

SPEAKERS PANEL (PLANNING)

Day: Wednesday
Date: 27 July 2016
Time: 10.00 am
Place: Lesser Hall - Dukinfield Town Hall

Item No.	AGENDA	Page No
1.	APOLOGIES FOR ABSENCE	
2.	DECLARATIONS OF INTEREST To receive any declarations of interest from Members of the Council.	
3.	MINUTES The Minutes of the meeting of the Speakers Panel (Planning) held on 22 June 2016, having been circulated, to be signed by the Chair as a correct record.	1 - 2
4.	PLANNING APPLICATIONS To consider the schedule of applications.	
a)	16/00552/FUL - FORMER AUDENSHAW COMMUNITY CENTRE, DENTON ROAD, AUDENSHAW	3 - 14
b)	15/01051/FUL - CAR PARK ADJACENT TO 20 STAMFORD STREET, STALYBRIDGE	15 - 30
c)	16/00212/FUL - 1 FIELDINGS WHARF, FAIRFIELD ROAD, DROYLSDEN	31 - 44
d)	15/00875/FUL - 115 BENTINCK STREET, ASHTON-UNDER-LYNE	45 - 52
e)	16/00452/FUL - GROVE PRODUCTS, BROADWAY, HYDE	53 - 64
f)	16/00313/FUL - 9 CHURCH AVENUE, DENTON	65 - 74
g)	15/01034/FUL - ST STEPHEN'S CHURCH, BENNETT STREET, HYDE	75 - 98
h)	16/00176/FUL - LAND AT SIDE OF 22 MOTTRAM OLD ROAD, STALYBRIDGE	99 - 116
i)	16/00481/FUL - 130 - 132 TAUNTON ROAD, ASHTON-UNDER-LYNE	117 - 128

5. URGENT ITEMS

To consider any other items, which the Chair is of the opinion should be considered as a matter of urgency.

Agenda Item 3

SPEAKERS PANEL (PLANNING)

22 June 2016

Commenced: 10.00am

Terminated: 10.55am

Present: Councillor McNally (Chair)

Councillors: P Fitzpatrick, D Lane, J Lane, Middleton, Pearce, Ricci, Sweeton, Ward and Dickinson

Apologies for absence: Councillors: Ballagher, Glover and Newton

7. DECLARATIONS OF INTEREST

There were no declarations of interest at this meeting.

8. MINUTES

The Minutes of the proceedings of the meeting held on 25 May 2016 having been circulated, were taken as read and signed by the Chair as a correct record.

9. 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.	16/00349/FUL Middex UK Ltd., 20 Ravenoak Drive, Manchester
Proposed Development	Erection of 3 no. 2.5 storey dwelling houses with parking and garden areas. Former sites of 2 -10 East Street, Audenshaw
Speaker(s)/Late Representations:	Natalie Kemp spoke against the application. Kevin Hogg, on behalf of the applicant, spoke for the application.
Decision	Approved subject to the conditions set out in the report and the consideration of replacement trees being planted on site.

Name and Application No.	15/91961/OUT English Braids Ltd
Proposed Development	Outline planning application for the demolition of Britannia Mill and erection of approximately 750 sqm retail floor space (A1) and approximately 62 apartments and associated access with

	<p>all other matters reserved.</p> <p>Britannia Mill, Manchester Road, Mossley</p>
Decision	<p>That the Head of Planning be authorised to grant planning permission subject to the conditions set out in the report and also the prior signing of an agreement under Section 106 of the Town and Country Planning Act 1990 for contributions towards green space, education and highways, as detailed in the report.</p>

Name and Application No.	<p>16/00212/FUL</p> <p>Mr Terry Lewis</p>
Proposed Development	<p>New 2 storey house to replace existing single-storey building</p> <p>1 Fieldings Wharf, Fairfield Road, Droylsden</p>
Decision	<p>That this application be deferred to a future meeting of the Speakers' Panel (Planning)</p>

CHAIR

Application Number	16/00552/FUL
Proposal	Repositioning of semi detached dormer bungalows Plots 9 and 10 – Retrospective.
Site Location	Former Audenshaw Community Centre Denton Road Audenshaw
Applicant	MSB Construction Ltd Norfolk Road Walkden
Recommendation	Approve

REPORT

1.0 SITE & SURROUNDINGS

- 1.1 The application site forms part of a larger site currently being redeveloped for housing and was the former Audenshaw Community Centre site. The site is within a residential area.
- 1.2 The site is accessed via Richmond Street to the east which also serves existing residential properties comprising a mix of two storey and bungalow accommodation. Both two and three storey residential accommodation adjoins the site to the south with Denton Road to the north and west.

2.0 PROPOSAL

- 2.1 This application seeks retrospective planning permission for the repositioning of 2no. two bedroom semi detached dormer bungalows with vehicular access taken from Richmond Street.
- 2.2 The bungalows would have a ridge height of approximately 6.3 metres and eaves height of 2.4 metres. On the front elevation facing north there will be a modest sized dormer on each bungalow having a pitched roof.
- 2.2 Also included within the development are four car parking spaces to the east of Richmond Street, three of which are parking for the two plots. Plot 10 will have a parking space within the curtilage.
- 2.2 Materials proposed to be used in external construction will be facing brickwork and grey roof tiles.

3.0 PLANNING HISTORY

- 3.1 Planning consent was granted at Speakers Panel on 25th July 2014 under reference 14/00438/FUL to demolish the existing community centre building and erection of 10no. residential properties comprising 6 two storey and 4 dormer bungalows.

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Unallocated

4.2 Tameside UDP

Part 1 Policies

1.12 Ensuring an Accessible, Safe and Healthy Environment

1.13 Meeting Obligations on Minerals, Waste and Energy

Part 2 Policies

H2 Unallocated Sites

H4 Type, Size and Affordability of Dwellings

H10 Detailed Design of Housing Developments

C1 Townscape and Urban Form

4.3 Other Policies

Residential Design Supplementary Planning Document

National Planning Policy Framework. (NPPF)

Section 6 Delivering a wide choice of high quality homes

National Planning Practice Guidance (NPPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

As part of the assessment of this application, 5 neighbour notification letters were sent out to neighbouring properties on the 29th June 2016

6.0 RESPONSES FROM CONSULTEES

Head of Environmental Services - Environmental Protection has no objections subject to conditions referred to within the previous approval for the site

Head of Environmental Services - Highways has no objections subject conditions relating to visibility splays and car parking provision.

7.0 SUMMARY OF 3rd PARTY RESPONSES RECEIVED

7.1 At the time of this report being drafted, the consultation period has not expired but two letters of objection have been received on the following grounds;

- two bungalows are too close to objectors property leaving little room to enter or leave parking area. Also construction workers vehicles cause obstruction and little room to manoeuvre. Also breaching original hours of working attached to previous approval.

- access road dimensions have been reduced

- parking spaces will restrict access space to garages

- builders confirm new parking spaces will be garages

- no confidence in builder keeping to requirements set by the Council

Any further observations received shall be reported verbally to the Speakers Panel.

8.0 ANALYSIS

8.1 It is considered the key issues in deciding this application are:-

- 1) The Principle of the Development
- 2) Design and Appearance
- 3) Residential Amenity

Principle of Development

8.2 The site was subject to planning consent for two semi detached bungalows as part of the larger redevelopment of the former Audenshaw Community Centre site under planning application reference 14/00438/FUL. This planning application has resulted from these two bungalows being built slightly off the line of the original consent.

8.3 It is considered the redevelopment of this site for residential purposes will accord with the requirements of UDP policy H2 which supports the reuse of brownfield sites and is also consistent with the previous planning consent granted under reference 14/00438/FUL.

8.4 Having established the principle of the development of the site for residential development, being acceptable, the proposed development shall now be considered under more detailed criteria.

Design and Appearance

8.6 The NPPF attaches great importance to good design which is considered a key aspect of sustainable development. With the design and appearance having already been accepted on the 2014 planning application, it is considered the design of the bungalows are acceptable and will comply with national policy.

8.7 As the design and appearance of the bungalows have already been assessed under UDP and SPD policies, and there is no change to the design, scale or mass of the bungalows, it is considered the design and appearance are consistent with the development and neighbouring properties and as such is acceptable.

Residential Amenity

- 8.8 To reduce potential impact on neighbours by virtue of overlooking, loss of privacy and overshadowing, the Residential Design SPD applies minimum separation distances between new and existing residential developments and in particular facing habitable room windows. In instances where habitable room windows directly face on two storey to single storey properties, a distance of 21 metres is required. Where habitable room windows face single storey blank walls a distance of 10 metres is required.
- 8.9 The siting of the bungalows is such as there would be no directly facing habitable room windows and it is considered there would be no significant impact on existing properties as none of the existing properties will directly face the application site. The bungalows would be to the rear of the new properties to the west and there will be a blank gable facing the rear of these properties. The actual separation distance in this instance would be between 9.2 metres and 11.4 metres. Although there would be a marginal reduction in the distance required by the SPD of approximately 800mm, it is considered given the gable would only be single storey and there would be a 1.8 metre high boundary fence separating the plots, this shortfall would not be significant to cause an unacceptable impact on the occupiers of the new properties.
- 8.10 Although the application seeks consent for the repositioning of the bungalows, separation distances are such that there would be no significant impact on neighbouring properties and the development would complying with the requirements of SPD policy RD5.

10.0 OTHER MATTERS

- 10.1 With reference to the issue of obstruction and alleged breach of hours attached to the previous planning consent, the applicants have been approached and asked if they could ensure contractors park responsibly and with due regard to neighbours access requirements. The matter of alleged breach of planning control is currently being investigated by the Planning Enforcement Officer

11.0 CONCLUSION

- 11.1 The development is consistent with a previous approval and will benefit the Councils housing stock whilst not having a significant impact on neighbours or the character of the area. In providing varying sizes of properties it is considered the proposed development will accord with UDP policy H4.

RECOMMENDATION –

Grant planning permission subject to the following condition:-

1. The development shall be completed in accordance with the drawing numbers 1784 12, 13 and 26 received on 7th June 2016
2. Each house hereby approved shall not be occupied unless and until adequate facilities for the storage and collection of refuse and recyclable materials have been physically provided. Such areas shall then be kept available at all times.
3. During demolition and construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and

18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays or bank Holidays

This page is intentionally left blank



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1/1613 Date 11/7/2016

Centre = 392423 E 396635 N



— Extent of site ownership
 — Extent of proposed planning application plots 9 & 10

Plot at A3
 1:1000

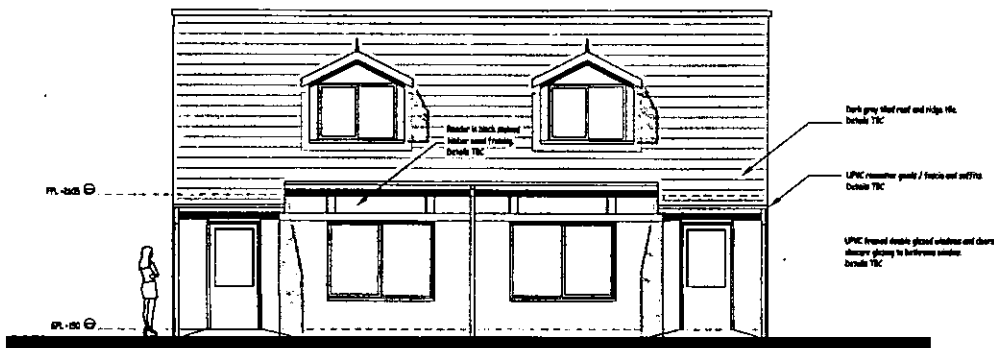
KEY Date Description
 All dimensions are to be checked on site prior to starting of materials and construction.
 All dimensions are to be checked on site prior to starting of materials and construction.
 All dimensions are to be checked on site prior to starting of materials and construction.
 All dimensions are to be checked on site prior to starting of materials and construction.

The Audubon Community Centre Site Denton Road / Richmond Street Audubon, M34 5BL			
Block Plan PLOTS 9 & 10			
Date	Drawn	Checked	By
17/04/20			
Scale	Drawing No. 26		
1:1000	17784		

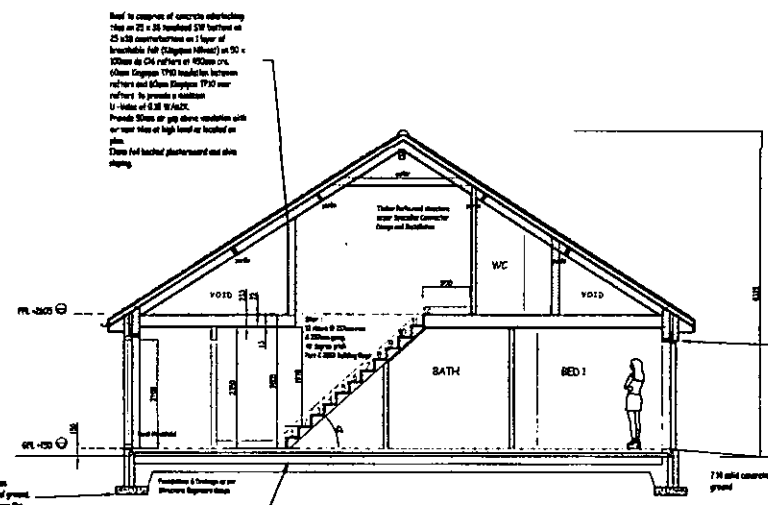
EDMUND HALEY ASSOCIATES
 Building Design Consultants
 100 Old Kent Road, London SE5 8PP
 Tel: 020 7799 1100 Fax: 020 7799 1101 Email: info@eha.co.uk
 www.edmundhaley.co.uk

PLOTS 9 & 10
the 'Grasmere'

10 9



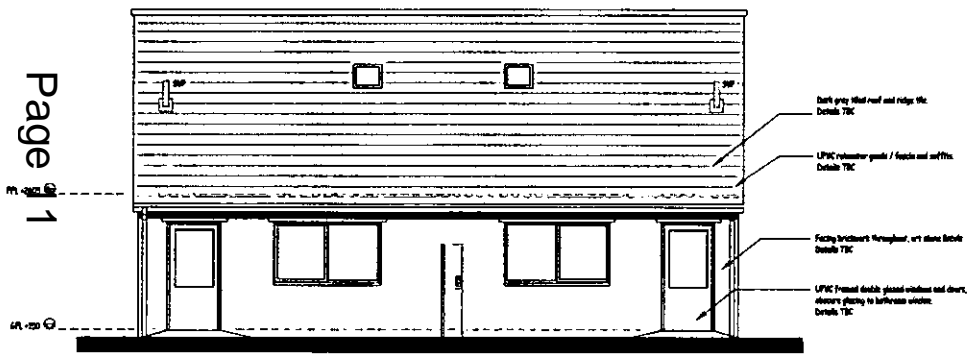
Front Elevation Proposed
1:50



Section Proposed
1:50

General Note:
Timber frame design & setting out is indicative.
Refer to Specialist Timber Frame sub-contractor drawings & details for construction purposes.

Page 11



Rear Elevation Proposed
1:50

Ground floor construction to comprise of:
Ethane 44 Grade 30/30 slab with 1 layer 4250 mesh to top surface cover 42mm minimum by 322mm.
On 225 mm thick Rafted Concrete of 7/12 Rapid Insulation Board under slab insulation.
On 250 gauge staggered GFRP with 22mm tapered and tapered joints returned up the sides of the slab and tapered 220mm with UPVC.
On and finished 22mm deep fully connected inflected tapered DOT type 1 kerbs.
On kerbs set back with a joint of weather plate inspection panel.

Ethane 44 brickwork to 2.24 eaves/line level water eaves and over to comply with BS 1243 or 750 kerbs with 400 vertical centres suggested. Top of 225 vertical centres of sides of eaves coping. Stone cavity.
See CS2, 40 x 140 SW slabs or 800mm centres with 140 horizontal bars underlain. Provideable slab 20 x 25 210 spines or 100mm centres with 20mm reinforcement and also Rebar U-bolts 125x 10x12.

Plot at A1
1:50

1	12.12.15	Section 4-10 Proposed roof and 9th floor (additions omitted)	Dr
4	4.11.15	Roof marked and vector explained indicated	Dr

REV Date Description
All dimensions are to be checked on site prior to ordering of materials and commencement of work.
Refer to figured dimensions only. DO NOT SCALE.
Edmund Haley Associates disclaims responsibility for any variations from this drawing without their express written consent.
All work is to be carried out in accordance with the Building Regulations 2004 (where applicable) and all relevant current British Standards.
This drawing is copyright and may not be reproduced in whole or part without written authority.

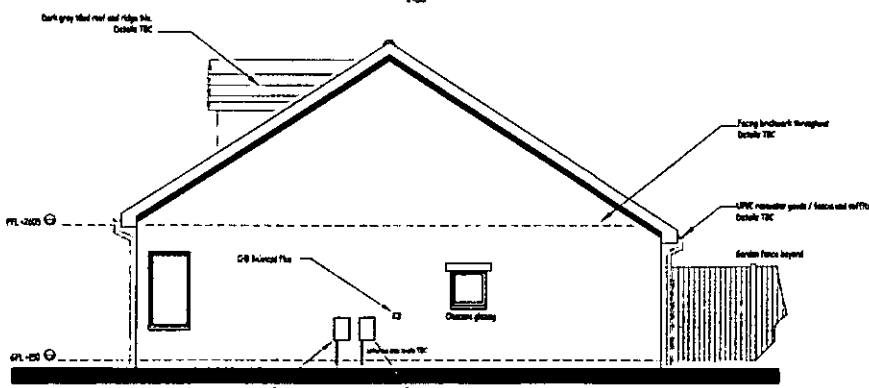
Plot: Audenshaw Gateway Centre Site
Darbion Road / Redwood Street
Audenshaw, M34 5BL

Title: Plot Nos 9 & 10
the 'Grasmere' House Type
Proposed Elevation & Section

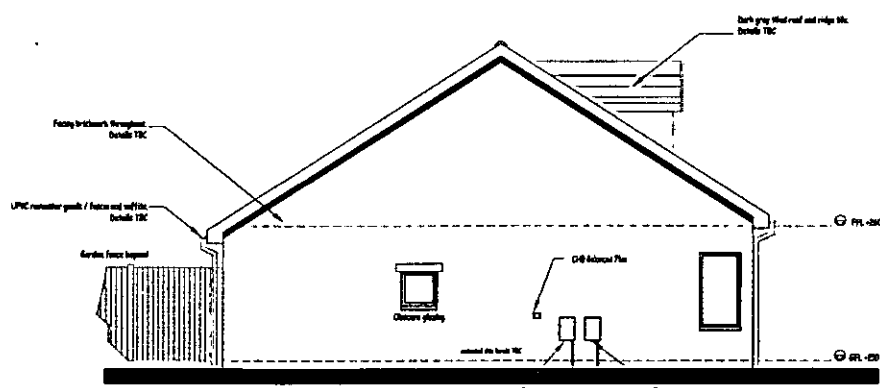
Scale:	1:50	Drawn:	CH	Check:	CH	Date:	02/09/2016
Alt No:	1784	Drawing No:	13	Sheet:	8		

Edmund Haley Associates

Building Design Consultants
Island House, Audenshaw (Preston) Site: C174, M34, W14
10 Oak Street, Redwood, South, L20 9LJ
Tel: 01753 370999 Fax: 01753 370499 Website: www.edmundhaley.co.uk
Email: info@edmundhaley.co.uk



Side Elevation No. 9
1:50



Side Elevation No. 10
1:50

Application Number: 16/00552/FUL

Photo 1



This page is intentionally left blank

Application Number: 15/01051/FUL

Proposal: Erection of six 2-bedroom apartments with associated landscaping and car park.

Location: Car Park Adjacent 20 Stamford Street, Stalybridge

Applicant: CJW Property Investments Ltd

Recommendation Approve

REPORT

1 APPLICATION DESCRIPTION

- 1.1 The application is for full planning permission to develop the site for 6 apartments with associated landscaping and car parking.
- 1.2 The apartment building comprises of a single, three storey block containing 6 No. two bedroomed apartments. The building fronts onto Stamford Street with access to the car park via Lees Street to the side. The apartment building has one access door from the car park into an internal hallway with individual access to each apartment. Each apartment contains a hallway, living room/ kitchen, store room, bathroom and two bedrooms. Externally there is a shared communal car parking area and refuse storage to the rear of the apartment block.
- 1.3 The design of the apartment block is relatively modern which incorporates a pitched roof, recessed balconies and large areas of glazing to the Stamford Street elevation in order to break up the built form. The palette of materials proposed includes facing brickwork, contrasting feature bands, aluminium windows and dark grey slate effect roof tiles.
- 1.4 With regard to the proposed access arrangements, the proposal will use the existing car park access off Lees Street which will provide vehicular access to a shared parking area providing 6 No. spaces for occupiers and visitors of the proposed apartment block together with access into the cycle and refuse stores.
- 1.5 The application proposes a communal bin storage area within the car park area for the occupiers of the apartment scheme.
- 1.6 A landscaping scheme has been submitted with the application indicating soft landscaped areas to the front and rear of the apartment block and along the boundary of the proposed access into the site. Various forms of boundary treatment are proposed along the front and side site boundaries including low brick wall with railings above.
- 1.7 The application has been accompanied by the relevant plans and supporting documents including a Design and Access and Heritage Statement.

2 SITE & SURROUNDINGS

- 2.1 The application site comprises of a roughly square parcel of land some 0.041 hectares in area located on the corner of Stamford Street and Lees Street, Stalybridge. The site was last used as car parking for surrounding business and

residents. The site area comprises of hard surfaced area with some planting and trees to the site boundaries. The current vehicle access point is via Lees Street.

- 2.2 The site is located in the Stalybridge Town Centre Conservation area.
- 2.3 The area surrounding the site is a mixed use edge of town centre location comprising of residential properties to the north east of the site at the rear and across Stamford Street and commercial properties either side of the site along Stamford Street, the Cow'd Feet Club to the west above the site on Stamford Street and two storey shops and office premises to the east.

3 RELEVANT PLANNING POLICIES

3.1 Tameside Unitary Development Plan (UDP) Allocation

- 3.1.1 Unallocated

3.2 Tameside UDP

3.2.1 Part 1 Policies

- 1.3 Creating a Cleaner and Greener Environment
- 1.4 Providing More Choice and Quality Homes
- 1.5 Following the principles of Sustainable Development
- 1.6 Securing Urban Regeneration
- 1.11 Conserving Built Heritage and Retaining Local Identity
- 1.12 Ensuring an Accessible, Safe and Healthy Environment

3.2.2 Part 2 Policies

- H1 Housing Land Provision
- H2 Unallocated Sites
- H4 Type, Size and Affordability of Dwellings
- H10 Detailed Design of Housing Developments
- C1 Townscape and Urban Form
- C2 Conservation Areas
- C3 Demolition of Unlisted Buildings in Conservation Areas
- C4 Control of Development in or adjoining Conservation Areas.
- T10 Parking
- MW11 Contaminated Land

3.3 Other Policies

- 3.3.1 Residential Design SPD
- 3.3.2 National Planning Policy Framework (NPPF)

- Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring Good Design
- Section 7 Requiring good design
- Section 12 Conserving and enhancing the historic environment

- 3.3.3 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report where appropriate.

4 PUBLICITY CARRIED OUT

- 4.1 The application was displayed by a site notice on 28 January 2016 and in the local press on 4 February 201. Individual letters were sent to neighbouring occupiers adjoining the site on 28 January 2016 and amended plan letters sent out on 13 May 2016.

5 RESPONSES FROM CONSULTEES

- 5.1 Head of Environmental Services – Highways have raised no objections to the proposal and have requested conditions to be added to any approval.
- 5.2 Head of Environmental Services (Environmental Protection) – No objections.
- 5.3 United Utilities have confirmed that they have no objections to the proposal subject to the imposition of various conditions relating to drainage.

6 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 6.1 Four letters of objection and a petition with 24 signatures objecting to the application has been received as a result of neighbour notifications. Main points raised relates to loss of parking and increased demand on other areas for parking, Noise from residents, over development, height of development not in keeping and will block light from adjacent properties.

7 ANALYSIS

- 7.1 The principal issues in the determination of this application are;
- Principle of development
 - Layout, Design and Landscaping
 - Impact on the conservation area
 - Residential Amenity
 - Impact on highway and pedestrian safety

8 PRINCIPLE OF DEVELOPMENT

- 8.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should

be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development and would support the delivery of a wide choice of quality homes with housing applications being considered in the context of a presumption in favour of sustainable development.

- 8.2 The site is designated as unallocated on the UDP and subject to policy H2. This policy confirms unless other considerations take precedence, the Council will permit the redevelopment of previously developed land for residential use where these are not specifically allocated for this purpose in the plan (UDP). This policy is intended to facilitate the approval of brownfield windfall sites for housing development.
- 8.3 The site is located within an established built up area with access to good public transport links. It is considered that providing other SPD and UDP policies can be satisfied the proposal will contribute to the delivery of the Borough's 5 year housing land supply, deliver quality homes and create a sustainable, inclusive housing development which conforms to the Tameside UDP and is in accordance with the NPPF core principles and Section 6 of the NPPF.

