councillor McNally (Chair)

**Councillors: Ballagher, P Fitzpatrick, Glover, Middleton, Pearce,  
Ricci, Sweeton, Ward, Wild and Dickinson**

**Apologies for absence:** Councillors: J and D Lane

**10. DECLARATIONS OF INTEREST**

<b>Member</b>	<b>Subject Matter</b>	<b>Type of Interest</b>	<b>Nature of Interest</b>
Councillor McNally	Planning application no: 15/00875	Prejudicial	On Board of Directors at Ashton Pioneer Homes.

*Councillor McNally left the room during consideration of the above planning application and took no part in the voting or discussions thereon. Councillor Wild in the Chair for this item.*

**11. MINUTES**

The Minutes of the proceedings of the meeting held on 22 June 2016 having been circulated, were taken as read and signed by the Chair as a correct record.

**12. 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>16/00552/FUL MSB Construction Ltd, Norfolk Road, Walkden</b>
<b>Proposed Development</b>	<b>Repositioning of semi-detached dormer bungalows Plots 9 &amp; 10 – Retrospective Former Audenshaw Community Centre, Denton Road, Audenshaw</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr Worrell spoke against the application. Mr Jones, Architect, on behalf of MSB Construction Ltd, spoke in favour of the application.</b>
<b>Decision</b>	<b>Approved subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>15/0151/FUL</b> <b>CJW Property Investments Ltd</b>
<b>Proposed Development</b>	<b>Erection of six 2 bedroom apartments with associated landscaping and car park.</b> <b>Car park adjacent to 20 Stamford Street, Stalybridge</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr Black spoke against the application.</b>
<b>Decision</b>	<b>Approved subject to the conditions set out in the report and that the Assistant Executive Director Environmental Services be authorised to process any Traffic Regulation Order considered necessary and in accordance with the Road Traffic Regulation Act 1984, subject to the resolution of any objections received during the public consultation period.</b>

<b>Name and Application No.</b>	<b>16/00212/FUL</b> <b>Mr Terry Lewis</b>
<b>Proposed Development</b>	<b>New 2 storey house to replace existing single-storey building.</b> <b>1 Fieldings Wharf, Fairfield Road, Droylsden</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mrs Holik-Stocks spoke against the application.</b> <b>Mr Terry Lewis, applicant, spoke in favour of the application.</b>
<b>Decision</b>	<b>Approved subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>15/00875/FUL</b> <b>Mr Babor Farook</b>
<b>Proposed Development</b>	<b>Change of use from shop (Class A1) to a Restaurant (Class A3)</b> <b>115 Bentinck Street, Ashton-under-Lyne</b>
<b>Speaker(s)/Late Representations:</b>	<b>Peter Marland, Ashton Pioneer Homes, spoke against the application</b> <b>Mr Ahmed, on behalf of Mr Farook - applicant, spoke in favour of the application.</b>
<b>Decision</b>	<b>Refused (officer recommendation to refuse), as use of the shop as a restaurant would, because of the activities associated with the operation of such premises – the comings and goings of customers, potential increased noise, litter and cooking odours – cause harm to the established residential character of the locality. The proposal was thus contrary to policies 1.12 and S7 of Tameside’s Unitary Development Plan and to Sections 2 and 7 of the National Planning Policy Framework.</b>

<b>Name and Application No.</b>	<b>16/00481</b> <b>Premier Aluminium System Ltd, Victor Mill, Tame Street, Stalybridge.</b>
<b>Proposed Development</b>	<b>Change of Use to Retail (Class A1) and new shopfront with roller shutters.</b> <b>130 – 132 Taunton Road, Ashton-under-Lyne</b>
<b>Speaker(s)/Late Representations:</b>	<b>Councillor L Travis and Mr Fawcett spoke against the application.</b> <b>Mr Miza spoke in favour of the application.</b>
<b>Decision</b>	<b>Approved subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>16/00313/FUL</b> <b>Mr Wills</b>
<b>Proposed Development</b>	<b>Single storey outbuilding</b> <b>9 Church Avenue, Denton</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr Nesbitt spoke against the application.</b>
<b>Decision</b>	<b>Approved subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>16/00176/FUL</b> <b>R B Air Ltd</b>
<b>Proposed Development</b>	<b>Two 3 bedroom dormer bungalows and associated parking and landscaping.</b> <b>Land at side of 22 Mottram Old Road, Stalybridge</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr Brodie spoke against the application.</b> <b>Mr Schofield spoke in favour of the application.</b>
<b>Decision</b>	<b>Approved subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>16/00452/FUL</b> <b>Grove Products</b>
<b>Proposed Development</b>	<b>Demolition of existing covered store, extend existing distribution warehouse to front and rear.</b> <b>Grove Products, Broadway, Hyde</b>
<b>Decision</b>	<b>Approved subject to the conditions set out in the report.</b>

<b>Name and Application No.</b>	<b>15/01034/FUL</b> <b>Insite Properties (Manchester ) Ltd</b>
<b>Proposed Development</b>	<b>Conversion of existing church into 14 no apartments and erection of 16 dwellings on land adjacent to church.</b> <b>St Stephen's Church, Bennett Street, Hyde</b>
<b>Decision</b>	<b>That this application be deferred to a future meeting of the Speakers' Panel (Planning).</b>

**CHAIR**