9 LAYOUT, DESIGN AND LANDSCAPING

- 9.1 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that "it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes." Whilst the NPPF confirms any decision should not attempt to impose architectural styles or particular tastes and not stifle innovation but adds it is proper to promote or reinforce local distinction.
- 9.2 In this regard the proposal should also be considered against UDP Policies C1 and H10 which seek to ensure that the design and layout of proposed housing developments are of high quality and complement or enhance the character and appearance of the surrounding area.
- 9.3 The site is located in the Stalybridge Town Centre Conservation Area and any developments proposed to be built within the Conservation Area must be sympathetic to the setting and character of the area and also be aware of their proximity to the other features of interest within the Conservation area. All new developments should adopt sympathetic, contextual design which states that within the Conservation Area new developments must respect the scale, height, massing, alignment and traditional materials.
- 9.4 In terms of its detailed design, the size and scale of the proposed development being three storeys in height and follows the pattern of building heights along the street scene is considered to be in keeping with the area and as a result the proposal would not have any undue impact on the street scene or character of the surrounding area.
- 9.5 In terms of the environment created for proposed occupiers of the scheme, the size of the individual apartments and dwelling houses comply with the guidelines laid down in the National Space Standards.

- 9.6 The layout of the site and building is designed to give a positive environment to the new residents with access to secure rear car parking and pedestrian entrance but in turn the layout of the apartments has been designed to ensure habitable rooms overlook Stamford Street.
- 9.10 It is considered the principle of the redevelopment of the site proposed is acceptable and would provide significant benefits as outlined above whilst also being in general accordance with the Stalybridge Town Centre Conservation Area Appraisal and Management Proposals.
- 10.0 **IMPACT ON THE CONSERVATION AREA**
- 10.1 In determining planning applications, the NPPF requires applicants to submit Heritage Statements to describe the significance of any heritage asset affected and include any contribution made by their setting. The applicant has submitted a Heritage Statement which, alongside other supporting documents, attempts to demonstrate the proposed design and contemporary detail is an appropriate solution to the redevelopment of this site. Paragraph 126 of the NPPF advises local planning authorities take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, economic and environmental benefits that conservation of the historic environment can bring; and, opportunities to draw on the contribution made by the historic environment to the character of a place.
- 10.2 Paragraph 131 of the NPPF provides guidance to planning authorities in determining planning applications and includes criteria in order to make a proper assessment. The criteria includes; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. and, the desirability of new development making a positive contribution to local character and distinctiveness
- 10.3 The submitted Design and Access Statement alongside the Heritage Statement make reference to the character of the area and surrounding land use. These documents describe local character and features and the detail considered in assessing an appropriate design for the sites redevelopment.
- 10.4 A key view in terms of overall townscape is the position of the site on Stamford Street and important through route with views across the town. The site is important in providing a first impression of the town centre and for those passing along the road. There are several new contemporary features within the historic conservation area and recent approvals for the former Casablanacas site and the conversion of the former Police station on Corporation Street will result in contemporary designed buildings of modern materials and finish. This general modernisation of the town centre is reflected in these recent developments and the contemporary design proposed for this development will further reflect this.
- 10.5 The Stalybridge Conservation Area Appraisal and Management Proposals Document provides an up to date assessment of the Conservation Area by analysing its built form, historical context and natural setting to define the special interest of the area. It also identifies key positive and negative impacts, erosion of character and potential threats and considers the appropriateness of the Conservation Area boundary. The document makes recommendations for future policy and action by the Council to preserve and/or enhance the area's special character. The appearance of this derelict site clearly harms the character of the Conservation Area.

- 10.6 It is considered that this scheme will create a modern designed building which integrates well into the street scene and add contrast and character to the Conservation Area.

11 RESIDENTIAL AMENITY

- 11.1 UDP Policy H10 and the Residential Design SPD provide criteria to be met for protecting the residential amenity of nearby residents and ensure that habitable room in houses and their gardens have a reasonable degree of daylight and freedom from overlooking.
- 11.2 Specifically, Residential Design SPD Policy RD5 requires minimum separation distances between existing houses and proposed schemes. The layout proposed maintains adequate spacing between the new apartments and the existing residential properties on Lees Street and the proposed dwellings comply with the Councils guidelines with regard to their proximity to existing properties surrounding the site. As a result it is not considered that the proposed development would have any undue impact on the amenities of surrounding residents in terms of overshadowing or loss of privacy.

12 IMPACT ON HIGHWAY AND PEDESTRIAN SAFETY

- 12.1 With regard to the impact of the proposal on highway and pedestrian safety, the proposal provides a total of 6 car parking spaces for the proposed apartments which will be in a shared parking area located via the existing access into the site off Lees Street.
- 12.2 Policy T10 of the UDP advises that new development will be subject to maximum levels of parking provision and criterion (b) of Policy H10 requires that parking facilities for new housing developments are provided with no unacceptable impact on the surrounding highway network.
- 12.3 Taking into account the type of residential accommodation proposed, the particularly convenient location of the site close to bus services, the site is approximately 200 metres away from the Stalybridge Bus Station and 0.5km away from Stalybridge Railway Station on Market Street, it is considered that the level of parking provision (100%) proposed by the application is acceptable.
- 12.4 The Head of Environmental Services (Highways) has raised no objections to the proposal on highway safety grounds.
- 12.5 There have been objections received concerned about the loss of the existing site for car parking as it was used for this purpose for a number of years. It is understood that this matter is being dealt through the objectors solicitors and the private rights of individuals to use this land is not able to be considered as a planning matter.

13 CONCLUSION

- 13.1 It is considered that the proposed development will comply with local and national planning policy and will add to the Boroughs housing supply on a site which is within a sustainable location.

- 13.2 It is considered that the proposed development is also in accordance with the NPPF, UDP Policies C1 & H10 and the adopted SPD Residential Design.

RECOMMENDATION

To grant planning permission subject to the conditions set out below:

RECOMMENDATION

Grant planning permission subject to the following:

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.

And the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed previously with the Local Planning Authority. Any newly planted trees or plants forming part of the approved landscaping scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the Local Planning Authority gives written consent to any variation.
3. Prior to the commencement of development, the CLS2B Contaminated Land Screening Form shall be submitted to, and approved in writing by, the Councils Environmental Protection Unit. Where necessary, a scheme to deal with any contamination / potential contamination shall be submitted to, and approved in writing by the EPU. The scheme shall be appropriately implemented and a completion report demonstrating this and that the site is suitable for its intended use will be approved in writing by the EPU prior to occupation. The discharge of this planning condition will be given in writing by the Local Planning Authority (LPA) on completion of the development and once all information specified in this condition has been provided to the satisfaction of the EPU.
4. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings 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.
5. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays

6. Prior to the commencement of the development, plans of the site showing details of the existing ground levels and proposed ground levels and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.
7. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to a Sustainable Drainage System to meet the requirements of the National Planning Policy Framework (PPS 1 (22) and PPS 25 (F8)).
8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details
10. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
 - b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.
11. No external lighting shall be installed on the buildings or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.
12. Prior to first occupation of the development, a scheme for any television / radio aerial / satellite dish or other form of antenna shall be submitted to and approved in writing by the local planning authority. The development shall be constructed with such approved details.
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), no television / radio aerial / satellite dish or other form of antenna shall be installed /

affixed on the exterior of any building forming part of the development hereby permitted.

14. A clear view shall be provided at the junction of Lees St with Stamford St. Its area shall measure 2.4 metres along the centre of Lees S and 43 metres in north west direction along the edge of the roadway in Stamford St. It must be kept clear of anything higher than 0.6 metre/s above the edge of the adjoining roadway or access.
15. A clear view shall be provided on both sides of any site access where it meets the back of footway. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above the access, except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.
16. Prior to occupation, the car parking indicated on the approved plan shall be provided to the full satisfaction of the Local Planning Authority and thereafter kept unobstructed and available for its intended purpose. The area shall be maintained and kept available for the parking of vehicles at all times.
17. The development hereby approved shall not be occupied/brought in to use until the road works and traffic management measures necessary to secure satisfactory access to the site have been completed in accordance with details having been agreed in writing previously with the local planning authority.
- 18 The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented and retained in operation through the duration of the building works
- 19 The development hereby approved shall be carried out in accordance with the following approved drawings received by the Council on 8 February 2016: Site Location Plan, Proposed Site Plan, 2015/27/01 (rev 9th May 16), 2015/27/02 (rev 9th May 16), 2015.27.StamfordStreet.dgn (Stamford street elevation) rev 9th May 16), 2015.27.StamfordStreet.dgn (Site plan and ground floor) rev 9th May 16), 2015.27.StamfordStreet.dgn (Lees St elevation) rev 9th May 16),

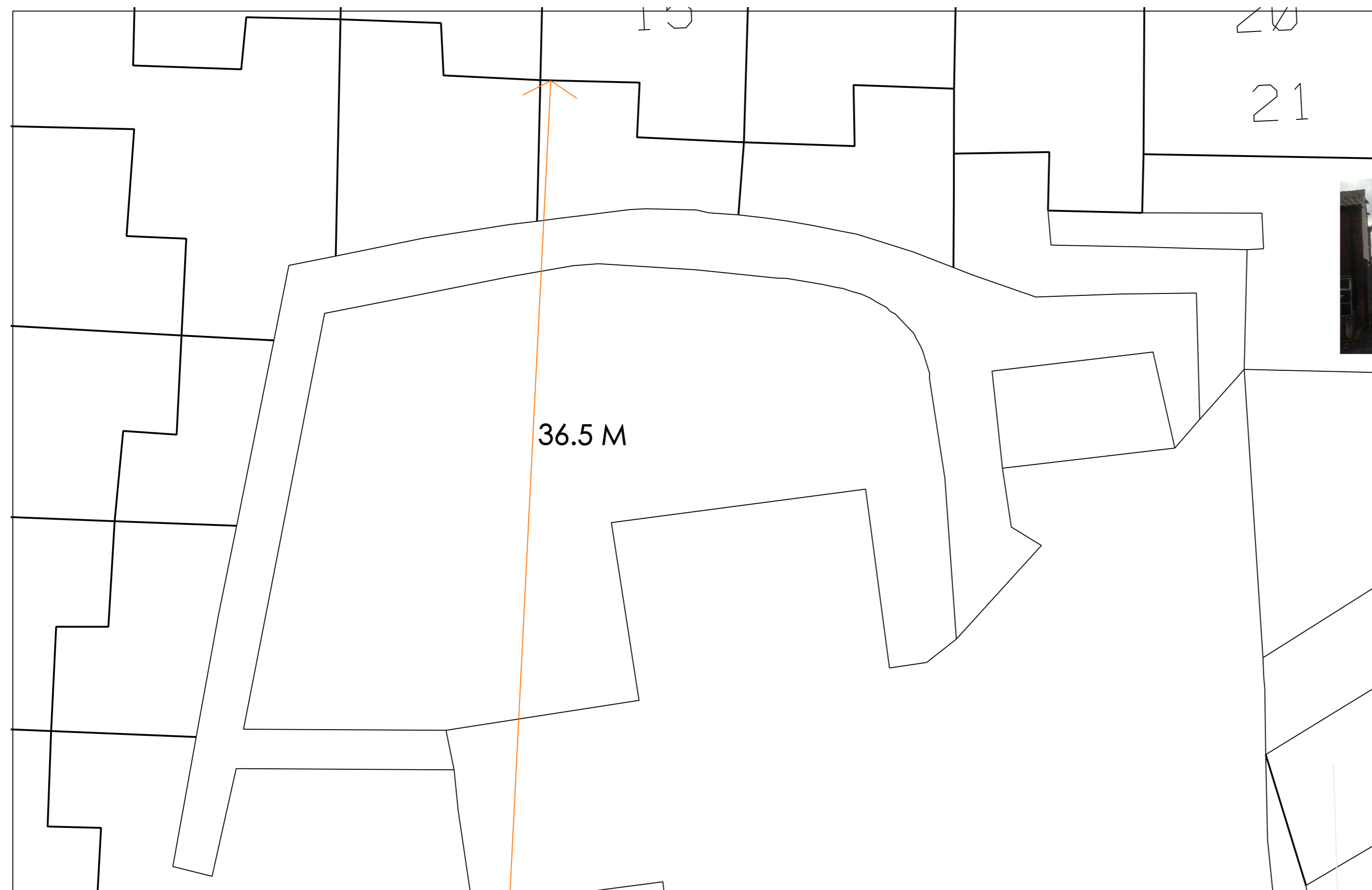
This page is intentionally left blank



© Crown copyright and database rights [2011] Ordnance Survey 100022697

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

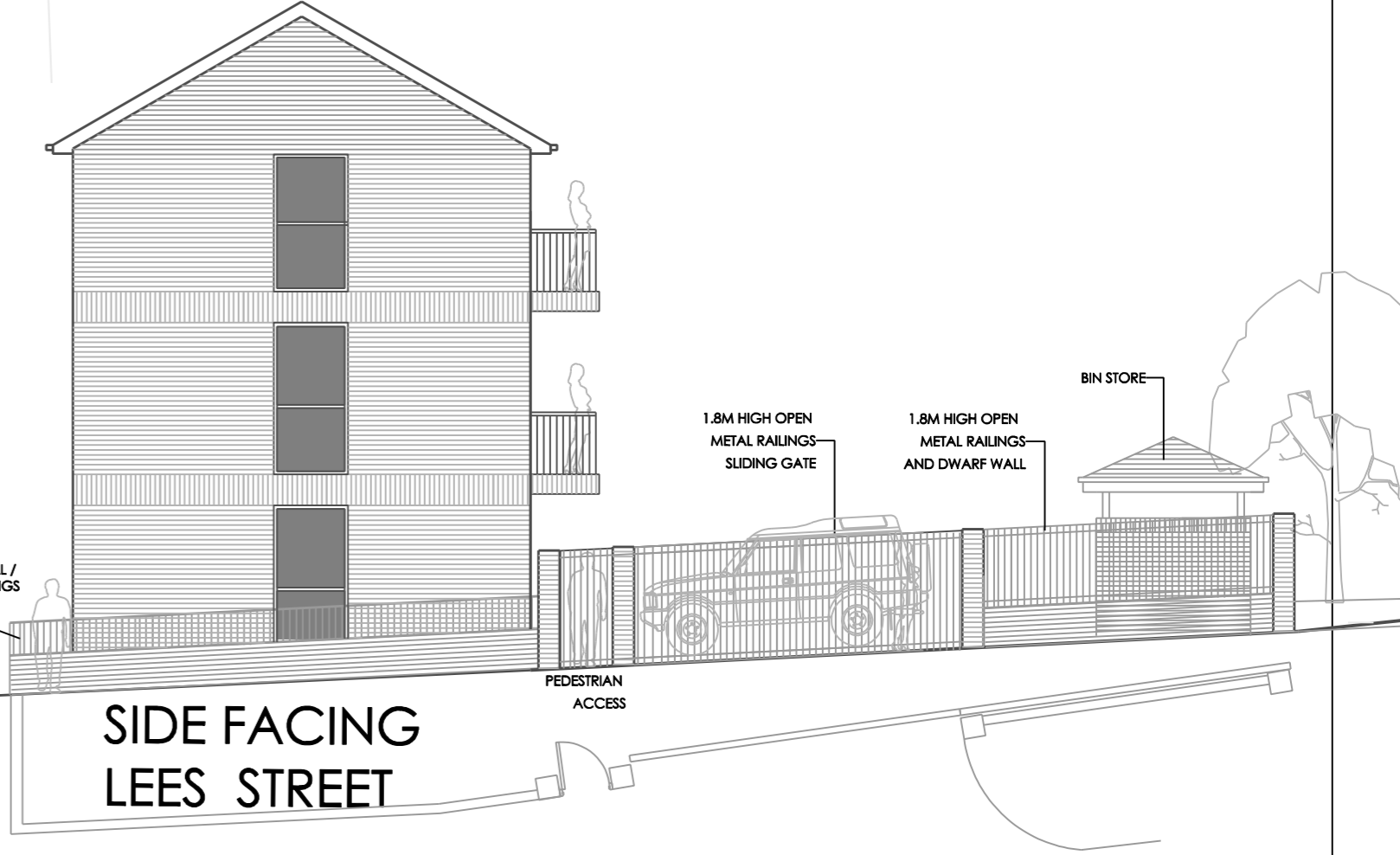
Scale 1/750 Date 19/7/2016
 Centre = 396350 E 398656 N



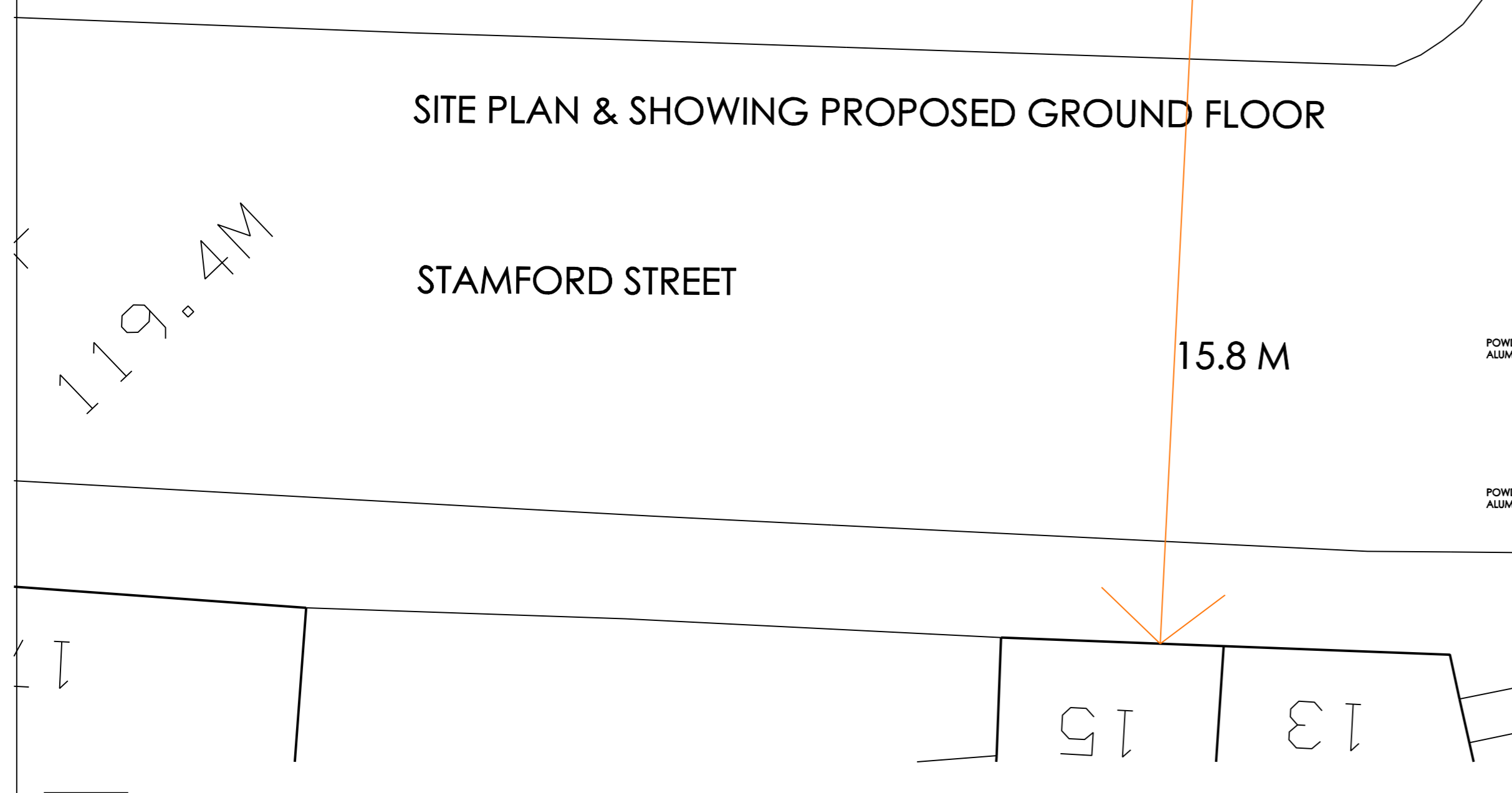
SITE PLAN & SHOWING PROPOSED GROUND FLOOR



SECTION & SIDE ELEVATION FACING THE CLUB

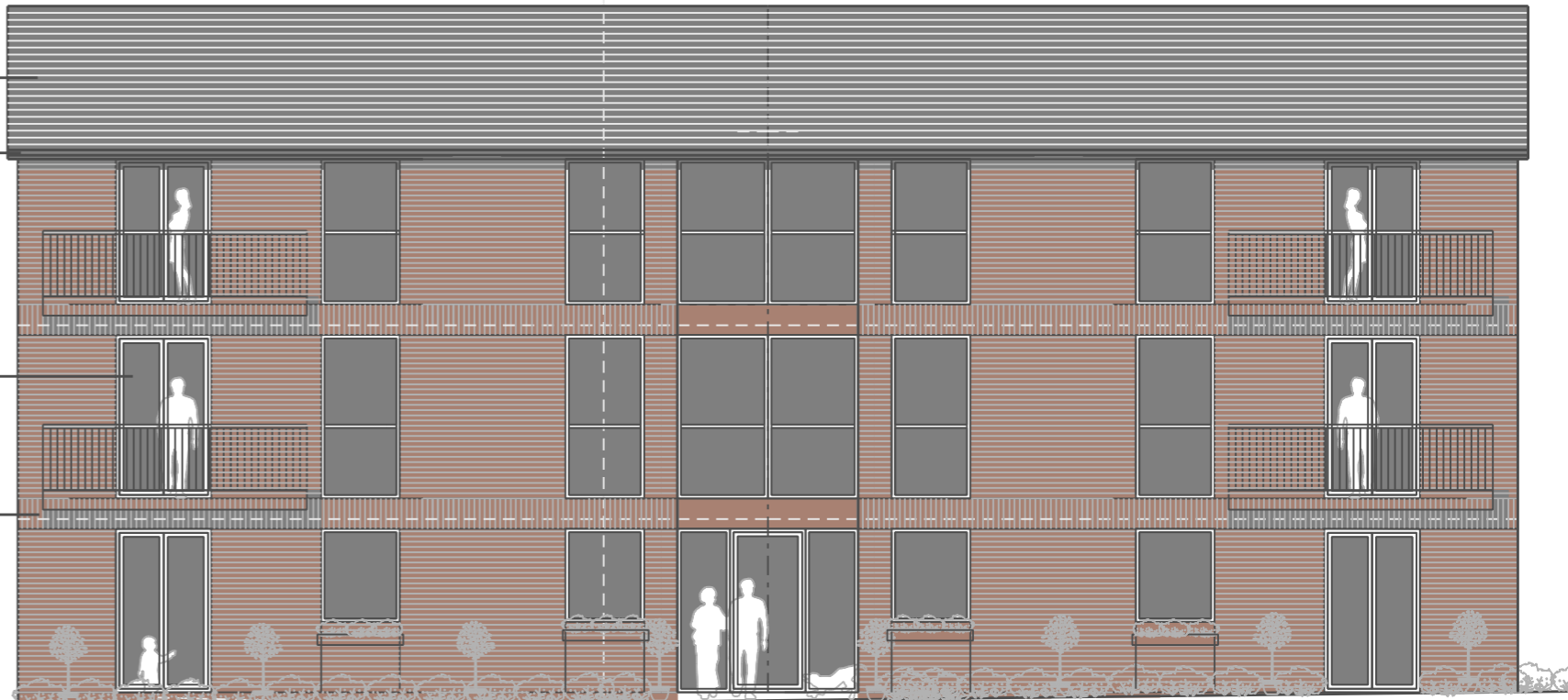


SIDE FACING LEES STREET



STAMFORD STREET

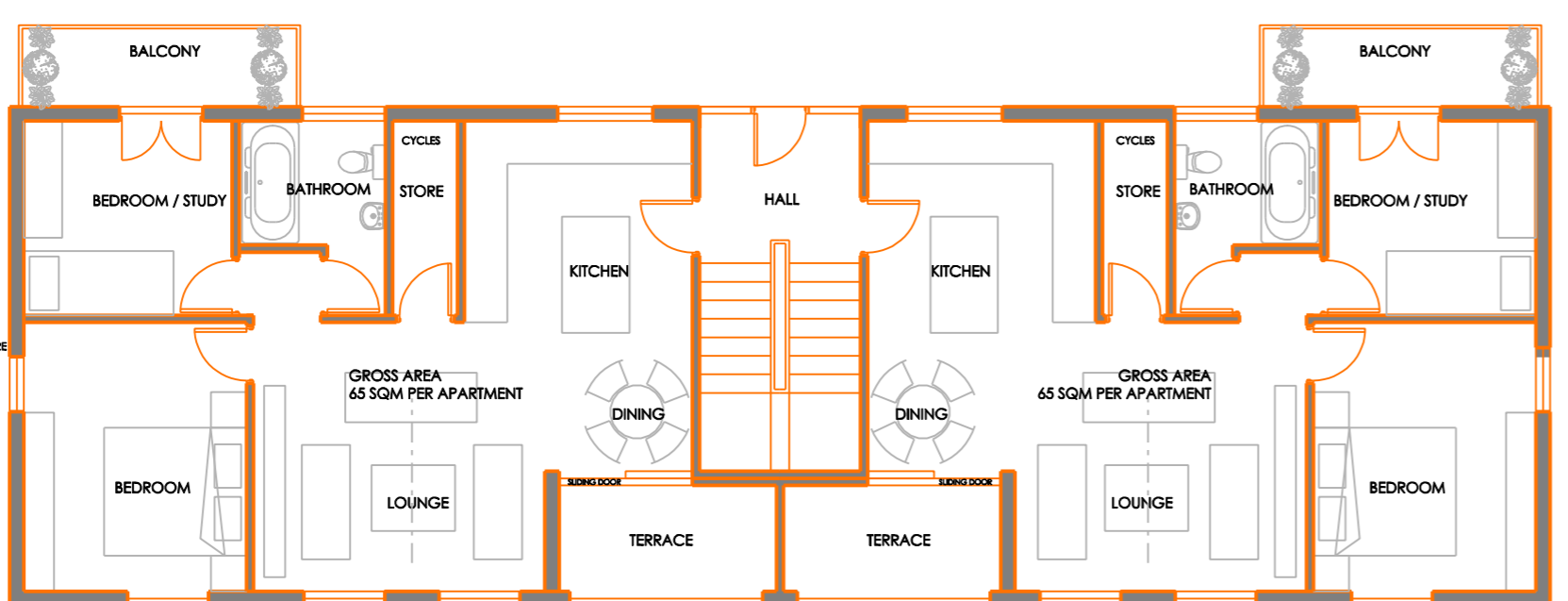
15.8 M



REAR ELEVATION FACING CAR PARKING

BLACK LINES ON PLAN INDICATE EXISTING TO BE RETAINED
ORANGE LINES ON PLAN INDICATE PROPOSED WORKS

PROPOSED 6 APARTMENTS AT VACANT SITE IN BETWEEN 20 STAMFORD STREET & CONSERVATIVE CLUB (28) STAMFORD STREET STALYBRIDGE, CHESHIRE, SK15 1JU
 Drwg. No: 2015 / 27 / 01 Rev 9TH MAY 2016
 Date: 9TH MAY 2016 Scale 1:100 @ A1
 m t architectural consultants limited
 4D, Arrow Trading Estate Corporation Road, Manchester, M34 5LR
 TEL: 0161 292 3353 Mobile: 07966 433541
 email: info@mtarch.co.uk website: www.mtarch.co.uk



PROPOSED FIRST & SECOND FLOOR PLAN



FRONT ELEVATION FACING STAMFORD STREET



FRONT ELEVATION FACING STAMFORD STREET

Application Number: 15/01051/FUL

Photo 1



Photo 2



Photo 3



This page is intentionally left blank

Application Number 16/00212/FUL

Proposal New 2-storey house to replace existing single-storey building

Site 1 Fieldings Wharf, Fairfield Road, Droylsden

Applicant Mr Terry Lewis

Recommendation **Approve**

REPORT**1 APPLICATION DESCRIPTION**

- 1.1 Concurrent applications are made for the demolition of the existing building (ref. 16/00273/CON) and for the redevelopment of the site with a 2-storey dwelling (ref. 16/00212/FUL). Should the Panel grant the permission for the new house the decision to approve the demolition of the existing building will be issued under powers delegated to officers.
- 1.2 The proposed house would occupy a similar footprint to the building it would replace. The external walls of new house would be brick-built at ground floor level and primarily timber clad at first-floor level. The roof would be slate.
- 1.3 At the ridge of the dual pitched roof the new house would rise to a height of 5.44m, whereas the existing building stands 3.6m tall. There is a distance of 8.6m between the rear of houses in Fairfield Road and the facing side wall of the existing building. The distance between those houses and the side of the new house at ground-floor level would be 12.4m whilst at the side the first-floor would be set back so that the distance would increase to 14m. The increased gap at the side of the new house would then be used to provide an in-curtilage car parking space. A garden would be provided in front of the new house.

2.0 SITE & SURROUNDINGS

- 2.1 The application relates to a site occupied currently by a three-sectioned, single-storey, mono-pitched roofed outbuilding that is accessed via a narrow, cobbled lane off Market Street/Fairfield Road. The building forms part of a small group of cottages at Fieldings Wharf adjacent to the Ashton Canal in the Fairfield Conservation Area.
- 2.2 The building is situated behind a pair of semi-detached houses in Market Street, both of which contain habitable room windows at both ground-floor and first-floor levels. The gable wall of a neighbouring cottage that faces towards the building across the lane contains a secondary habitable room window in the ground-floor and a non-habitable room window in the first-floor. The rear wall of the building forms part of the boundary wall to a car park behind a neighbouring block of flats at Egerton Mews, off Gorsefields. A bin store for use by residents of the flats is situated immediately behind the building.

3.0 PLANNING HISTORY

- 3.1 Previously, concurrent applications for the demolition of the building (ref. 15/00992/CON) and for the redevelopment of the site with a 2-storey dwelling (ref. 15/00965/FUL) were withdrawn on 4th January 2016.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Tameside Unitary Development Plan (UDP) Allocation
4.1.1 Unallocated within the Fairfield Conservation Area.

4.2 Tameside UDP

4.2.1 Part 1 Policies

- 1.3: Creating a Cleaner and Greener Environment.
- 1.5: Following the Principles of Sustainable Development.
- 1.11: Conserving Built Heritage and Retaining Local Identity.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.2.2 Part 2 Policies

- H2: Unallocated Sites.
- H10: Detailed Design of Housing Developments.
- C1: Townscape and Urban Form.
- C2: Conservation Areas.
- C3: Demolition of Unlisted Buildings in Conservation Areas.
- C4: Control of Development in or Adjoining Conservation Areas.
- MW11: Contaminated Land.

4.3 Other Policies

- 4.3.1 Residential Design Supplementary Planning Document.
Fairfield Conservation Area Appraisal.

4.4 National Planning Policy Framework (NPPF)

- 4.4.1 Section 7 Requiring good design
Section 12 Conserving and enhancing the historic environment

4.5 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

- 5.1 As part of the planning application process, 19 notification letters were sent out to neighbouring properties on 31st March 2016 and a notice was posted at the site and published in a local newspaper on 7th April 2016. Following the proposals being amended notification letters were sent out to the same 19 neighbours on 28th April 2016.

6.0 RESPONSES FROM CONSULTEES

- 6.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested an informative note to be attached to any approval..
- 6.2 The Head of Environmental Services – Environmental Protection has raised no objections to the proposal and has requested a condition to be added to any approval.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 In response to the original notifications objections were received from 10 households, 8 being from occupiers of the flats at Egerton Mews another being from the occupier of the neighbouring house in Fieldings Wharf and the other being from the occupier of a house in Market Street. Following the re-notification 4 of the neighbours reiterated their objection. The reasons given for objecting are:

loss of light, privacy and views from flats in Egerton Mews;

the possible use of the car park at Egerton Mews to provide access during construction;

the scale of the new house being out-of-keeping with the locality;

the proximity of the car parking space to the flats causing disturbance;

the need to relocate the bin store to the flats due to alterations to the boundary wall;

that only one parking space would be provided;

the narrowing of the access lane;

that the lane is too narrow to allow for vehicle manoeuvring and turning so that construction vehicles would have to reverse out in to Market Street/Fairfield Road and cause obstructions in the lane; and,

depreciation of property values.

- 7.2 No objection has been made to the proposed demolition of the existing building in itself.

8.0 ANALYSIS

- 8.1 The principal issues in deciding this application are:-

- 1) The principle of the development and the loss of the existing building,
- 2) Layout and design, and
- 3) The impact on residential amenity.

9.0 Principle of the development and the loss of the existing building

- 9.1 Being located within a conservation area the existing building is considered a 'heritage asset'. The building is not listed and so is a non-designated 'heritage asset'.
- 9.2 There are four distinct character areas within the Fairfield Conservation Area, these being:
- the Moravian Settlement,
- Broadway Garden Village,
- Ashton Canal area and
- late 1970s social housing around the central open green space of Moravian Field.
- 9.3 The application site is situated within the Ashton Canal area at Fieldings Wharf where the Fairfield Conservation Area Appraisal describes there being a small group of brick buildings, including a two storey building with its gable end directly onto the Canal, and other modern buildings constructed of reclaimed brick, or altered, but generally adding to the setting of the Canal. No reference is made to the building that the application proposes to replace, which is separated from the canalside by the existing buildings at the Wharf, and so its significance and contribution to the area's character and appearance is limited.
- 9.4 In determining planning applications affecting heritage assets, paragraph 126 of the NPPF requires a local planning authority to take account of the desirability of new development making a positive contribution to local character and distinctiveness, and, in paragraph 135, where the asset is non-designated, the scale of any harm or loss and the significance of the asset.
- 9.5 Because the existing building has little significance as a 'heritage asset' its loss can be accepted in principle so long as its replacement makes a positive contribution to the local character and distinctiveness. These aspects are considered below and found to be acceptable.

10.0 Layout and design

- 10.1 Whilst being taller than the building it would replace, the new house would be lower at both eaves and ridge levels than the neighbouring houses at Fieldings Warf, as is the existing building. The footprint of the new house would be similar to that of the existing building. In terms of scale and the general layout of the immediate locality the new building would therefore be in-keeping with the existing characteristics of its surroundings. Despite having a contemporary appearance, including a full-height glazed opening in the middle of the front wall of the house where there would be the stairwell, so as to provide natural light inside, the house would be built of traditional materials and incorporate design details, such as windows and doors being recessed. For these reasons, in terms of design, it is considered that the new house would integrate comfortably into the existing built and historic environment in which it would be set and the proposal complies with Section 7 of the NPPF and policies 1.3, 1.11, H10 and C1 of the UDP.

11.0 Impact on residential amenity

- 11.1 The car park and flats, at Egerton Mews, behind the building are at a higher level. The rear wall of the building therefore acts as part of the structure retaining the higher land. The existing building protrudes above higher ground level by 2.2m. The new house would protrude above the higher ground level by 3.4m at eaves level and rise to 4.5m above at the ridge of the roof. The new house would then appear as a single-storey building when viewed from Egerton Mews. There being no windows in the rear of the new house, the policy designed to prevent undue over-looking or over-shadowing of neighbours requires that there be a separation distance of at least 10m between the new house and the flats at Egerton Mews. In fact there would be a distance of approximately 12m at the point where these are closest together.
- 11.2 The neighbouring houses fronting on to Market Street are at a higher level also. The setting-in on the north-western side of the first-floor of the new house results in the required separation distance of 14m being achieved. At ground-floor the new house would be further away from these houses than is the existing building.
- 11.3 The design includes a void area at first-floor so as to avoid any direct over-looking towards the neighbouring house in Fieldings Wharf.
- 11.4 The requirements of the Residential Design SPD and UDP Policy H10 in terms of spacing between dwellings is thereby achieved and so there would be no undue impact on existing amenities in this respect.

12.0 Other issues

- 12.1 In order that neighbours should not be unduly inconvenienced during the period of demolition and construction it is recommended that any permission should be conditional, among other things, upon no work commencing until details of temporary vehicle access, parking and turning facilities have been approved by the Council and that these be provided and maintained throughout the period.
- 12.2 As does that of the existing building, the rear wall of the new house would comprise part of the structure that retains the land at a higher level in the car park for the flats at Egerton Mews. Whilst there might be some displacement of the adjacent bin storage facility during demolition and construction this could be reinstated once work is complete.
- 12.3 The existing width of the access lane would be maintained and the single in-curtilage car parking space is considered adequate provision for a house of this size in this highly accessible location on the edge of the town centre.
- 12.4 In respect of the last point raised by the objectors, as Members are aware any impact on property values is not a material consideration in determining the application.
- 12.5 Constituting the redevelopment or reuse of a previously-developed site the proposal is intrinsically a sustainable development.

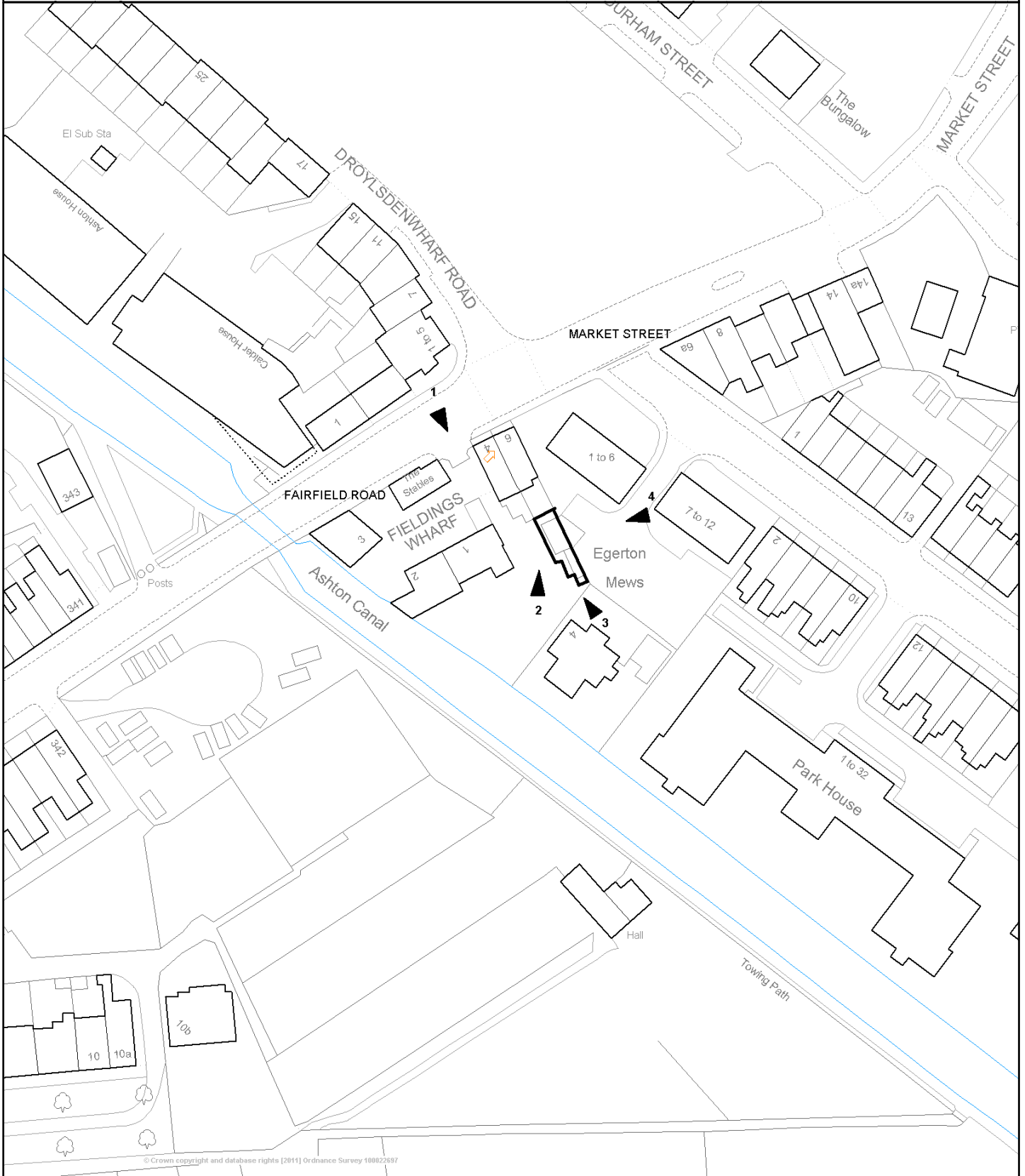
RECOMMENDATION

To grant planning permission subject to the conditions set out below:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. Prior to their use in the development samples or a full specification of the materials to be used in the external finishes to the new house, all external hard surfaces and to the treatment of the site's boundaries shall be submitted to, and approved in writing by, the local planning authority. The development shall then be implemented in accordance with the approved details.
3. All windows and door openings in the house hereby approved shall be constructed with reveals, or recesses, to depth of at least one brick.
4. The house hereby approved shall not be occupied until adequate facilities for the storage and collection of refuse and recyclable materials have been physically provided for the house in accordance with details having been previously submitted to and approved by the local planning authority.
5. The development shall not commence until details of the temporary vehicle access, parking and turning facilities to be provided during the construction period have been submitted to, and approved in writing by, the local planning authority. The measures shall be implemented as the construction period commences and be maintained until completion.
6. No works other than the excavation of the foundations and/or piling works for the development shall be undertaken at the site until the CLS2A Contaminated Land Screening Form has been submitted to, and approved in writing by, the Councils Environmental Protection Unit (EPU). Where necessary, a scheme to deal with any contamination / potential contamination shall be submitted to, and approved in writing by the EPU. The scheme shall be appropriately implemented and a completion report demonstrating this and that the site is suitable for its intended use will be approved in writing by the EPU prior to occupation. The discharge of this planning condition will be given in writing by the Local Planning Authority (LPA) on completion of the development and once all information specified in this condition has been provided to the satisfaction of the EPU.
7. During construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and re-enacting that Order, with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any order revoking and re-enacting that Order, with or without modification, express planning consent shall be required for any development referred to in Class A, Class B, Class C, Class D and Class E of Part 1 and Class A of Part 2 of Schedule 2 of that Order.
10. The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. 760-01-100R rev. SWF, 760-01-102R rev. SWF, 760-01-201R2 rev. EJG, 760-01-210R2 rev. EJG, 760-01-211R2 rev. EJG, 760-01-

212R2 rev. EJM, 760-01-220R2 rev. EJM, 760-01-221R2 rev. EJM, 760-01-222R2
rev. EJM and 760-01- 223R2 rev. EJM.

This page is intentionally left blank



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1/1000 Date 1/6/2016

Centre = 390303 E 397791 N

Application Number: 16/00212/FUL

Photo 1



Photo 2

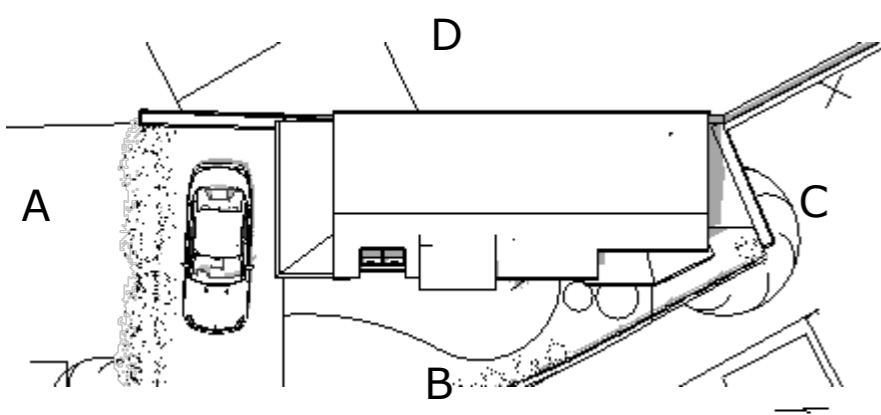


Photo 3



Photo 4





Page 42



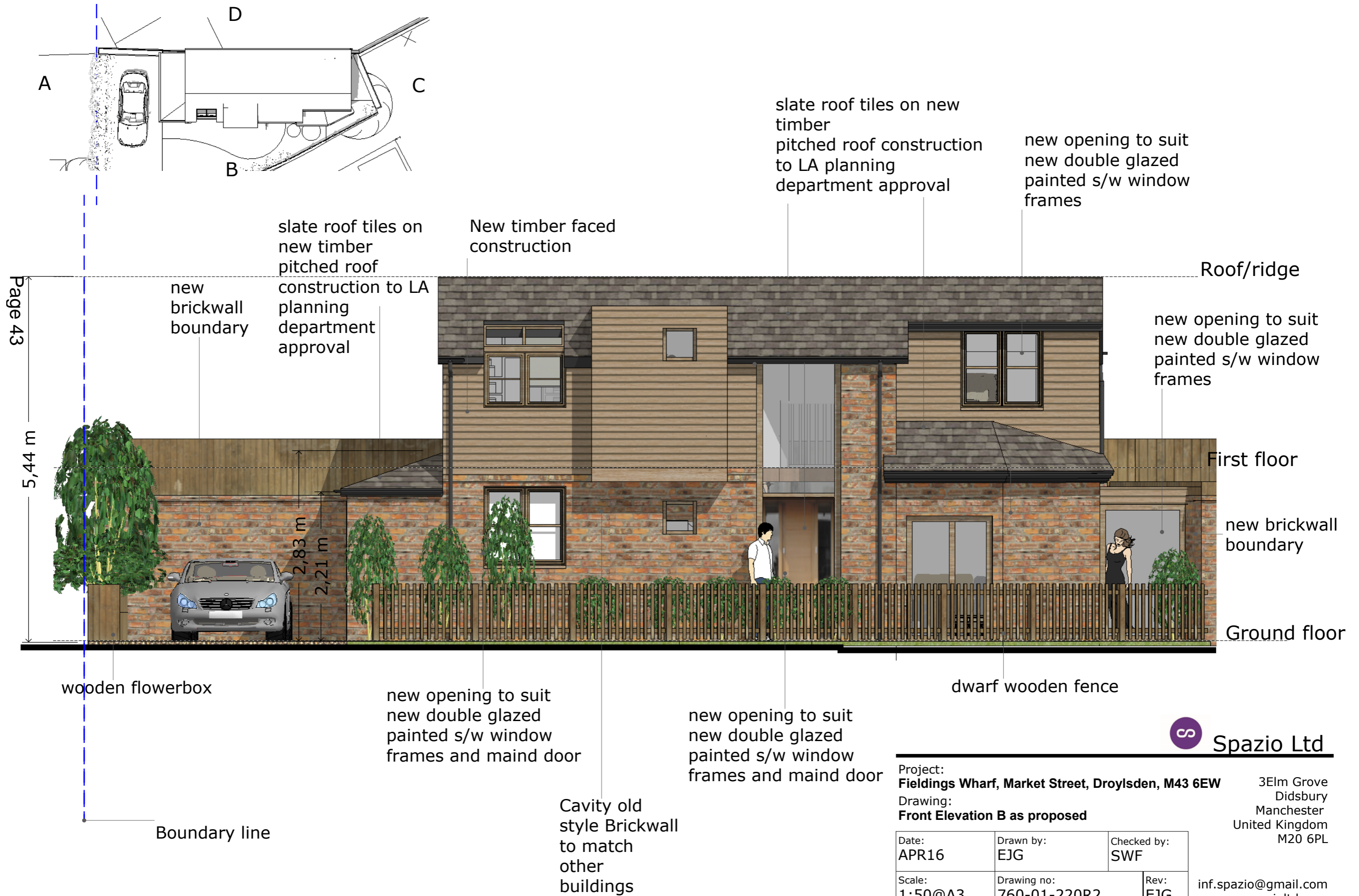
Project:
Fieldings Wharf, Market Street, Droylsden, M43 6EW
 Drawing:
3D View Elevation BC as proposed

3Elm Grove
 Didsbury
 Manchester
 United Kingdom
 M20 6PL

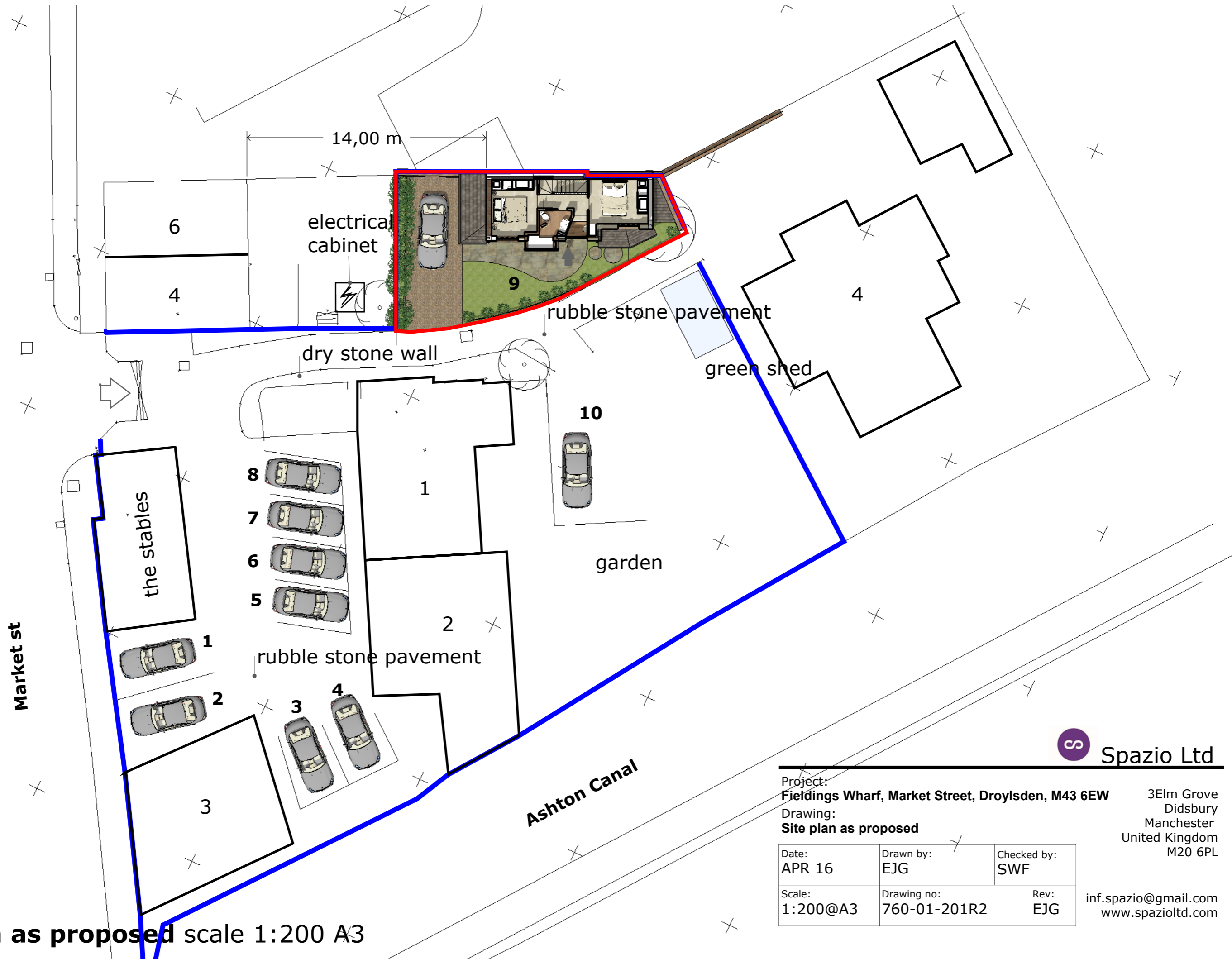
Date: APR16	Drawn by: EJG	Checked by: SWF
Scale: A3	Drawing no: 760-01-256R2	Rev: EJG

inf.spazio@gmail.com
 www.spazioltd.com

3D View Elevation BC as proposed A3



Front Elevation B as proposed scale 1:50 A3



 Spazio Ltd

Project:
Fieldings Wharf, Market Street, Droylsden, M43 6EW
 Drawing:
Site plan as proposed

3Elm Grove
 Didsbury
 Manchester
 United Kingdom
 M20 6PL

Date: APR 16	Drawn by: EJG	Checked by: SWF
Scale: 1:200@A3	Drawing no: 760-01-201R2	Rev: EJG

inf.spazio@gmail.com
 www.spazioltd.com

Site Plan as proposed scale 1:200 A3

Application Number 15/00875/FUL

Proposal Change of use from shop (Class A1) to a Restaurant (Class A3)

Site 115 Bentinck Street, Ashton-Under-Lyne

Applicant Mr Babar Farook

Recommendation Refuse

REPORT**1 APPLICATION DESCRIPTION**

1.1 The former Guzzlin' Goose public house is used currently as a convenience store. The proposal is to sub-divide and use part of the building as a restaurant. In conjunction with the change of use it is proposed that a new shop front be installed on that part of the building and that an external flue would be installed on the roof.

1.2 The new shop front is designed to match that on the other section of the building. The alterations to the existing frontage would be minor, amounting to the lowering of the stall riser beneath the display window and the construction of a new door. The flue would emerge centrally between the front and back on the left hand side of the building and protrude above the level of the roof of the taller neighbouring section of the building.

2.0 SITE & SURROUNDINGS

2.1 The building is in three sections. The middle section rises to two storeys and is flanked on both sides by single-storey sections. The three sections are each flat-roofed. The application relates to the larger of the single-storey sections on the northern side of the building that is attached to a terrace of three-storey maisonettes. Both the building and the maisonettes face across Bentinck Street towards former car showrooms, now disused. On the other side of the building there is an area of amenity space associated with a residential tower block behind. The location is immediately beyond the boundary of the town centre.

3.0 PLANNING HISTORY

3.1 Retrospective planning permission (ref. 14/00060/FUL) for the retention of a flat-roofed, single-storey extension on the southern side of the building, next to the neighbouring area of amenity space, and authorisation to display advertisements (ref. 14/00061/ADV) were granted in March 2014 in relation to the use as a convenience store.

3.2 Subsequently, in November 2014 an application (ref. 14/00910/FUL) was refused to change the use of the same part of the ground-floor of the shop, to which the current application relates, to a hot food takeaway and restaurant with changes to the front elevation. An appeal against that decision was dismissed in March 2015.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Tameside Unitary Development Plan (UDP) Allocation
 - 4.1.1 Unallocated.

4.2 Tameside UDP

4.2.1 Part 1 Policies

1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.2.2 Part 2 Policies

S7: Food and Drink Establishments and Amusement Centres.

C11: Shop Fronts.

4.3 National Planning Policy Framework (NPPF)

- 4.3.1 Section 2 Ensuring the vitality of town centres
- Section 7 Requiring good design

4.4 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

- 5.1 As part of the planning application process, 34 notification letters were sent out to neighbouring properties on 2nd October 2015.

6.0 RESPONSES FROM CONSULTEES

- 6.1 The Head of Environmental Services – Highways has raised no objections to the proposal.
- 6.2 The Head of Environmental Services – Environmental Protection has raised no objections to the proposal and has requested conditions to be added to any approval.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 In response to the notifications objections were received from 2 households and from the Chief Executive of Ashton Pioneer Homes. The reasons given for objecting are that the absence of any dedicated parking spaces would exacerbate existing problems of congestion on nearby roads, litter and cooking odours.

8.0 ANALYSIS

- 8.1 The principal issues in deciding this application are:-

- 1) The principle of the development and the impact on residential amenity, and
- 2) Design of the shop front.

9.0 Principle of the development and the impact on residential amenity

9.1 The previous application was refused because:-

The use of the shop as a hot food takeaway would, because of the activities associated with the operation such premises - the comings and goings and congregating of customers, potential increased noise, litter and the cooking odours - cause harm to the established residential character of the locality. The proposal is thus contrary to policies 1.12 and S7 of Tameside's Unitary Development Plan.

In dismissing the appeal the Inspector concurred with this reason.

9.2 Whilst no proposed opening times are given on the current application form a Statement submitted with the application states that the restaurant would open for lunch time trade and until 10.00pm, with the last customer seating being around 8.30/9.00pm.

9.3 The same considerations that informed the previous decision are again applicable. UDP policy S7, states that new food and drink outlets will only be permitted where they will not harm the amenity of surrounding residential areas. In this instance the application premises is set within a wider established residential area and in close proximity of existing residences.

9.4 The proposed hours of opening of the restaurant are from lunch time trade and until 10.00pm. These opening times are such that the proposed restaurant would act as a focus in the area for comings and goings, at late hours in the evening, when nearby residents could reasonably expect some respite from commercial activity and many customers would drive to the restaurant meaning that customers would be likely to park within hearing distance of the neighbouring maisonettes and nearby flats and so local residents would then face unacceptable disturbance from the starting and stopping of engines and slamming of car doors as well as conversation in the street. At 10.00pm, and later, nearby residents should reasonably expect the environment to be quieter than during the day or early evening.

9.5 It might be contended that the current shop use itself attracts comings and goings of customers. The size of the shop is however such that will attract customers carrying-out top-up shopping or incidental purchases. The shop serves local needs where customers will arrive and leave on foot, and this will tail off in the evenings. It is not a destination to which customers will drive to carry out weekly or more bulky shopping, nor is in a location that will attract passing trade whereby drivers would pull-in and park when passing. A restaurant on the other hand will have a wider catchment and customers are more likely to drive, and later in the evening when competition for parking spaces is increased and the potential for disturbance is greater.

9.6 The proposals include the installation of a flue that would emerge through the roof of the building. In this location the flue would discharge at the level of the windows in the neighbouring maisonettes. Even the most efficient ventilation systems leave a residual odour which, compounding the disturbance caused by the comings and goings, will further harm existing residential amenities.

10.0 Design of the shop front

- 10.0 As in the previous application, the design of the proposed shop front is akin to that of the ground-floor of the frontage of the 2-storey section of the building and is generally acceptable.

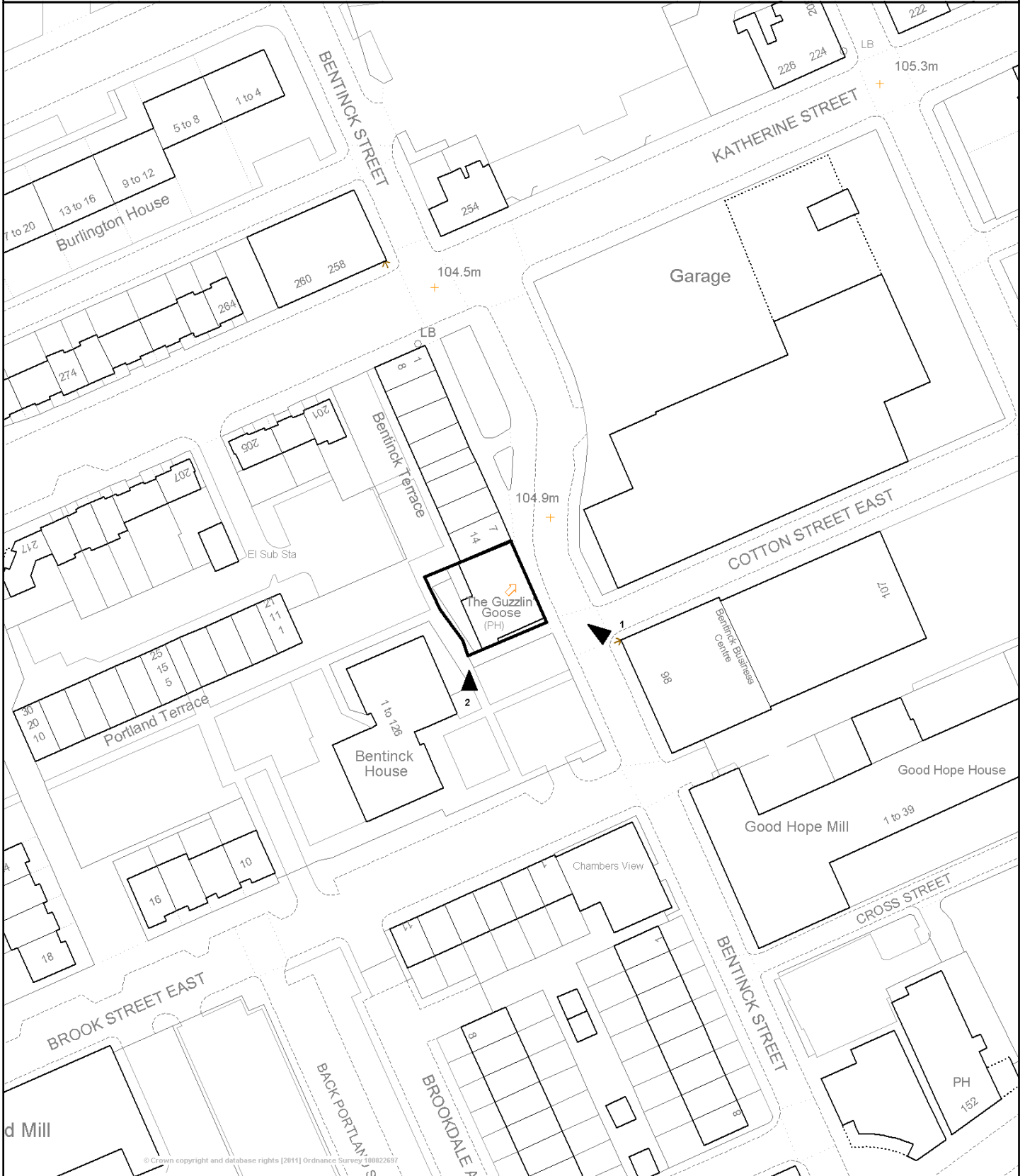
11.0 Conclusion

- 11.1 A restaurant is more appropriately a town centre use and it has not been demonstrated that there are no premises available in the centre where it could be accommodated. According to Section 7 of the NPPF, planning decisions should aim to ensure that developments will function well and add to the overall quality of the area. In this edge-of-centre location the activities associated with the operation of a restaurant; the comings and goings of customers, potential increased noise, litter and the cooking odours would then be unacceptably harmful to the established residential character of the locality.

RECOMMENDATION

To refuse to grant planning permission for the following reason.

The use of the shop as a restaurant would, because of the activities associated with the operation such premises - the comings and goings of customers, potential increased noise, litter and the cooking odours - cause harm to the established residential character of the locality. The proposal is 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.



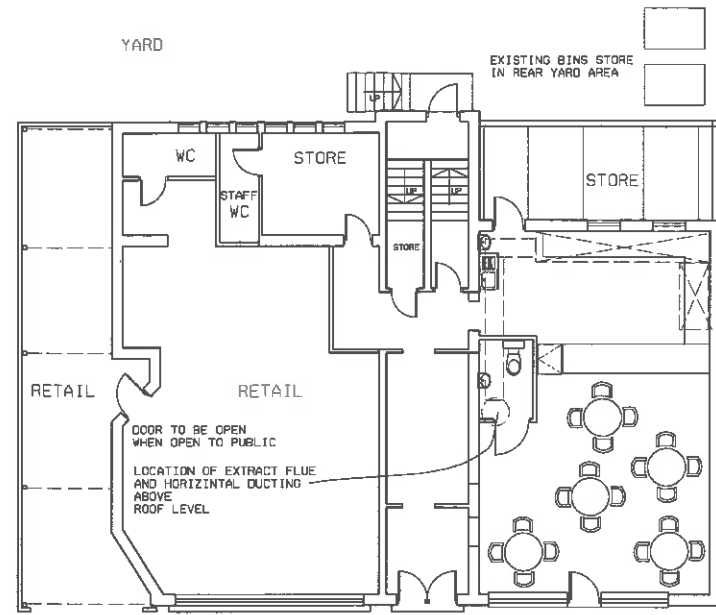
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1/1000 Date 8/7/2016

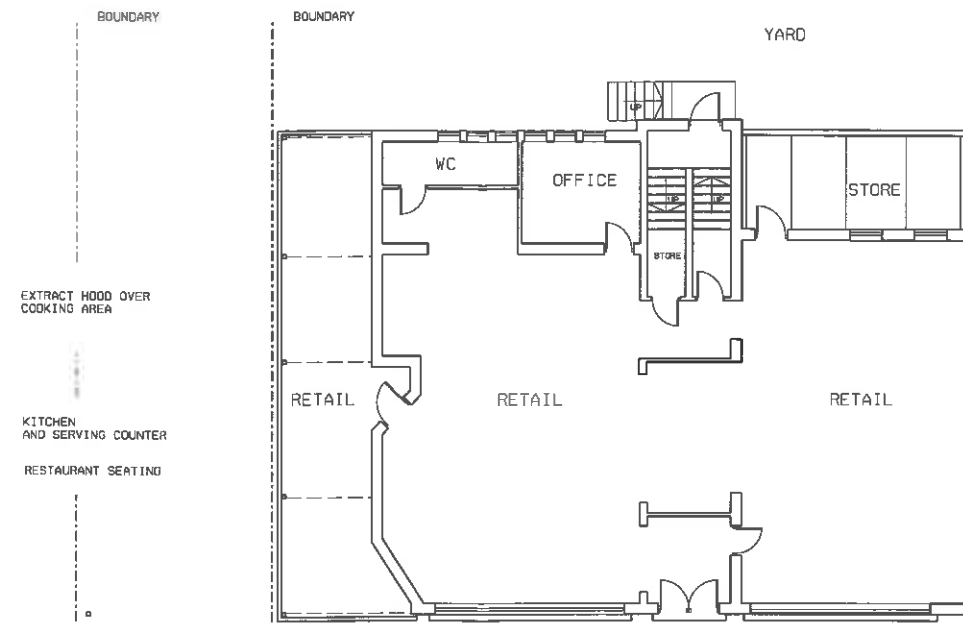
Centre = 393403 E 398938 N

ALL DIMENSIONS TO BE VERIFIED ON SITE AND THE ARCHITECT INFORMED OF ANY DISCREPANCY.

REVISION DATE



GROUND FLOOR PROPOSED



GROUND FLOOR EXISTING



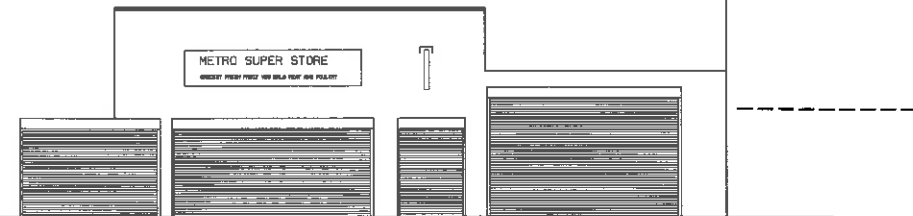
PROPOSED ELEVATION TO BENTINCK STREET (SHUTTERS RAISED)



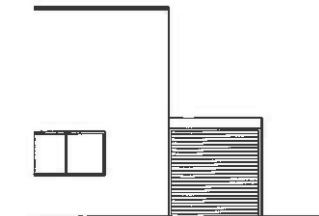
EXISTING ELEVATION TO BENTINCK STREET (SHUTTERS RAISED)



EXISTING ELEVATION TO CAR PARK



EXISTING ELEVATION TO BENTINCK STREET SHUTTERS LOWERED



ELEVATION TO YARD

RAISE LEVEL ADJOINING FOOTWAY TO ALLOW WHEELCHAIR ACCESS

*Amended Plan
16/5/16*

PILGRIM Associates

UNIT 5, NILE MILL A,
FIELDS NEW ROAD
CHADERTON,
OLDHAM,
GREATER MANCHESTER
OL9 8NH
TEL & FAX: 0161 627 1536

CHARTERED ARCHITECTS
CHARTERED SURVEYORS

MR B FAROOQ
115 BENTINCK STREET
ASHTON
OL6 7SN

DRAWN DATE SCALE

T. ILM MAY 2016

PROPOSED CHANGE OF USE
OF SHOP
RESTAURANT

115 BENTINCK STREET
ASHTON
OL6 7SN

DRAWING NO.

1018-06

Application Number: 15/00875/FUL

Photo 1



Photo 2



This page is intentionally left blank

Application Number 16/00452/FUL

Proposal Demolition of existing covered store, extend existing distribution warehouse to front and rear.

Site Grove Products, Broadway, Hyde

Applicant Grove Products

Recommendation **Approve**

REPORT

1. APPLICATION DESCRIPTION

- 1.1 The site and the building it contains operate as a wholesale distributor of caravan, motorhome, camping and leisure products, including ancillary office space. The proposal is to develop extensions to the existing warehouse building at both the front and at the rear.
- 1.2 The existing building is in two sections and L-shaped so that the southern side of the frontage projects forward towards the road and is taller than the rest of the building to the north and which wraps around the western side at the rear. The space in front of the existing warehouse where it projects forward is used currently to park containers for loading. Goods vehicles currently arrive and park in the area in front of the warehouse and goods are transported from the rear to be loaded. Goods inward are unloaded from vehicles parked on the northern side of the building.
- 1.3 The extension at the front would infill most of the space in front of the taller, projecting section of the building.
- 1.4 Behind the existing building there is a large, hard-surfaced area including a dilapidated, open-sided covered store. The proposed extension at the rear would infill most of the space behind the building and involve the demolition of the existing covered store.
- 1.5 Both extensions would rise to the same height as the existing front warehouse at both eaves (7.7m) and ridge (9.9m) levels. At the front the extension would in effect be a continuation of the existing warehouse. The proposed extensions would provide 355sqm additional floorspace at the front and 1,701sqm at the rear.
- 1.6 The materials used in the external finishes of the proposed extensions would match those of the existing warehouse, comprising profiled metal cladding.

2.0 SITE AND SURROUNDINGS

- 2.1 The site is situated on Broadway Industrial Estate in the north-western outskirts of Hyde. The application site is situated on the western side of the Industrial Estate and abuts the Peak Forest Canal to the rear. Across the road in front and on both sides, the site is neighboured by commercial, industrial estate uses. The canal is a designated Site of Biological Importance.

3.0 PLANNING HISTORY

3.1 None relevant.

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

4.1.1 Established Employment Area.

4.2 Tameside UDP

4.2.1 Part 1 Policies

1.1: Capturing Quality Jobs for Tameside People.

1.3: Creating a Cleaner and Greener Environment.

1.9: Maintaining Local Access to Employment and Services.

1.10: Protecting and Enhancing the Natural Environment.

1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.2.2 Part 2 Policies

E3: Established Employment Areas.

E6: Detailed Design of Employment Developments.

T1: Highway Improvement and Traffic Management.

N2: Locally Designated Nature Conservation Sites.

MW11: Contaminated Land.

4.3 Other Policies

4.3.1 Employment Land Supplementary Planning Document.

4.4 National Planning Policy Framework (NPPF)

4.4.1 Section 1 Building a strong, competitive economy

4.4.2 Section 7 Requiring good design

4.5 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

5.1 As part of the planning application process 5 notification letters were sent out to neighbouring properties on 25th May 2016 and a notice was posted at the site and published in a local newspaper on 2nd June 2016.

6.0 RESPONSES FROM CONSULTEES

6.1 The Head of Environmental Services – Highways has no objection to the proposal.

6.2 The GM Ecology Unit has no objection.

6.3 The GM Police Design for Security Unit has no objection but recommends that Secured by Design accreditation be achieved.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 None received.

8.0 ANALYSIS

8.1 The principal issues in deciding this application are:-

- 1) The principle of the development,
- 2) Design and appearance,
- 3) Access and servicing arrangements, and
- 4) The impact on the adjacent canalside environment.

9.0 The principle of the development

9.1. The proposal is designed to make better use of the site by providing more efficient arrangements for the loading and unloading of goods and to allow these operations with protection from the weather. It is intended to assist in increasing productivity and to allow for future growth. Section 1 of the NPPF advocates that planning should operate to encourage and not act as an impediment to sustainable growth and therefore significant weight should be placed on the need to support economic growth through the planning system.

9.2 UDP policy E3 states that, in established employment areas, the Council will permit development for employment purposes. The Industrial Estate in which the development is proposed is allocated as an established employment area and so the principle of the development is wholly appropriate.

10.0 Design and appearance

10.1 According to Section 7 of the NPPF, good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Having external finishes to match the existing building, the design and, rising to the same height as the existing front warehouse at both eaves and ridge levels, the scale of the building is in-keeping with the both the existing building and the Industrial Estate location. It is therefore considered that the detailed design of the proposed development complies with the relevant requirements of UDP policy E6 and the Employment Land SPD.

11.0 Access and servicing arrangements

11.1 The existing access and egress arrangements from and to the road would be unchanged and the existing 29 car parking spaces, along the site's northern boundary and in front of the building, would remain. Space enough would be provided in the northern part of the site, next to the building, for the safe manoeuvring of goods vehicles. The proposed access and servicing arrangements are therefore

considered acceptable and in accordance with the relevant requirements of UDP policy E6 and the Employment Land SPD.

12.0 The impact on the adjacent canalside environment/ecology

- 12.1 The proposed development is adjacent to the Peak Forest Canal (North) Site of Biological Importance. The land behind the existing building on which the rear extension would be built is separated from the canalside by a wooded embankment. The proposal has been assessed by the GM Ecology Unit and it is confirmed that the adjacent canalside environment, and its importance biologically, would not be affected.
- 12.2 The GM Ecology Unit confirm also that the open-sided covered store has negligible potential to support bat roosts.
- 12.3 The impact on the adjacent canalside environment and any other ecological issues are therefore considered acceptable.

RECOMMENDATION

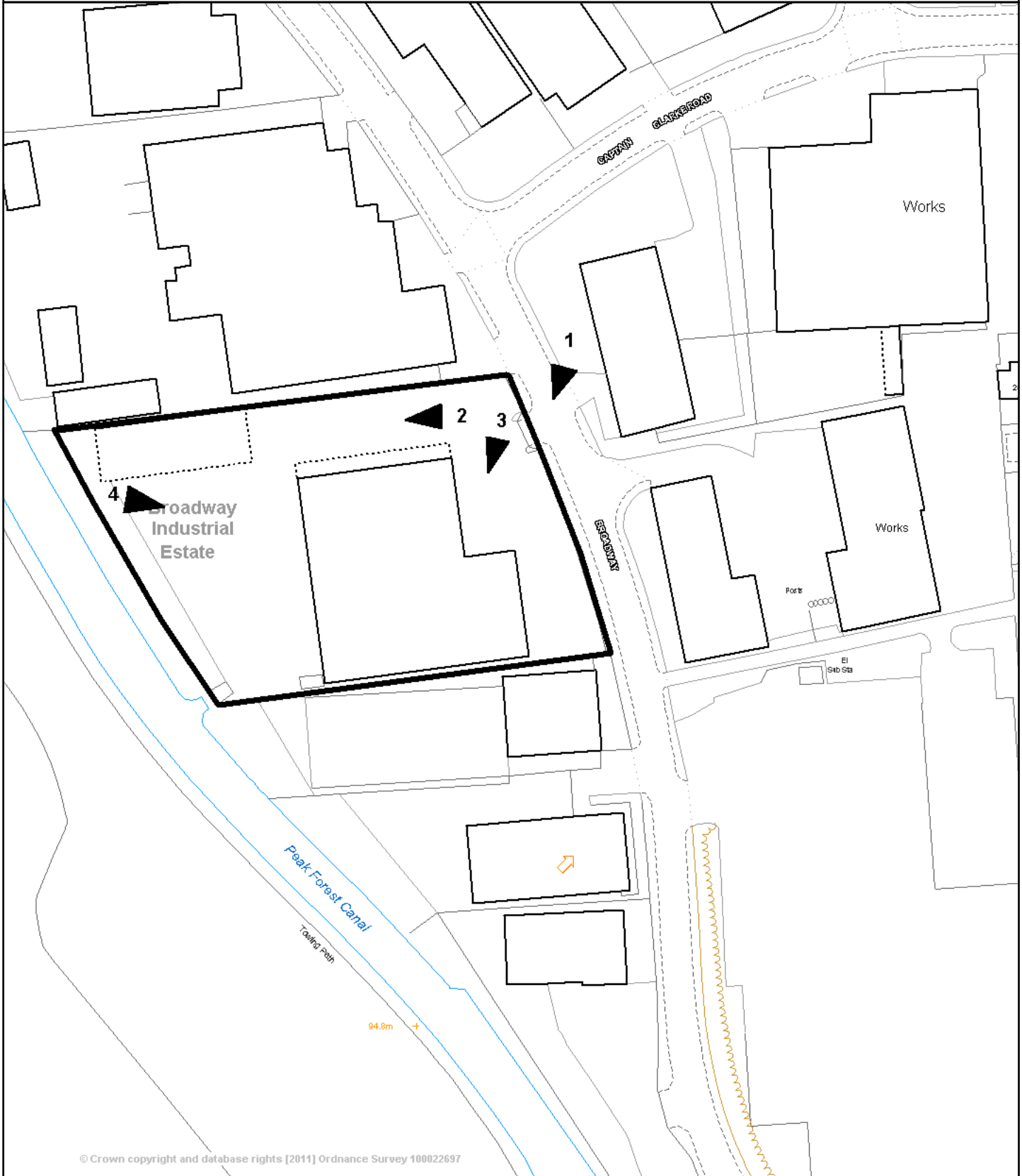
Grant planning permission subject to the following conditions.

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The materials to be used in the construction of the external surfaces of the extensions shall match as closely as is practicable the corresponding materials in the existing building.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. CP7351-010, CP7351. 01, CP7351. 02, CP7351. 03, CP7351. 04 CP7351. 05, CP7351. 21 A, CP7351. 22 A, CP7351. 23 A, CP7351. 25 A and CP7351. 26 A.
4. Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

5. During demolition/construction no work (including vehicle movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

This page is intentionally left blank



© Crown copyright and database rights [2011] Ordnance Survey 100022697

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 8/7/2016

Centre = 393917 E 396344 N



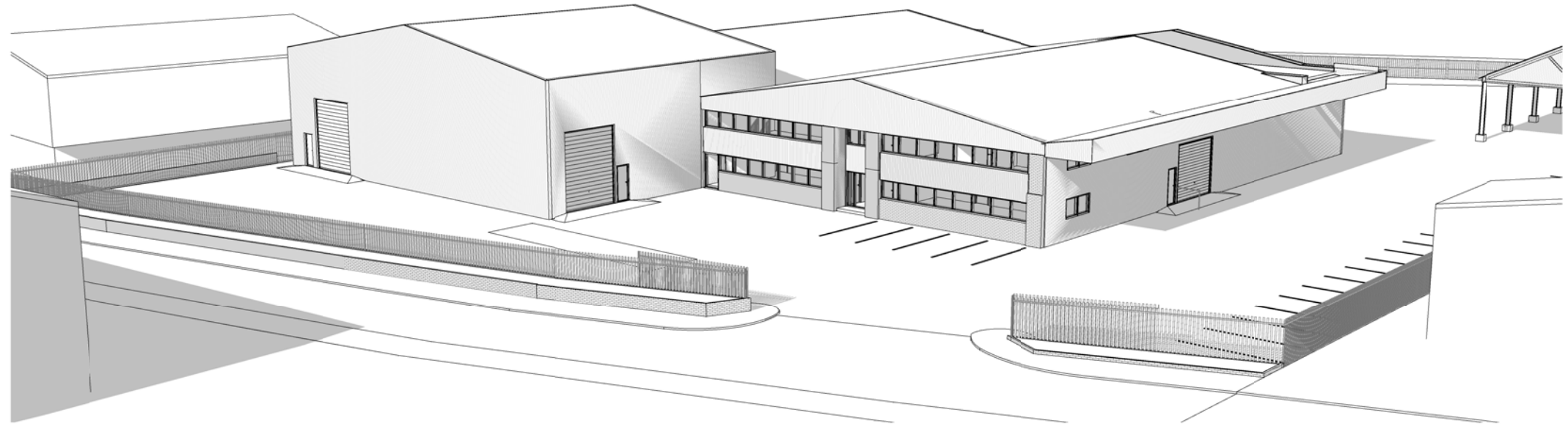
© Crown copyright and database rights [2011] Ordnance Survey 100022697

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 8/7/2016

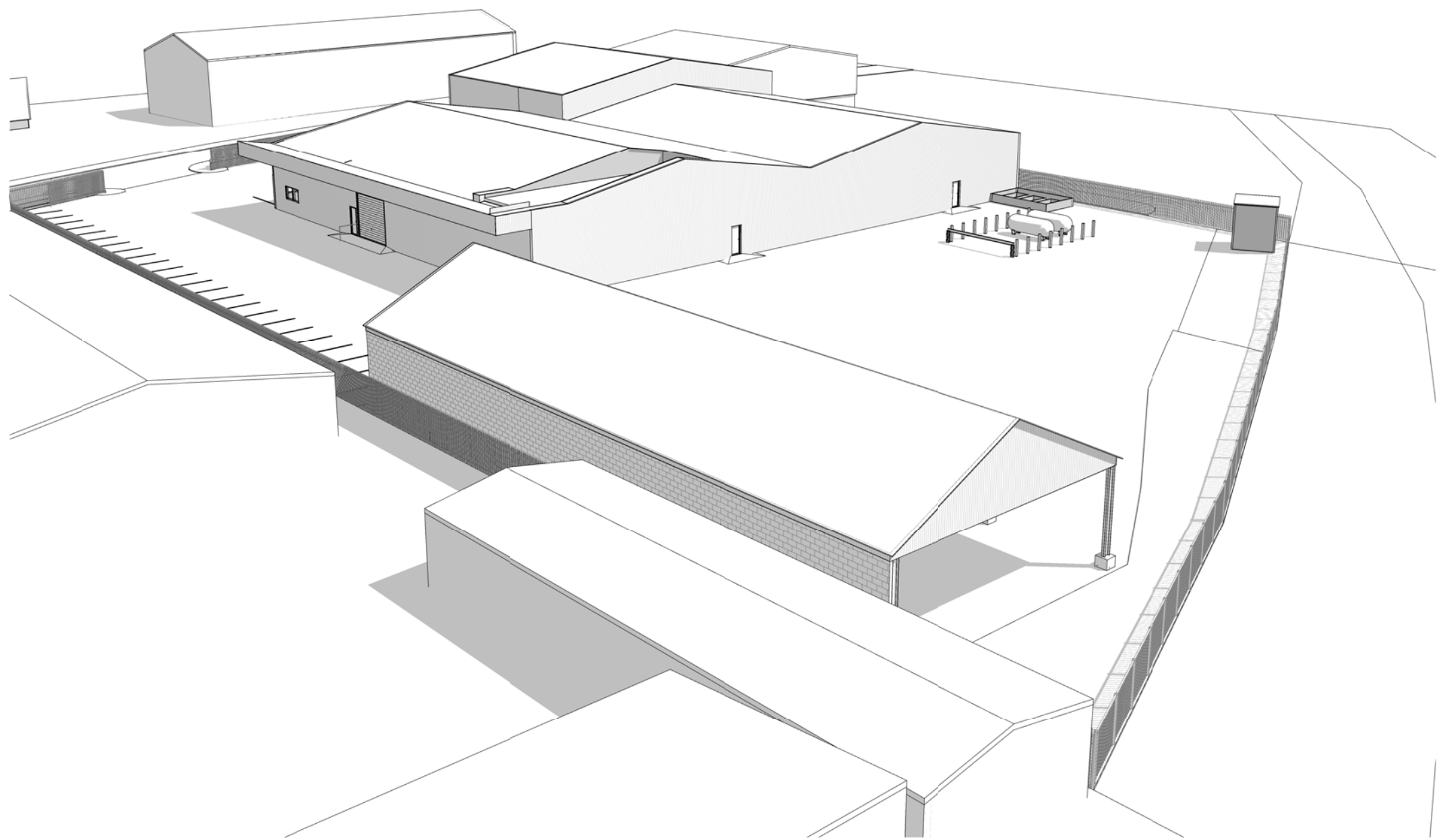
Centre = 393917 E 396344 N

© C.R. Parrott Consultants Limited
 All dimensions & details given on this drawing are to be checked on site by the contractor prior to works starting. Any discrepancies to be notified to C.R. Parrott Consultants Limited as soon as possible.
 This drawing is the property of C.R. Parrott Consultants Limited and must not be copied or reproduced either in whole or part.



Perspective View of Site from North East as Existing


Page 61



Perspective View of Site from North West as Existing

PLANNING

Rev.	Date.	Description.	Issued.
Revision Schedule			



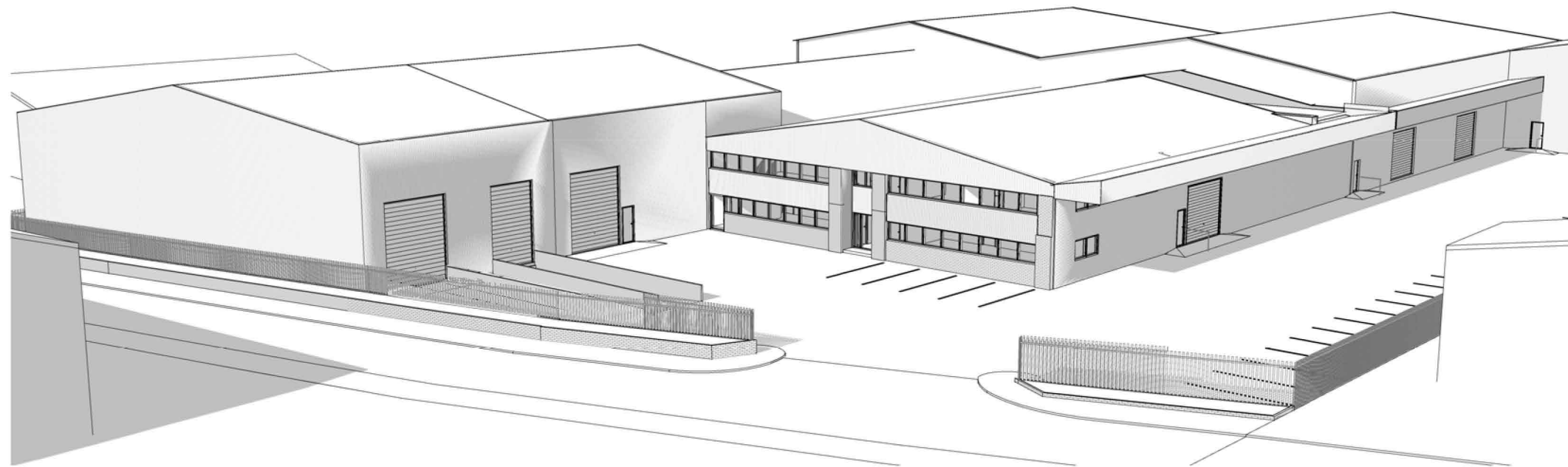
CR Parrott Consultants Limited
 Architecture . Structural Engineering . Project Management

Prince House, Queensway Court, Arkwright Way, Scunthorpe
 T. 01724 278155 E.info@crparrott.co.uk
 Suites F25-F26, Innovation Centre, Innovation Way, Europarc, Grimsby
 T. 01472 268485 E.info@crparrott.co.uk

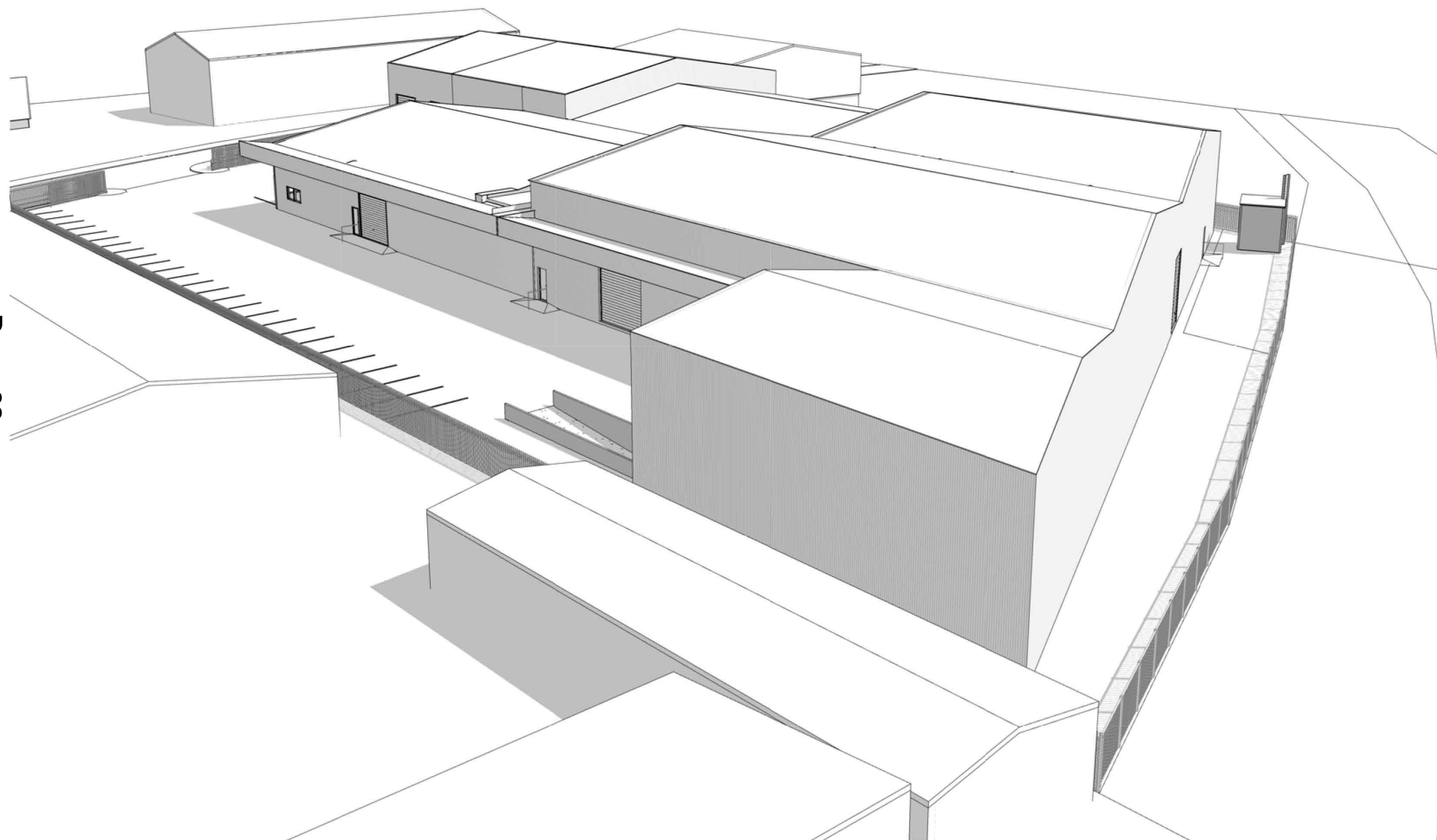
New Warehouse Extension at Grove Products Limited
 Grove Products Limited, Broadway, Hyde, Cheshire, SK14 4QF

Perspective Views of Site as Existing

Drawn : AB	Date : 04/02/16	Scale :
Checked : MB	Drawing No. CP7351.	Sheet size. A3
Approved : MB	08	Revision



Perspective View of Site from North East



Perspective View of Site from North West

Page 62

© C.R. Parrott Consultants Limited
 All dimensions & details given on this drawing are to be checked on site by the contractor prior to works starting. Any discrepancies to be notified to C.R. Parrott Consultants Limited as soon as possible.
 This drawing is the property of C.R. Parrott Consultants Limited and must not be copied or reproduced either in whole or part.

PLANNING

Rev.	Date.	Description.	Issued.
A	09.03.16	Warehouse extended. Roofline adjusted.	SP

Revision Schedule



CR Parrott Consultants Limited
 Architecture . Structural Engineering . Project Management

Prince House, Queensway Court, Arkwright Way, Scunthorpe
 T. 01724 278155 E.info@crparrott.co.uk
 Suites F25-F26, Innovation Centre, Innovation Way, Europarc, Grimsby
 T. 01472 268485 E.info@crparrott.co.uk

New Warehouse Extension at Grove
 Products Limited
 Grove Products Limited, Broadway,
 Hyde, Cheshire, SK14 4QF

Proposed Perspective Views of Site

Drawn : AB	Date : 04/02/16	Scale :
Checked : MB	Drawing No. CP7351.	Sheet size. A3
Approved : MB	28	Revision A

Application Number: 16/00452/FUL

Photo 1



Photo 2



Photo 3



Photo 4



Application Number	16/00313/FUL
Proposal	Single storey outbuilding
Site Location	9 Church Avenue, Denton
Applicant	Mr Willis
Recommendation	Approve

REPORT

1.0 SITE & SURROUNDINGS

1.1 The application relates to 9 Church Avenue, Denton. This is a two storey semi-detached dwelling house with a driveway to the front, driveway to side and an enclosed garden area to the rear. The rear garden area is terraced with levels rising towards the rear boundary of the site. The property is adjoined by 7 and 11 Church Avenue. The rear garden areas of properties on Grassmead adjoin the rear boundary of the site. The application site lies within a predominately residential area.

2.0 BACKGROUND & PROPOSAL

2.1 In December 2015 it was brought to the Councils attention that a detached building was being constructed in the rear garden area of 9 Church Avenue, Denton. The dimensions of the outbuilding and in particular its height exceeded the 'permitted development' allowance for detached buildings and accordingly the Council advised the owners of the need to submit a planning application.

2.2 This application therefore seeks planning permission for the retention of the detached outbuilding which is now substantially completed. The outbuilding is 5.3 metres wide and 5.8 metres long. It is single storey in height with a pitched roof. The maximum overall height is 2.9 metres. The building is sited approximately one metre away from the side and rear boundaries of the site. Window and door openings are proposed to the front, side and rear elevations. The external elevations are currently finished in concrete blockwork. It is proposed that the external walls will be rendered and the roof will be finished with a felt covering. The outbuilding will be used for storage purposes.

3.0 RELEVANT PLANNING POLICIES

3.1 Tameside Unitary Development Plan (UDP) Allocation

3.1 Unallocated

3.2 Tameside UDP

Policies

H10 Detailed Design of Housing Developments

3.3 Other Policies

4.0 PUBLICITY CARRIED OUT

As part of the assessment of this application 6 neighbour notification letters were sent out on the 11th May 2016.

5.0 SUMMARY OF 3rd PARTY CONSULTEES

5.1 Councillor George Newton has requested that the application be determined by Speakers Panel.

5.2 6 neighbours adjoining the application were notified of the application. One letter of objection has been received from the owner of 11 Church Avenue. The objector refers to the building being an eyesore and is devaluing neighbouring properties.

6.0 ANALYSIS

6.1 In accordance with UDP Policy H10 and the Councils adopted SPD on Residential Design, it is considered the main issues raised by this application are

1) Character and appearance of the area

2) Residential amenity

Character and appearance of the area

6.2 The existing form of development on Church Avenue comprises of semi-detached houses with relatively long rear garden areas. Within the grounds of many properties are detached garages located between properties, sheds and various other types of outbuildings within garden areas. Although there is a degree of spaciousness to the street scene, views into the rear gardens of other outbuildings and free standing structures within them are generally limited.

6.3 The outbuilding that is the subject of this application has been erected near to the end of the rear garden of the property and extends across most of its width. It is constructed of concrete blocks to the walls under a roof currently covered in plastic sheeting. The roof has a shallow pitch with gables to each side.

6.4 The building is considerably larger than any of the outbuildings in the immediate vicinity and is of more substantial construction. However, it has relatively low eaves and is not unduly large in comparison with the size of the existing property, to which it is clearly subordinate. Having regard to the size of the proposal, the outbuilding has not resulted in an overdevelopment of the application site which includes a large area of undeveloped garden.

6.5 The outbuilding is scarcely visible from Church Avenue and is not considered to have any undue impact on the general street scene. It is visible from some adjacent properties but is not considered to be intrusive due to its scale and siting. Its impact is further mitigated by the relatively low eaves of the building and by a shallow pitched roof, which slopes away from adjacent gardens. There is also a row of mature shrubs to the rear and a variety of trees and shrubs in the vicinity that also

mitigate its visual impact. The applicant proposes to clad the external walls in a white coloured render and cover the roof in felt. This is considered to be acceptable and an improvement on the current situation where the building has an unfinished appearance. It is recommended that the works to the walls and roof be carried out and completed within 3 months of the date of any planning permission.

- 6.6 In conclusion, although larger than other outbuildings nearby, the proposal is not considered to be harmful to the character of the area. The essential character of the street scene is unchanged and a substantial, undeveloped rear garden remains. The appearance of the street scene is unaffected and the outbuilding does not materially affect views or the appearance of the area from nearby properties. It is therefore considered that the proposal complies with Policy H10 (a) which requires the development to compliment or enhancing the character and appearance of the surrounding area. The proposal is also in accordance with the detailed guidance in Policy RED1 of the Councils adopted SPD Residential Design.
- 6.7 There is also no conflict with the core planning principle in the National Planning Policy Framework (NPPF) which states that planning should always seek to secure high quality design.

Residential Amenity

- 6.8 Although the appellant states that the outbuilding is intended to be used for storage purposes, which is consistent with the internal finishes and lack of insulation, ancillary residential use of the building could potentially give rise to a greater degree of overlooking of adjacent gardens than would occur from the garden.
- 6.9 In relation to the gardens of the adjacent properties in Church Avenue this has been effectively addressed by the installation of a high level window to the side elevations. There are no other openings other than a door in the side and rear elevations. Subject to any window within the door openings be fitted with obscure glass (which can be controlled by a planning condition), the proposal will not lead to any unacceptable loss of privacy in the rear garden areas of properties on Grassmead or Church Avenue.
- 6.10 From the rear of the adjacent houses on Grass Mead the outbuilding is visible, but only at angled views and at a considerable distance, where it has no material effect on the outlook. It is also not unduly obtrusive in views from their private gardens.
- 6.11 The outbuilding is in direct views through windows in the rear of the properties at 7 and 11 Church Avenue. However, the rear gardens of these properties are quite long and the outbuilding is one metre away beyond the common boundary. In this position the outbuilding does not unacceptably harm living conditions in terms of the outlook from the house or gardens at 7 and 11 Church Avenue.
- 6.12 To conclude on this issue it is considered that, subject to a condition restricting any additional openings and obscure glazing to existing door openings in the side and rear elevations, the outbuilding would not cause any undue harm to the living conditions in adjacent properties in terms of outlook or privacy. In these respects it would comply with UDP Policy H10, which requires development proposals to have regard to the amenity of neighbours in terms including privacy and outlook. There would also be no conflict with Residential Design SPD Policy Guidance

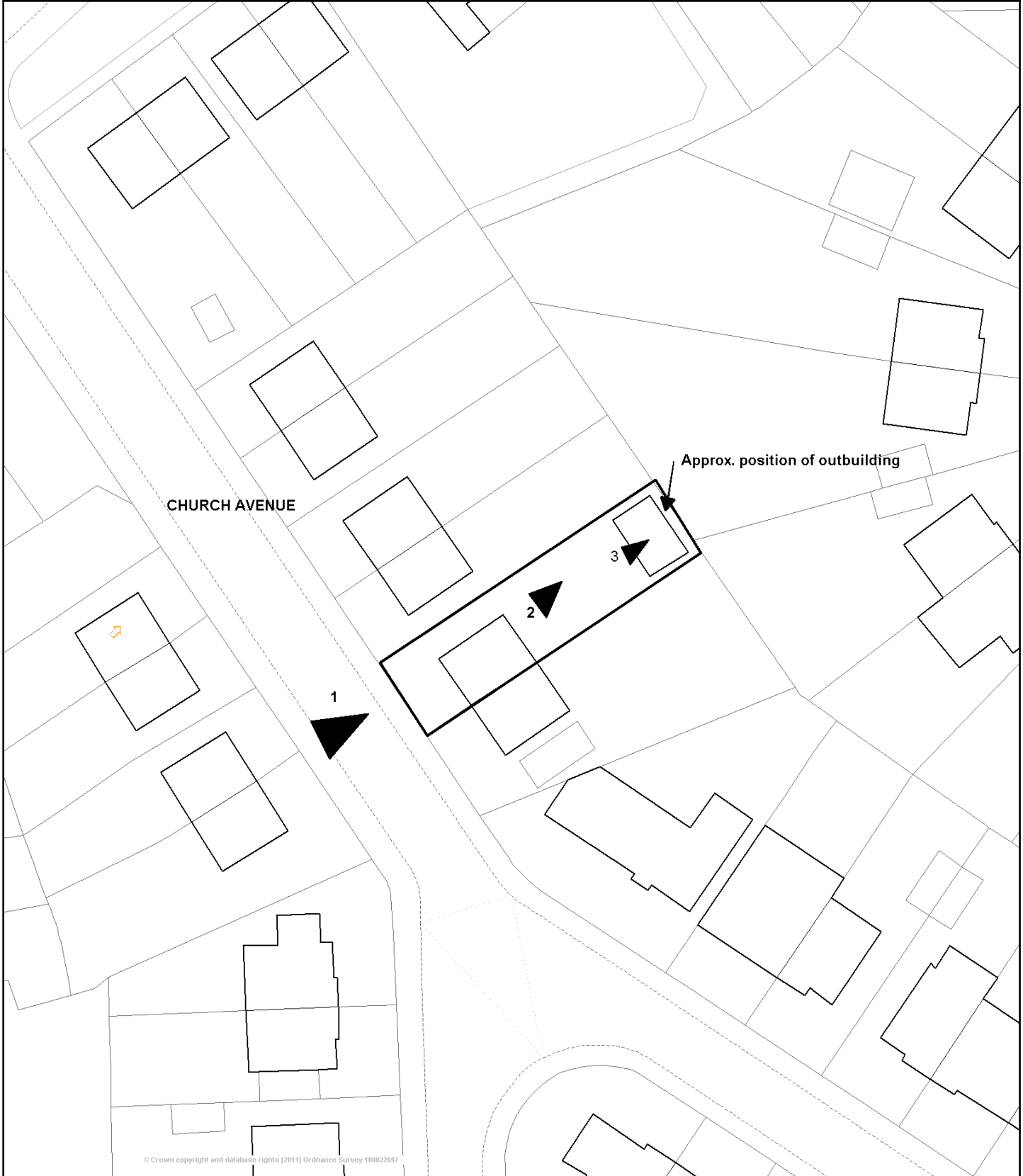
- 6.13 It is also considered that the development would accord with the core planning principle in the NPPF that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

7.0 CONCLUSION

- 7.1 For the reasons set out above and having regard to all issues raised, it is considered that the outbuilding is in accordance with UDP Policy H10 and SPD Residential Design and is recommended for approval.

RECOMMENDATION – Grant planning permission subject to the following conditions:

1. Within three months of the date of this permission, the external walls and roof of the outbuilding shall be rendered and tiled in accordance with details/materials which shall first have been submitted to and agreed in writing with the Local Planning Authority.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows other than those expressly authorised by this permission shall be constructed on the side or rear elevations.
3. The development hereby approved relates to the red edged site location plan and drawings received by the Council on 11 May 2016.

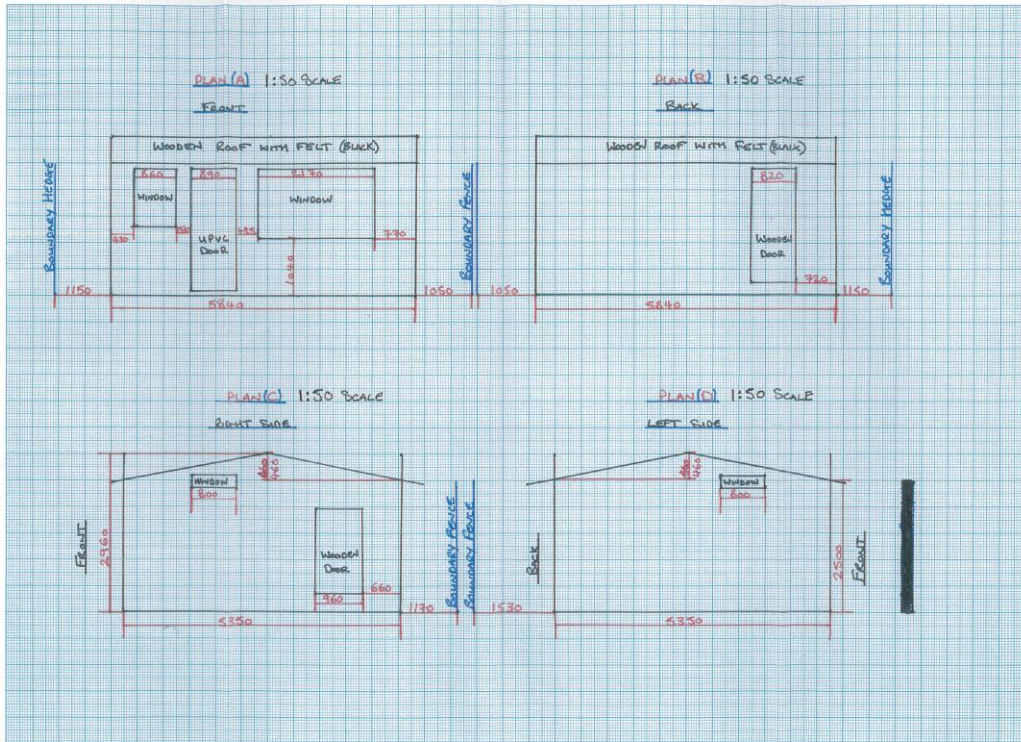


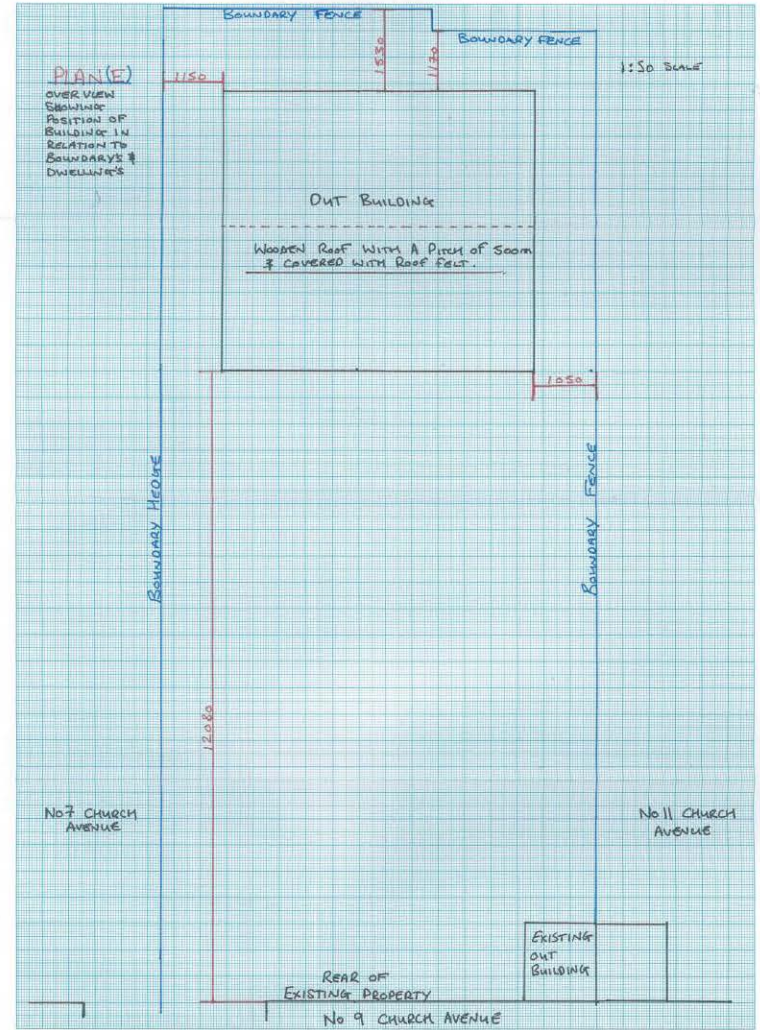
© Crown copyright and database rights [2011] Ordnance Survey 100022687

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1/500 Date 13/7/2016

Centre = 393433 E 393575 N





Application Number: 16/00313/FUL

Photo 1



Photo 2



Photo 3



This page is intentionally left blank

Application Number 15/01034/FUL

Proposal	Conversion of existing church into 14 no. apartments and erection of 16 dwellings on land adjacent to church.
Site	St Stephens Church, Bennett Street, Hyde
Applicant	Insite Properties (Manchester) Ltd
Recommendation	Grant planning permission subject to the prior signing of a S106 legal agreement and subject to conditions and there are found to be no fundamental issues surrounding protected bat habitats

REPORT

1 APPLICATION DESCRIPTION

- 1.1 The proposal is twofold; to convert the existing, grade II listed, church to 16 apartments and to build 14 houses on the land behind. This application is accompanied by a concurrent application (ref. 15/01035/LBC) for listed building consent work the works to the church.
- 1.2 The main pedestrian and vehicular access to, and egress from, the site would be from an existing lane at the western end of the frontage to Bennett Street and that runs parallel to the gable of the church and also serves as access to school playing fields to the south of the site. The lane would be improved to an adoptable standard and then wrap around the southern elevation of the church, before continuing around the eastern gable where parking spaces for residents of the apartments would be provided. A fully-enclosed bin store for use by occupants of the converted church would be located at the site's north-eastern corner, close to the boundary with Bennett Street, at the end of the parking area.
- 1.3 A spur from the access road, where it passes in front of the southern elevation of the church would provide access to the houses.
- 1.4 Existing gated accesses in the stone boundary wall to Lower Bennett Street would be retained.

The church

- 1.5 The conversion of the church would include the construction of a mezzanine level within the building. All but five of the apartments would be split level. Accommodation would be provided on the ground floor and on the mezzanine for ten of the apartments. One apartment would be solely on the ground floor and occupy the whole of the western section of the building. Four apartments would occupy space on the first-floor only and one would occupy space on the mezzanine and the first-floor. There would be ten, one-bedroom apartments and six, two-bedroom apartments.
- 1.6 A new main entrance will be created in the south elevation of the building facing towards the proposed housing site. This entrance will be formed within in the central bay of the tracery windows and framed by external buttresses. One ground floor apartment would have its own discreet entrance utilising existing doors in to the northern elevation of the building.

- 1.7 The new entrance will open into an atrium where a central corridor will run along the east and west axis of the building providing access to the eleven ground floor apartments and one first floor apartment. A staircase from the atrium will lead to a landing running above the ground floor corridor and providing access to the first floor apartments.

The houses

- 1.8 The proposed mix of houses includes 9, 3-bedroom houses and five, 4-bedroom houses. Each house would be two-storey, and in four instances utilise the roofspace to provide additional accommodation.
- 1.9 The houses would be arranged in three blocks. There would be a pair of semi-detached houses on one side of the spur from the road in front of the church and a terrace of four houses on the other side. The spur would end at a private driveway in front of a row of houses parallel with the site's southern boundary. This row would consist of two detached houses at either end and a terrace of four houses in between. Each house would be provided with two car parking spaces.
- 1.10 The houses would be brick-built with tiled roofs. Each house would have a projecting gable on the front and the arrangement would provide a symmetrical appearance on either side of the central point of the longer row of houses. The appearance of the terrace of four houses facing on to the spur would largely mirror the central terrace in the row of houses along the southern end of the site.

2.0 SITE AND SURROUNDINGS

- 2.1 The site is located on the southern side of Bennett Street in the Flowery Field area of Hyde 0.7km north of the town centre. The Church occupies the northern portion of the site with the proposed housing development being behind the Church to the south.
- 2.1 The church was built in the late nineteenth and is constructed mainly from rock faced stone with ashlar dressings with a Welsh slate roof. It is built to a typical plan, with a 5 bay nave, clerestory, aisles, buttresses, polygonal chancel and southern porch. The most notable feature of the building is the prominent three stage tower. The spire atop the tower is referred to as a 'broach spire' whilst the tower itself has angled corner buttresses with three clock apertures.
- 2.2 The development land is relatively flat but is overgrown and previously accommodated a Sunday School and tennis courts. The site comprises 0.8 acres in total.
- 2.3 The surroundings are predominantly residential and comprise a mix of a mix of Victorian, Edwardian and later terraced houses and 1960s local authority housing. The development of land immediately to the west of the site, and extending to the south-west, on the former Castrol Oil site for 102 houses is nearing completion and is largely now occupied. To the east and south the site adjoins the Thomas Ashton School.
- 2.4 The local shopping centre at the junction of Bennett Street and Ashton Road is 540m to the east of the site. Flowery Field Railway Station is located 300m to the east of the site on Bennett Street and there are bus stops on Dukinfield Road 500m to the

west of the site on the route of the regular 330 service between Stockport, calling at Hyde, to Ashton.

3.0 PLANNING HISTORY

- 3.1 At the meeting in February 2014 the Panel approved an application (ref. 13/00253/LBC) for listed building consent for works to convert St Stephen's Church into twelve apartments and was minded to approve an outline application (ref. 13/00441/OUT) to develop 14 houses on the land behind the church, subject to completion of a Section 106 Agreement to ensure the housing scheme is not developed fully until the church conversion has been completed and is ready for occupation. The Agreement was never pursued.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Tameside Unitary Development Plan (UDP) Allocation
4.1.1 Unallocated.

4.2 Tameside UDP

4.2.1 Part 1 Policies

- 1.3: Creating a Cleaner and Greener Environment.
- 1.4: Providing More Choice and Quality Homes.
- 1.5: Following the Principles of Sustainable Development
- 1.11: Conserving Built Heritage and Retaining Local Identity.
- 1.12: Ensuring an Accessible, Safe and Healthy Environment.

4.2.2 Part 2 Policies

- H2: Unallocated Sites.
- H4: Type, Size and Affordability of Dwellings.
- H10: Detailed Design of Housing Developments
- OL4: Protected Green Space
- T1: Highway Improvement and Traffic Management.
- Policy T10: Parking.
- C1: Townscape and Urban Form
- C5: Alternative Uses, Alterations and Additions for Listed Buildings.
- C6: Setting of Listed Buildings.
- C7: Enabling Development for Conservation of Heritage Assets
- MW11: Contaminated Land.

4.3 Other Policies

- 4.3.1 Residential Design Supplementary Planning Document.

4.4 National Planning Policy Framework (NPPF)

- 4.4.1 Section 1 Delivering sustainable development
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities
Section 12 Conserving and enhancing the historic environment
Section 13 Conserving and enhancing the natural environment

4.5 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

5.1 As part of the planning application process 17 notification letters were sent out to neighbouring properties on 4th February 2016 and a notice was posted at the site and published in a local newspaper on 21st January 2016.

6.0 RESPONSES FROM CONSULTEES

6.1 The Head of Environmental Services – Highways has raised no objections to the proposal and has requested conditions and informative notes to be attached to any approval.

6.2 The Head of Environmental Services – Environmental Protection has raised no objections to the proposal and has requested conditions be attached to any approval.

6.3 United Utilities has raised no objections to the proposal and has requested that conditions be added to any approval.

6.4 The Coal Authority has raised no objections to the proposal and has requested that a informative note to be added to any approval.

6.5 The GM Police Design for Security Unit has raised no objections to the proposal and has requested that a condition be added to any approval.

6.6 The GM Archaeological Unit has raised no objections to the proposal and has requested that a condition be added to any approval.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 None received.

8.0 ANALYSIS

8.1 The principal issues in deciding this application are:-

- 1) The principle of the development and the loss of the open space,
- 2) Layout and design, and the setting of the listed building,
- 3) Accessibility and Highways,
- 4) Residential amenity
- 5) The works to the Church.
- 5) Section 106 Legal Agreement
- 6) Ecology.

9.0 The principle of the development and the loss of the open space

- 9.1 In overall terms the principle of development is acceptable. The site is situated in a highly accessible urban area close to services and would secure the restoration of the church, which is an important listed building in Hyde. The proposal would deliver high-quality, well-designed homes contributing to housing land supply and providing new homes bonus.
- 9.2 Whilst the housing site might be considered as being a 'greenfield' site, the Panel having been minded to approve the previous application (ref. 13/00441/OUT) accepts the principle that residential development is appropriate on the site. Nevertheless, because evidence of the previous development of the site has mostly disappeared it must be considered as Protected Open Space. The principle of whether built development is acceptable on this area of Protected Open Space must therefore be considered against UDP policy OL4 in context of Section 8 of the NPPF.
- 9.3 The site is incidental open space, but with no formal access or facilities. Its contribution to the wider community is therefore limited to a visual, open amenity space rather than serving a functional purpose. The open space is not 'demonstrably special to a local community (nor) holds a particular local significance', which is defined by paragraph 77 of the NPPF as reason to include and retain land as open space. The retention of the site solely for the purpose of limited amenity value for residents immediately adjacent would represent the inefficient use of land within the urban area and would not comply with the Core Principles of NPPF.
- 9.4 The development of the site is therefore considered compliant with paragraph 77 of the NPPF and policy OL4 of the UDP and remains acceptable in principle.

10.0 Layout and design, and the setting of the listed building

- 10.1 The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, indivisible from good planning and should contribute positively to making places better for people. The NPPF states that "it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes." Whilst the NPPF confirms any decision should not attempt to impose architectural styles or particular tastes and not stifle innovation but adds it is proper to promote or reinforce local distinction.
- 10.2 Unlike the previous proposal that involved the creation of a new means of access into the site from Bennett Street, to the eastern side of the Church, the proposal is now to utilise the existing access road to the west of the Church. By doing there is no need to open up sections of the boundary wall to Bennett Street that forms part of curtilage of the listed building. As did the previous proposal, the houses would be laid out in an almost courtyard arrangement and be accessed from a new adoptable road, but now from the western side of the Church. A feature of the proposed layout is that the house that would face the entrance road is turned through 90 degrees and look out from the front towards the road and the southern elevation of the Church.
- 10.3 The scale of the proposed houses is in-keeping with the local vernacular, including the new houses on the adjacent site. Being influenced by the roof of the Church the houses would include steeply pitched roofed, projecting gables.

- 10.4 A consistent palette of external finishes would be used throughout the housing development so as to achieve a cohesive scheme that acknowledges the character of the locality within which it is set whilst remaining identifiably contemporary, including such features as full-height windows in the projecting gables at each end of both of the terraces, stone window surrounds and canopied front doorways. The houses would be brick-built and roofed with materials to compliment and reflect the Church. In the full-height windows the glazing would be opaque at the necessary level so as to hide the floor plate behind.
- 10.5 The road would have a bituminous surface, containing red aggregate, and diveways and parking spaces would be block paved.
- 10.6 The land behind the listed Church is currently disused and unkempt. Appropriate development on the land could only serve to enhance the setting of the listed building. It is considered that the layout and design of the proposed housing development, and the impact it would have on the setting of the listed building, conforms to the requirements of: the Residential Design SPD; UDP policies H10, C1 and C6; and, Sections 1, 6, 7 and 12 of the NPPF, and is therefore acceptable.

11.0 Accessibility and Highways

- 11.1 Pedestrian and vehicular access to the houses would be provided by improvements, and the adoption of the existing access lane that runs parallel to the western gable of the church. The lane also serves as access to the school playing fields to the south of the site.
- 11.2 Sixteen parking spaces would be provided for the residents of the apartments, together with two visitor parking spaces. Each house would be provided with two discrete parking spaces, some in integral garages. The parking provision proposed complies with the maximum car parking standards and is considered acceptable to serve the development.
- 11.3 Existing gated accesses in the stone boundary wall to Lower Bennett Street are retained so as to provide access to the apartment that fronts the street and also to allow access to the proposed bin store for use by residents of the apartments.
- 11.4 The site is relatively flat and will allow disabled residents or visitors, along with the less able, to access the dwellings without incurring any steps or significant rises in land levels.
- 11.5 The development would be within 500m of a bus service running every 15 minutes during the day and Flowery Field railway station on the Glossop to Manchester Piccadilly line with train services every 20 minutes.

12.0 Residential amenity

- 12.1 In overall terms, the scheme is considered to be acceptable in terms of residential amenity having regard to both existing and future residents. There being a spacing of more than 23m between the houses facing one another across the spur of the new road and a distance of 14m between the front of those houses in the row at the southern end of the site and the sides of the houses in front the proposal complies with policies designed to prevent undue over-shadowing and over-looking of neighbouring properties.

- 12.2 Each of the houses would have gardens at the front and the back to provide outdoor amenity space and appropriate provision has also been made for the transportation of refuse bins from the back of the houses to the front for collection.
- 12.3 There is the potential for the development to be impacted on by noise from traffic, the railway, plant serving Thomas Ashton School and activities at the all-weather sports pitch that the site borders to the south. As in the previous proposal, in order to attenuate noise from the sports pitch a 2m high, close-boarded fence would be installed along the southern boundary of the site. In order to protect the new houses from noise from plant and equipment at Thomas Ashton School, to achieve acceptable internal noise limits during the daytime, a specified glazing and ventilation system will be required to rooms on the rear elevations of houses on the eastern side of the site. During evenings and weekends when the school is closed noise levels would be well within acceptable limits.
- 12.4 The housing development as proposed would provide an appropriate level of amenity for future residents and would therefore comply with UDP policies 1.12 and H10.

13.0 **Works to the Church**

- 13.1 Whilst the proposal includes an increased number of apartments in the converted Church the level of intervention in the built fabric and alterations to the building would be less intrusive than was proposed previously. The scheme that has listed building consent (ref. 13/00253/LBC) included the conversion of the roof void into apartments. By reducing the number of two-bedroom units proposed, and by utilising the space more effectively, the current proposal avoids utilising the roof space. The current proposal also reduces the number of new openings in the external envelope of the Church than were proposed previously.
- 13.2 External alterations would include the new main doorway in the southern elevation and the construction of rooflights in the single-storey aisle roofs on both the east and west elevations. The new main doorway would be fully glazed and situated between existing buttresses and centrally within the tracery window bay. The rooflights would be flush with, and not protrude above, the plane of the roofs. In both instances the interventions would not detract unduly from the character or historic and architectural importance of the building an appropriate intervention.
- 13.3 The most significant windows in the building would be retained. These include the large stained glass window in the east elevation and the main rose window in the west elevation as well as all high-level round windows. These would be repaired where necessary and secondary glazed internally. The windows in the Bell Tower, which is not included in any of the apartments, would be retained. All other windows would be replaced with aluminium frames.
- 13.4 Internally new partition walls would be chamfered where necessary so as not to intersect with tracery windows. However at eastern end of building, in three apartments, the mezzanine would intersect with six windows. In two instances the intersections would be below, and thus hidden by, the roofs of the single-storey sections that run along both of the longer, north and south, elevations. In two other instances the intersections would be behind existing stained glass windows and frosted panes, respectively. Two of the intersections would therefore be visible. In the wider context of the scheme the fact that the mezzanine level would be visible in two instances is considered acceptable and in the long term the importance of the

retention, by conversion, of the building is considered to be far outweighed by any minor impacts that might result from the visible mezzanine floor.

- 13.5 The chamfered nave arcade arches would remain exposed within the apartments by means of the partition walls meeting at the existing columns.
- 13.6 The existing ground floors will be removed in sections to allow drain runs and foundations for the apartment party walls. The floors will also be overlaid with rigid insulation and a concrete screed to upgrade levels of thermal insulation. With the upgrading of the insulation to the roof there will be no requirement to line the face of the internal walls to satisfy the building regulations thus allowing for architectural features around the window openings to be retained. The floor in the entrance lobby would be re-laid with parquet flooring reclaimed from what was the main hall in the Church.
- 13.7 In terms of Historic England, whilst they objected initially to the previous application for listed building consent due to the amount of demolition involved. Historic England have raised no concerns about the current application (ref. 15/01035/LBC) for listed building consent, albeit this is a separate application that will be determined under delegated powers pending the decision of Speakers Panel.
- 13.8 In terms of internal space, all of the proposed apartments achieve National Space Standard requirements for minimum gross internal floor area and built in storage.
- 13.9 In accordance with the view taken by Historic England, the conversion of the Church would not prejudice unduly the reasons for the listing, but would secure a beneficial future for the building whilst retaining the majority of the architectural features, and is therefore considered in accordance with UDP policy C5 and, Section 12 of the NPPF, and is therefore acceptable.
- 14.0 **Section 106 agreement**
- 14.1 This is one application and proposes the conversion of the Church and the development of the houses. The applicant estimates that the conversion of the Church would be at a cost to the developer and acknowledges that the viability of the scheme lies solely within the housing development. There is then the risk that if the application is approved the houses would be built but the Church would remain vacant. It is therefore recommended that any permission should be subject to the prior completion of an Agreement under Section 106 of the Planning Act 1990. The agreement would be that the development of the houses will not commence until listed building consent for the residential development of the listed St Stephens church building has been obtained and a building contract has been let for the construction and completion of the Church redevelopment.
- 14.2 In accordance with the Community Infrastructure Levy Regulations 2015, which is intended to provide infrastructure to support development, rather than to make individual planning applications acceptable in planning terms, it is agreed additionally with the applicant, so as to compensate for the impact of the development on the demand for school places, other terms of the agreement would be that a financial contribution of £25,000 be made toward the construction cost of the development of the new Discovery Academy in Porlock Street in Hyde.
- 14.3 In order to achieve and maintain an appropriate residential environment for occupants of the apartments, and so that the condition of the church and its

surroundings are maintained in a condition that would not detract from the amenities enjoyed by occupiers of the houses, it is further recommended that the agreement includes also that none of the apartments hereby approved are occupied until details of a maintenance management plan for the building and its environs has been submitted to, and approved in writing by, the local planning authority. Following occupation, the management plan shall be implemented in accordance with the approved details

15. Ecology

15.1 The proposed development would not impact upon any statutory or non-statutory designated sites of ecological importance. However, an Ecological Appraisal Report submitted with the application has identified the potential for the church to accommodate roosting bats and recommended that further survey work was required. In this respect, discussions are on-going with the applicant and their appointed ecologists regarding this matter and a further update will be provided to members on the day of Speakers Panel on this matter. If appropriate and necessary, the update report will also address the three tests set out within the Habitat Regulations although at this stage it is not clear whether this will be necessary as the works to convert the church will not fundamentally affect the roof space or bell tower where it has been identified bats may be present.

15.2 In more general terms, the development would however provide the opportunity to enhance the number of tree species present. The proposal includes new tree planting within the car parking areas to the south of the site, and it is recommended that a variety of native species are used. Moreover, the provision of a range of artificial bird boxes on the new buildings or woodland trees, or both, would target bird species associated with urban fringe habitats such as sparrows and bullfinch.

RECOMMENDATION

Grant planning permission subject to a) the prior signing of a Section 106 Legal Agreement and b) the following conditions.

a) Section 106 Legal Agreement which secures the following:

That listed building consent for the residential development of the listed St Stephens church building has been obtained and a building contract has been let for the construction and completion of the Church redevelopment before development commences on the new residential dwelling houses and that the applicants submit a phasing plan for approval which sets out the timetable for restoration of the church and construction of the approved residential dwellings.

Education contribution of £25,000 to be spent at the new Discovery Academy – payment of contribution to be made prior to occupation of first dwelling.

That none of the apartments are occupied until details of a maintenance management plan for the converted church building and its environs has been submitted to, and approved in writing by, the local planning authority.

b) Conditions

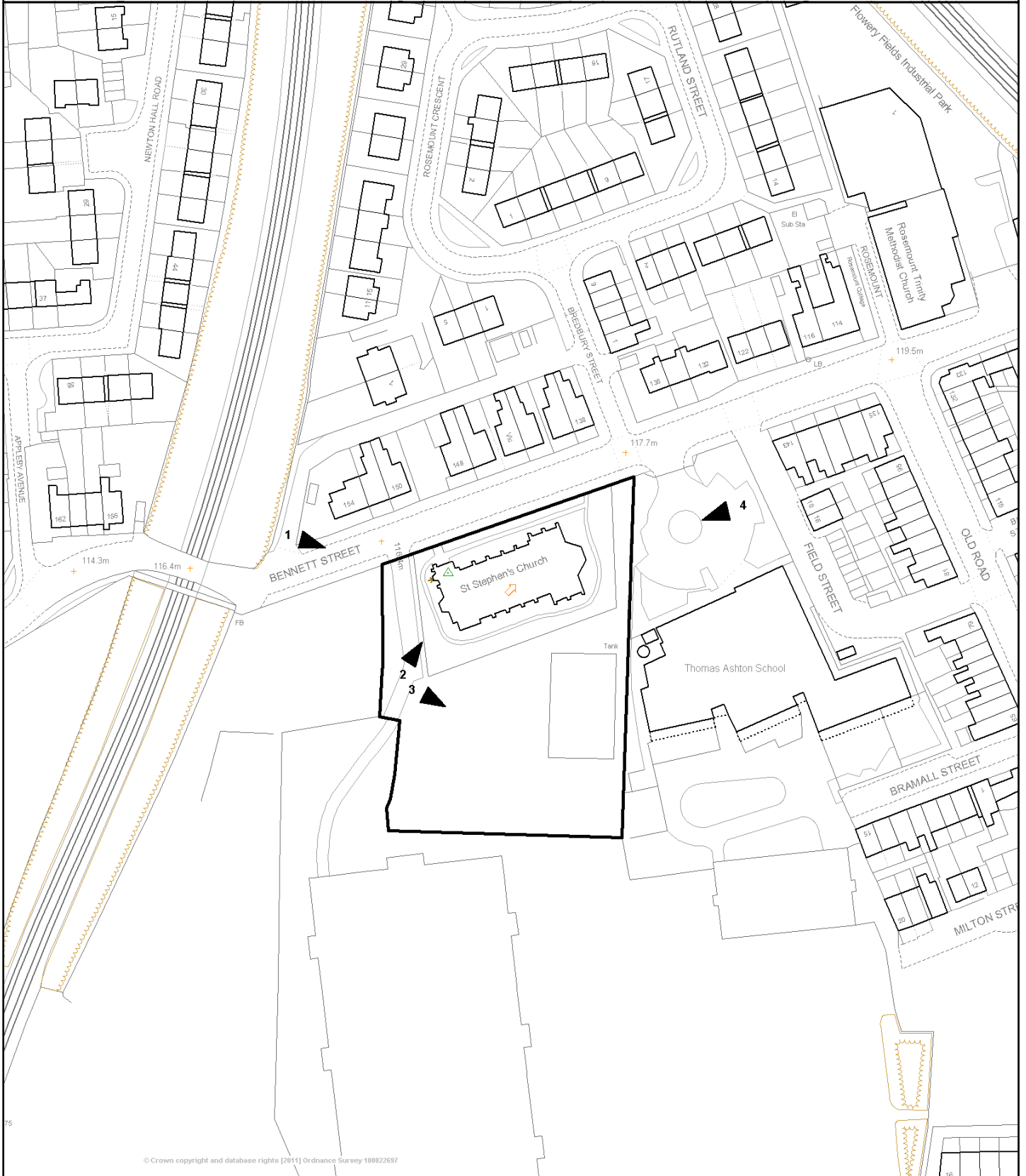
- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.
- 2) Prior to the commencement of development samples or a full specification of the materials to be used in the external above ground finishes to the houses (including window frames, door fronts and garage door fronts), in the above ground construction of all boundary treatments and to all external hard surfaces have been submitted to, and approved in writing by, the local planning authority. The development shall then be implemented in accordance with the approved details.
- 3) Prior to the commencement of development precise details of window frame designs for the houses and the church shall be submitted to, and approved in writing by the local planning authority. The development shall then be implemented in accordance with the approved details. All windows and doors to the houses shall be constructed with reveals, or recesses, to a depth of at least by 90mm.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: those ref. 2041.EX.001 rev. A (received on 01/04/16), 2041.EX.002, 2041.EX.100, 2041.EX.101, 2041.EX.103, 2041.EX.601, 2041.EX.602, 2041.EX.603, 2041.EX.604 (each received on 23/11/15), 2041.PL.001 E (received on 13/07/16), 2041.PL.100 G, 2041.PL.102 E (both received on 01/04/16), 2041.PL.110 C, 2041.PL.120 D, 2041.PL.130 D, 2041.PL.131 B, 2041.PL.140 E, 2041.PL.150 (each received 13/07/16), 2041.PL.601 F, 2041.PL.602 F, 2041.PL.603 F (each received 01/04/16), 2041.PL.610 C (received on 13/07/16), 2041.PL.620 A, 2041.PL.630 A (both received 01/04/16), 2041.PL.701 D, 2041.PL.702 B, 2041.PL.703 B, 2041.PL.704 B, 2041.PL.705 C, 2041.WD.1 C (each received on 27/02/16) and section 3.3 of the Crime Impact Statement dated (28/01/2016 – URN: 2013/0479/CIS/02 Version A)..
- 5) No development shall commence until full details of the proposed planting indicated on the approved plans has been submitted to, and approved in writing by, the local planning authority. The approved scheme of planting shall then be implemented before the development is brought in to use or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the local planning authority gives written consent to any variation.
- 6) Prior to first occupation of the apartments the bin storage facility indicated on the approved plans shall be provided and thereafter kept unobstructed and available for its intended purpose at all times.
- 7) The boundary treatments indicated on the approved plans shall be provided prior to first occupation of the houses.
- 8) Prior to first occupation of either the houses or the apartments, or both, the respective car parking indicated on the approved plan shall be provided to and thereafter kept unobstructed and available for its intended purpose.
- 9) The development shall not commence until details of the wheel cleaning facilities, temporary access, vehicle parking and turning facilities to be provided during the construction period, has been submitted to and approved in writing by the local planning authority. These measures shall be retained in operation through the duration of the building works.

- 10) During the period of construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
- 11) The glazing in the rear of houses occupying plots 11 – 14 shall achieve a sound insulation value of 38dB(D when measured internally following installation of the windows.
- 12) Development shall not commence until the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
 - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.
 - ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
 - iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.
 - iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

- 13) No development shall take place until the applicant or their agents or their successors in title have secured the implementation and of a programme of archaeological work. The programme is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
 1. A phased programme and methodology of investigation and recording to include:
 - Background documentary research
 - Archaeological building survey and building recording at English Heritage level 3.
 2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - any outstanding historical research into the site
 - production of a final report
 3. Provision for public engagement during the fieldwork, for publication and dissemination of the analysis and report on the site investigation.
 4. Provision for archive deposition of the report, finds and records of the site investigation.
 5. Nomination of a competent person or persons/organisation to undertake the programme set-out within the approved WSI.

- 14) Prior to commencement of development, details of a scheme to restore the stone boundary wall surrounding the church, and all new openings within that wall, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be constructed prior to the first occupation of the hereby-approved apartments.

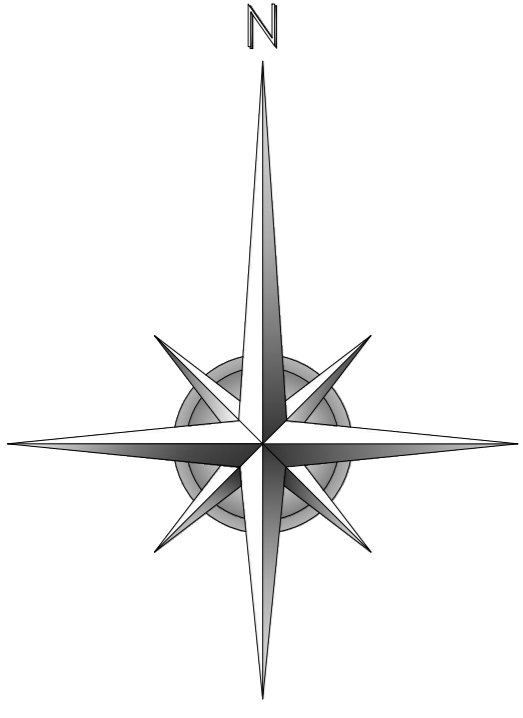


© Crown copyright and database rights [2011] Ordnance Survey 100022687

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1/1474 Date 18/7/2016

Centre = 394527 E 396040 N



- HOUSE TYPE A - 4 No. THIS TYPE
- HOUSE TYPE B - 2 No. THIS TYPE
- HOUSE TYPE C - 2 No. THIS TYPE
- HOUSE TYPE C1 - 1 No. THIS TYPE
- HOUSE TYPE D - 3 No. THIS TYPE
- HOUSE TYPE D1 - 2 No. THIS TYPE

- TARMAC WITH RED AGGREGATE
- HERRINGBONE SETTS
- DENOTES 0.6M WALL WITH FENCE ABOVE
- DENOTES 0.6 M CHESHIRE FENCE
- DENOTES 2M CLOSE BOARDED FENCE
- PROPOSED TREE



CHESHIRE FENCE



WALL WITH FENCE ABOVE

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

All information hereon in is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.

16-Jun-16 Site Redesign

INSITE PROPERTIES (MANCHESTER)

Date	SEPT 2015	Status	PLANNING
Drawn	AR	Checked	PM
Scale	1:200	Size	A1
Rev.	E	Drawing Nr.	2041.PL.001

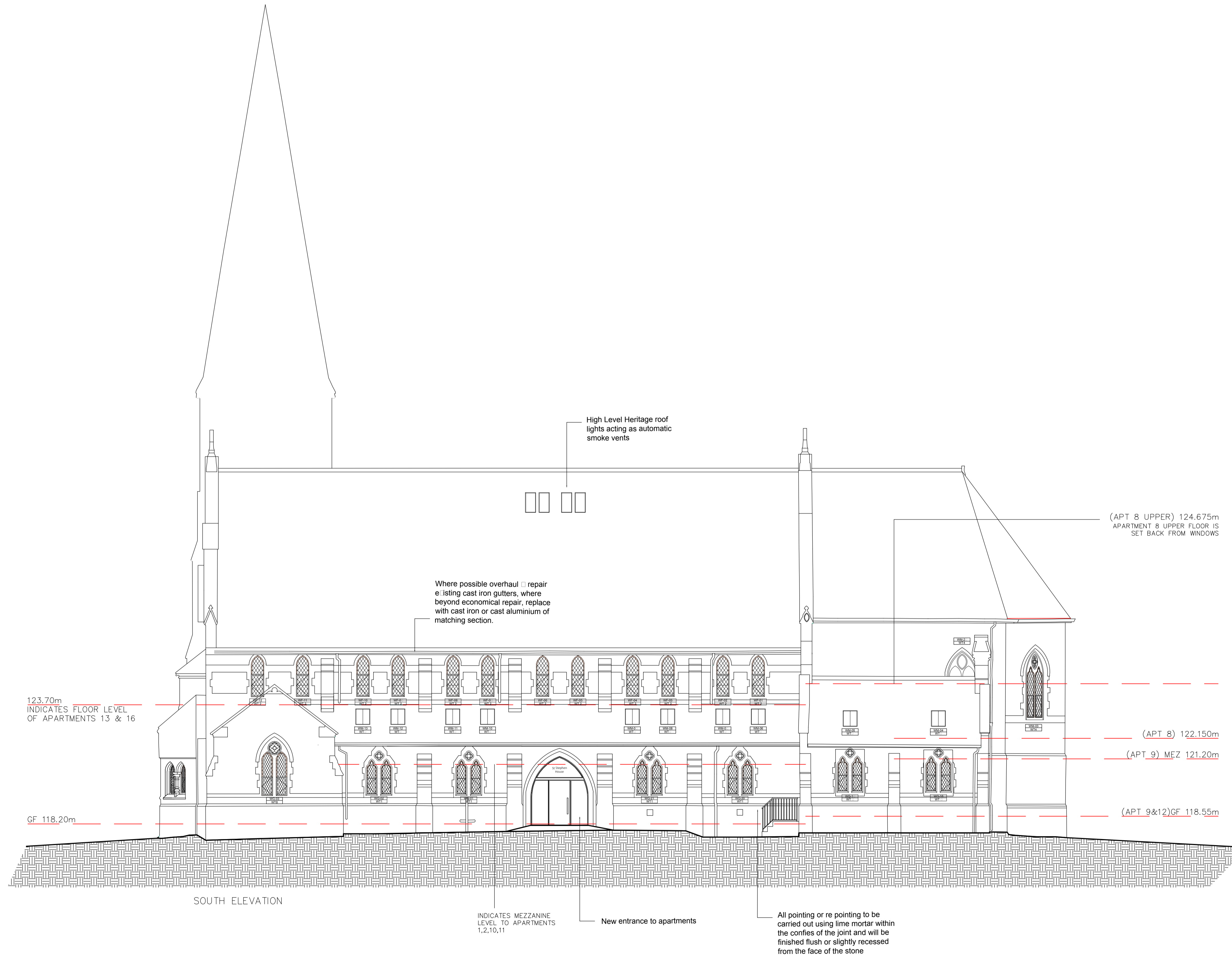
PROPOSED SITE PLAN

ST STEPHEN'S CHURCH Project Title

Millson Associates UK North Office:
Byron House, 10 Kennedy Street,
Manchester, M2 4BY T:0161 228 0558
general@millsonassociates.co.uk
www.millsonassociates.co.uk

MillsonAssociates

Design, Develop, Deliver.

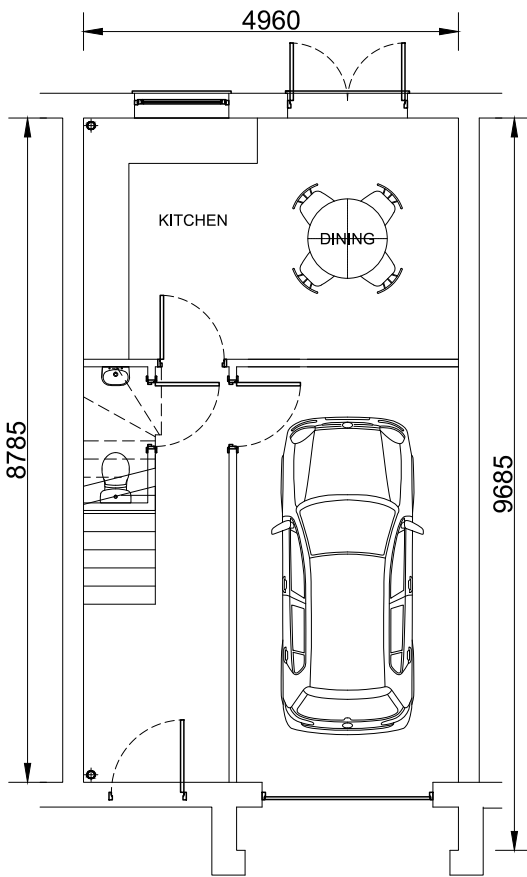
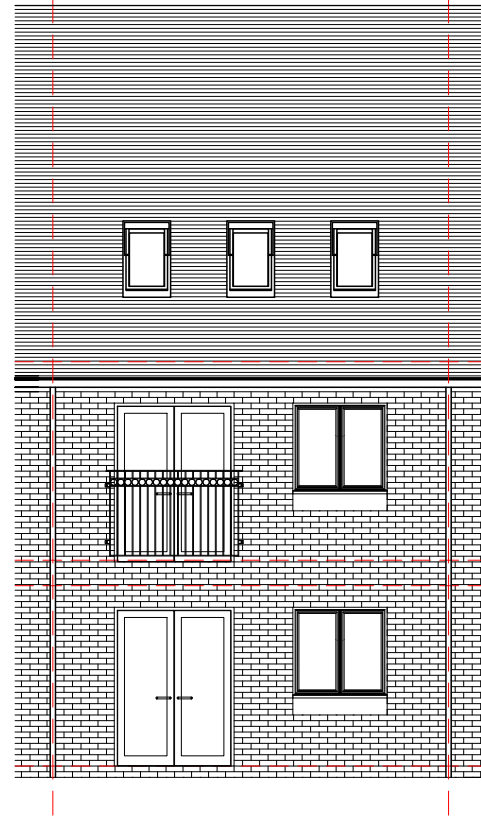


All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd. All information hereon is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.

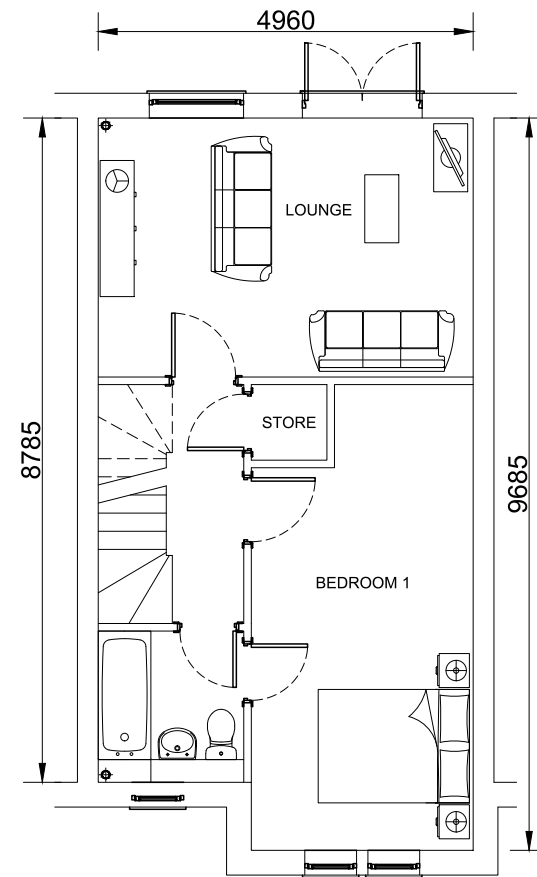
F 22-Mar-16 CLEANING NOTES REMOVED GUTTER NOTE AMENDED

INSITE PROPERTIES (MANCHESTER)	Client	Drawing Title	Date	NOV 2015	Status	PLANNING
			Drawn	AR	Checked	PM
			Scale	1:100	Size	A1
			Rev.	F	2041.PL.602	Drawing Nr.
ST STEPHENS CHURCH FLOWERY FIELD, HYDE		Project Title	Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY 1 0161 228 0558 general@millsonassociates.co.uk www.millsonassociates.co.uk			

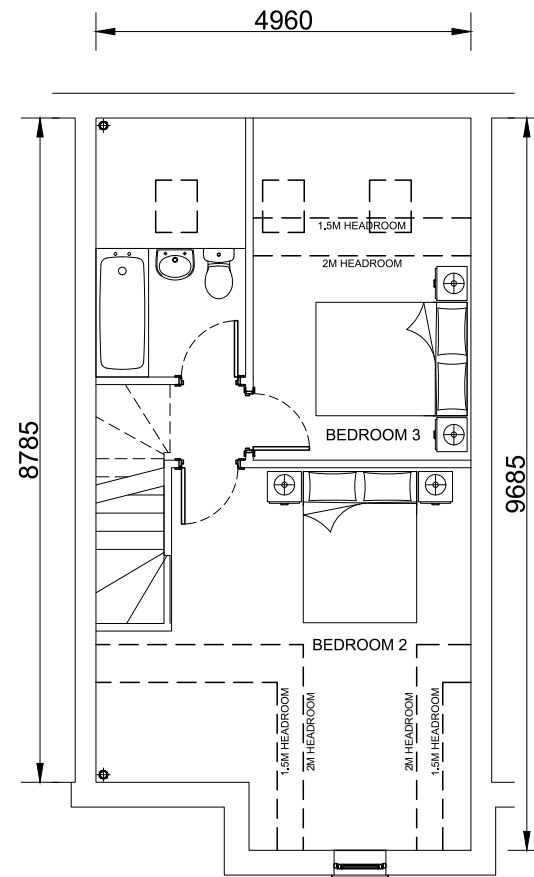




GROUND FLOOR



FIRST FLOOR



HOUSE TYPE A
3 BED
GIA = 110.7 M²

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

All information hereon is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.

C 10-Jul-16 HOUSE TYPE RE-DESIGNED

INSITE PROPERTIES (MANCHESTER)			
			Client
Date	SEPT 2015	Status	PLANNING
Drawn	AR	Checked	-
Scale	1:100	Size	A3
Rev.	C	Drawing Nr.	2041.PL.110
HOUSE TYPE A			Drawing Title
ST STEPHEN'S CHURCH			Project Title
Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY t:0161 228 0558 general@millsonassociates.co.uk www.millsonassociates.co.uk			

MillsonAssociates

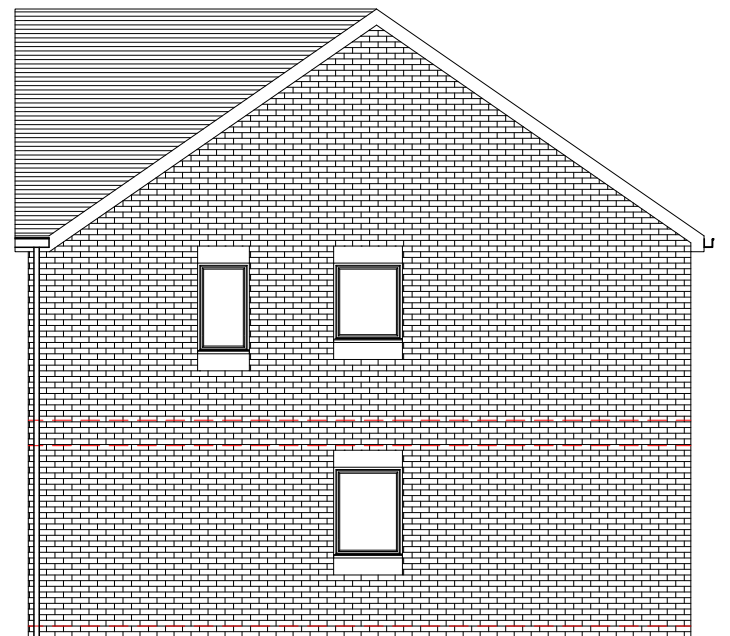
Design. Develop. Deliver.



FRONT ELEVATION



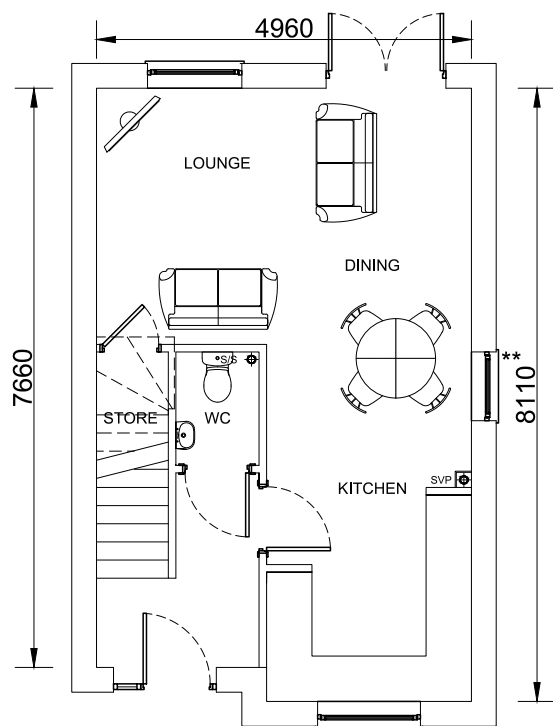
REAR ELEVATION



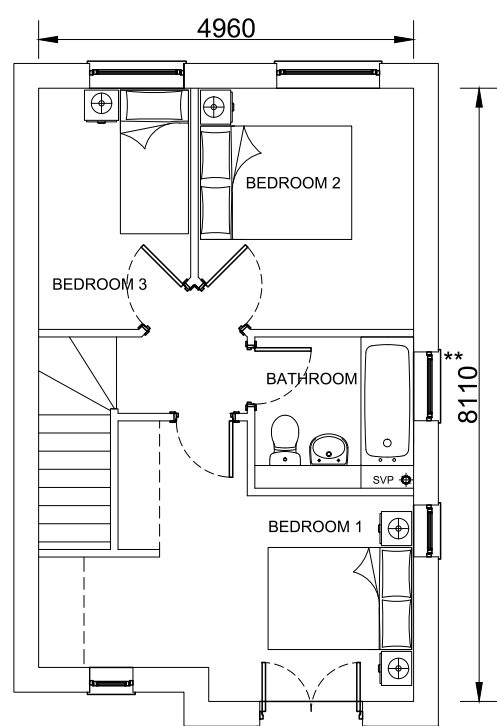
SIDE ELEVATION - PLOTS 3 & 11

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

All information hereon is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE B
3 BED
GIA = 78.4 M²

PLOTS : 3 & 10*

* DENOTES HANDED PLOT

D 10-Jul-16 HOUSE TYPE RE-DESIGNED

INSITE PROPERTIES (MANCHESTER)			
			Client
Date	SEPT 2015	Status	PLANNING
Drawn	AR	Checked	-
Scale	1:100	Size	A3
Rev.	D	Drawing Nr.	2041.PL.120
HOUSE TYPE B			Drawing Title
ST STEPHEN'S CHURCH			Project Title
Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY t:0161 228 0558 general@millsonassociates.co.uk www.millsonassociates.co.uk			

MillsonAssociates

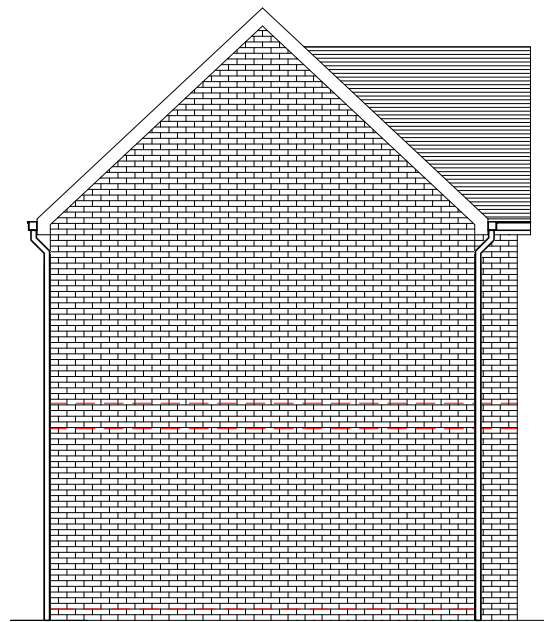
Design. Develop. Deliver.

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

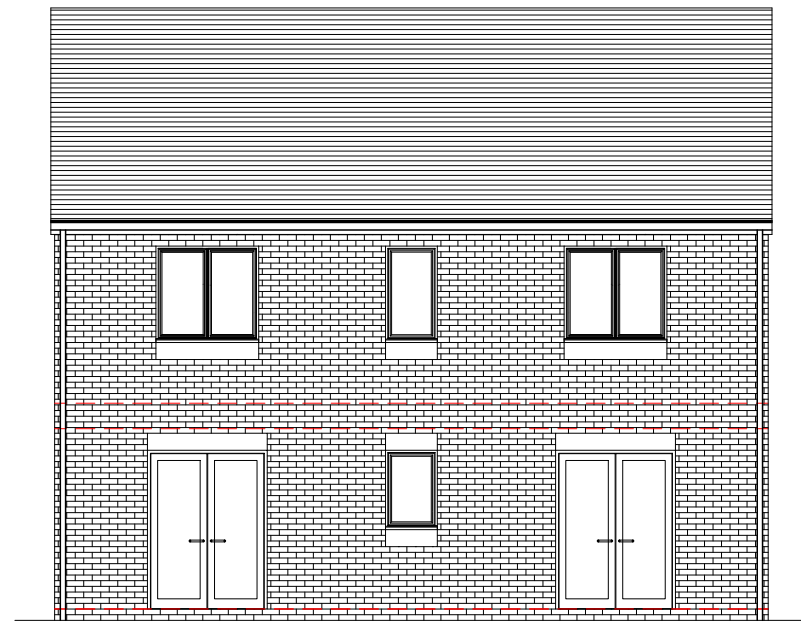
All information hereon is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.



FRONT ELEVATION

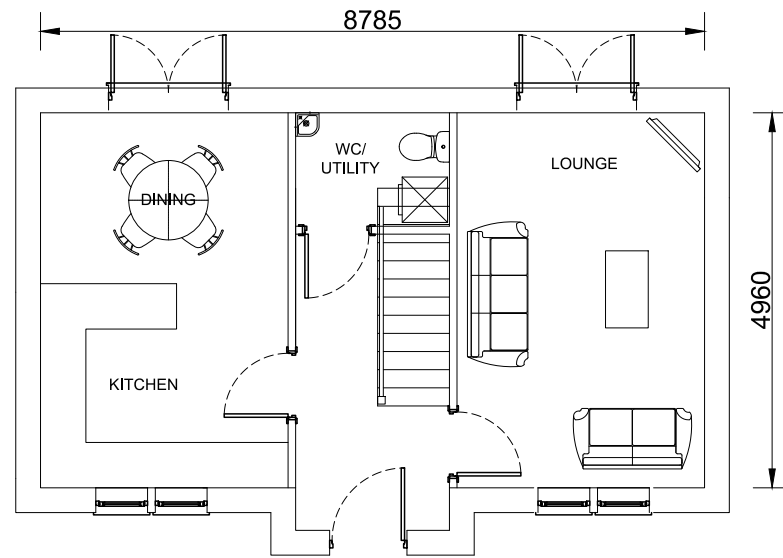


SIDE ELEVATION

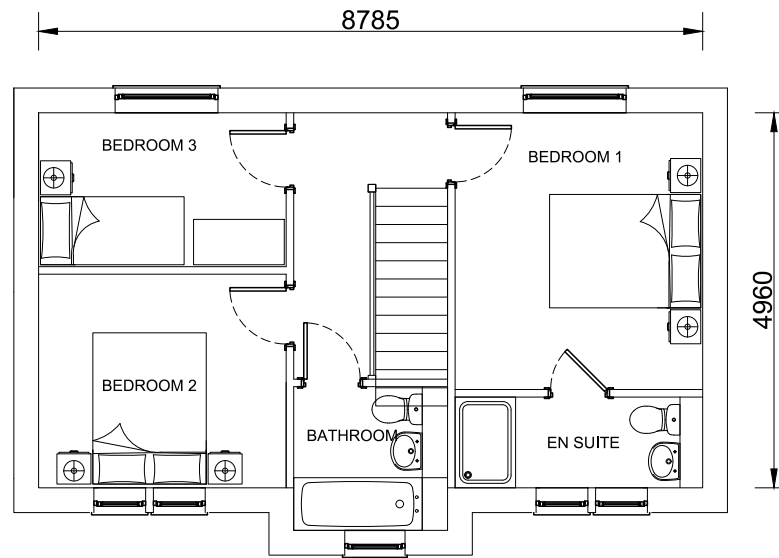


REAR ELEVATION

Page 92



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE C
3 BED
GIA = 89.4 M²

PLOTS: 4 & 9

B 10-Jul-16 HOUSE TYPE RE-DESIGNED

INSITE PROPERTIES (MANCHESTER)			
			Client
Date	SEPT 2015	Status	PLANNING
Drawn	AR	Checked	-
Scale	1:100	Size	A3
Rev.	B	Drawing Nr.	2041.PL.131
			Drawing Title
HOUSE TYPES C			
			Project Title
ST STEPHEN'S CHURCH			
Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY t:0161 228 0558 general@millsonassociates.co.uk www.millsonassociates.co.uk			

MillsonAssociates

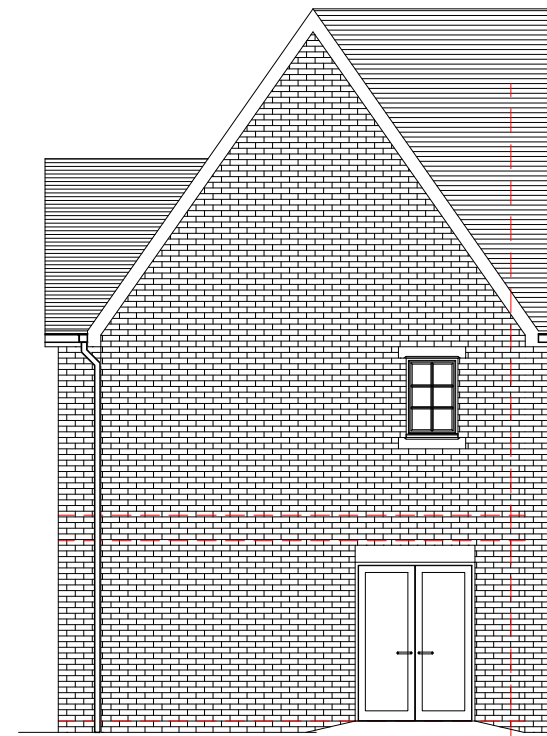
Design. Develop. Deliver.



FRONT ELEVATION



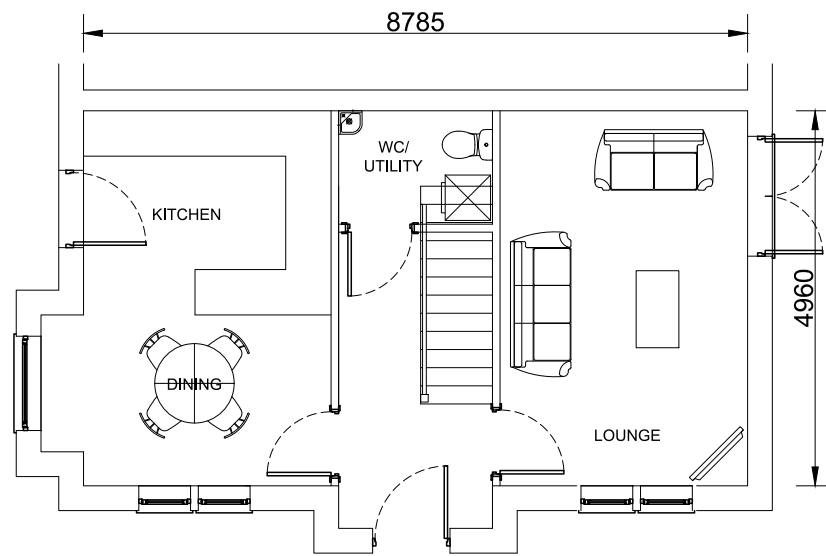
SIDE ELEVATION



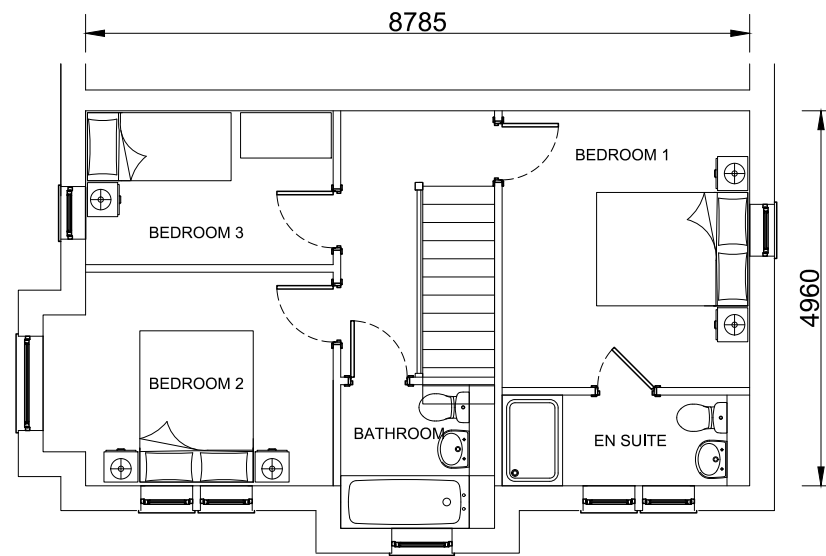
SIDE ELEVATION

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

All information hereon in is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE C1
3 BED
GIA = 91.5 M²

PLOTS: 1

D 10-Jul-16 HOUSE TYPE RE-DESIGNED

INSITE PROPERTIES (MANCHESTER)			
			Client
Date	SEPT 2015	Status	PLANNING
Drawn	AR	Checked	-
Scale	1:100	Size	A3
Rev.	D	Drawing Nr.	2041.PL.130
			Drawing Title
HOUSE TYPES C1			
			Project Title
ST STEPHEN'S CHURCH			
Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY t:0161 228 0558 general@millsonassociates.co.uk www.millsonassociates.co.uk			

MillsonAssociates

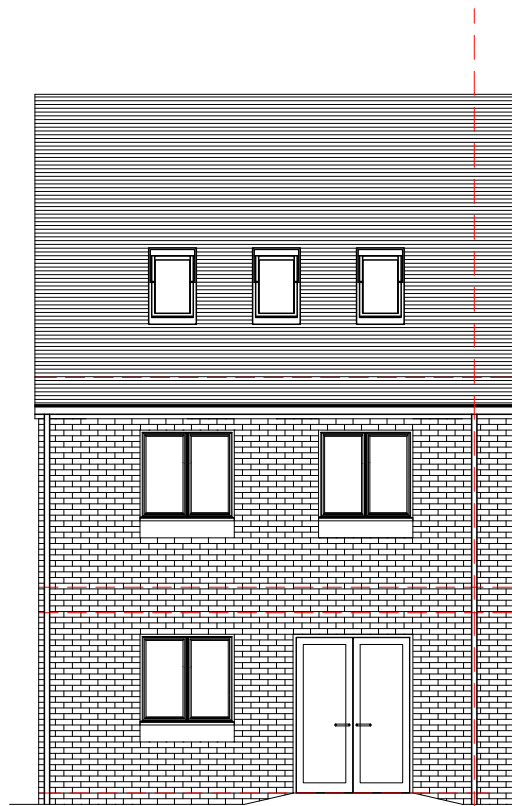
Design. Develop. Deliver.

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

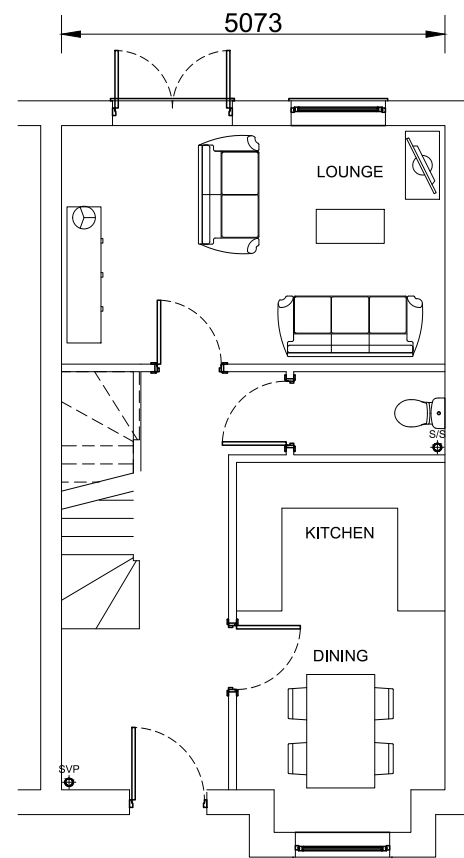
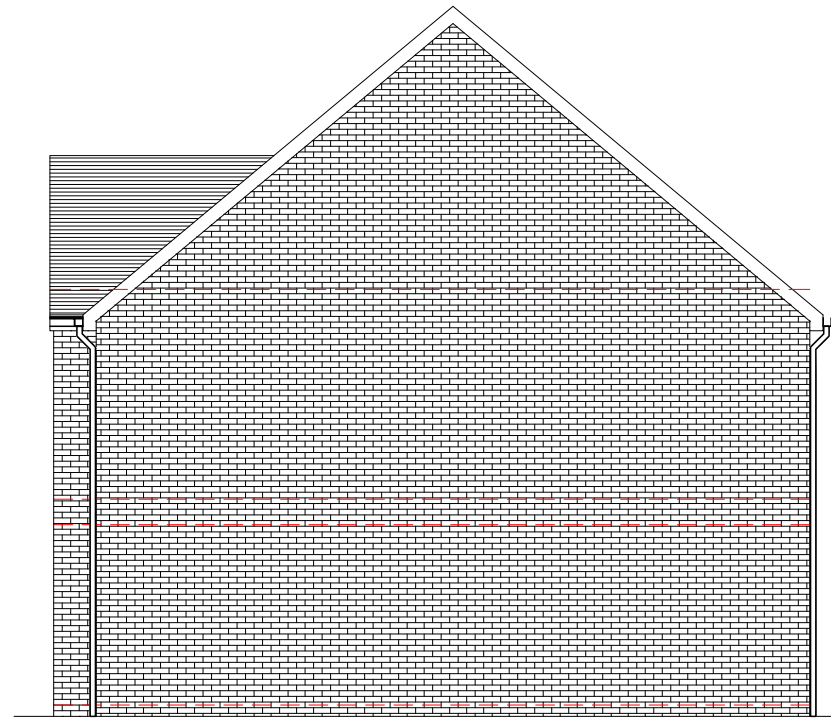
All information hereon in is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.



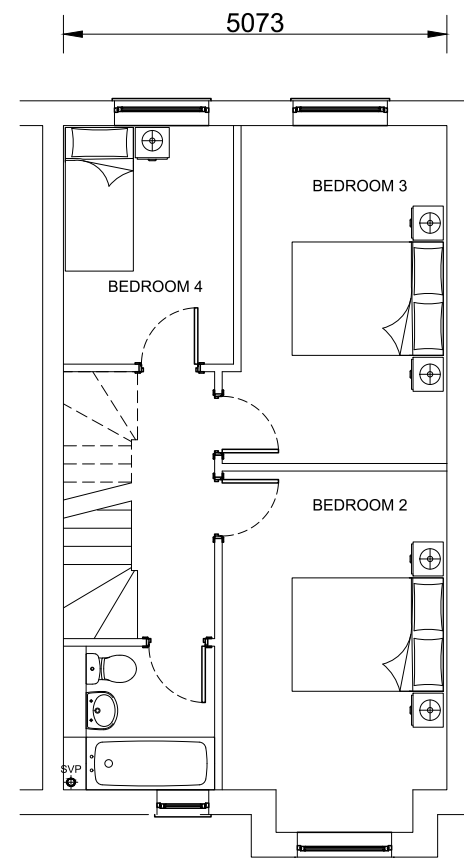
FRONT ELEVATION



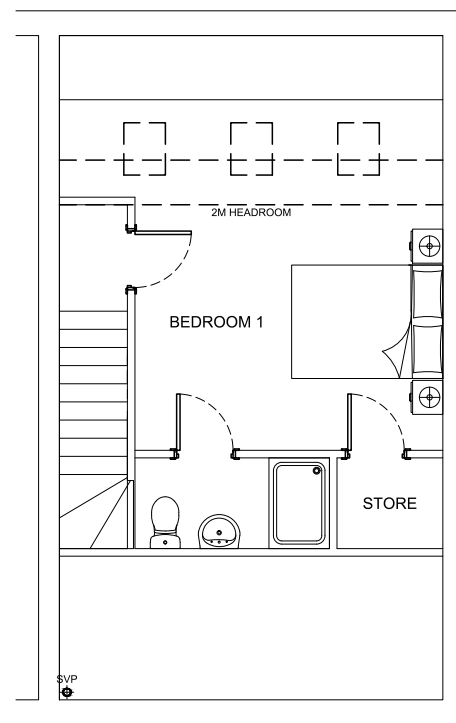
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Page 94

E 22-Mar-16 HOUSE TYPE RE-DESIGNED

INSITE PROPERTIES (MANCHESTER)			
			Client
Date	SEPT 2015	Status	PLANNING
Drawn	AR	Checked	-
Scale	1:100	Size	A3
Rev.	E	Drawing Nr.	2041.PL.140
HOUSE TYPE D			Drawing Title
ST STEPHEN'S CHURCH			Project Title
Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY t:0161 228 0558 general@millsonassociates.co.uk www.millsonassociates.co.uk			

HOUSE TYPE D
4 BED
GIA = 117.0 M²

PLOTS: 2

MillsonAssociates

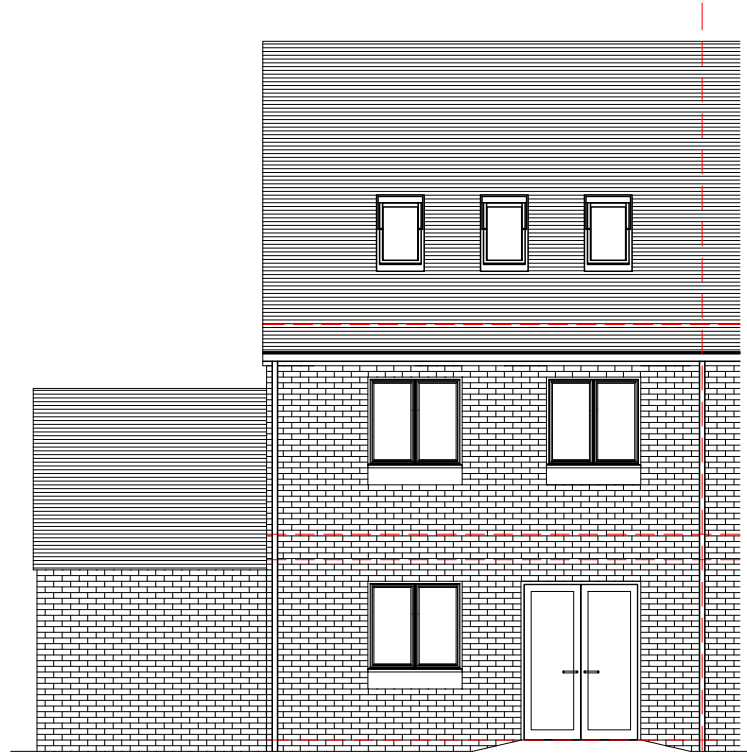
Design. Develop. Deliver.

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

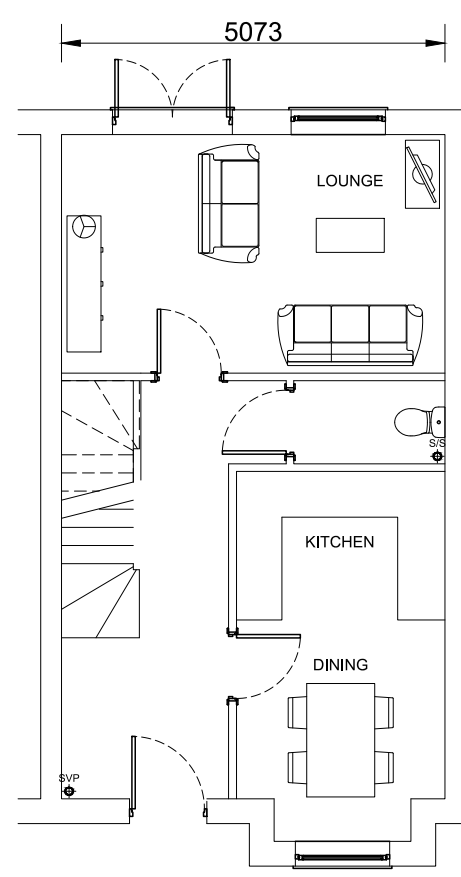
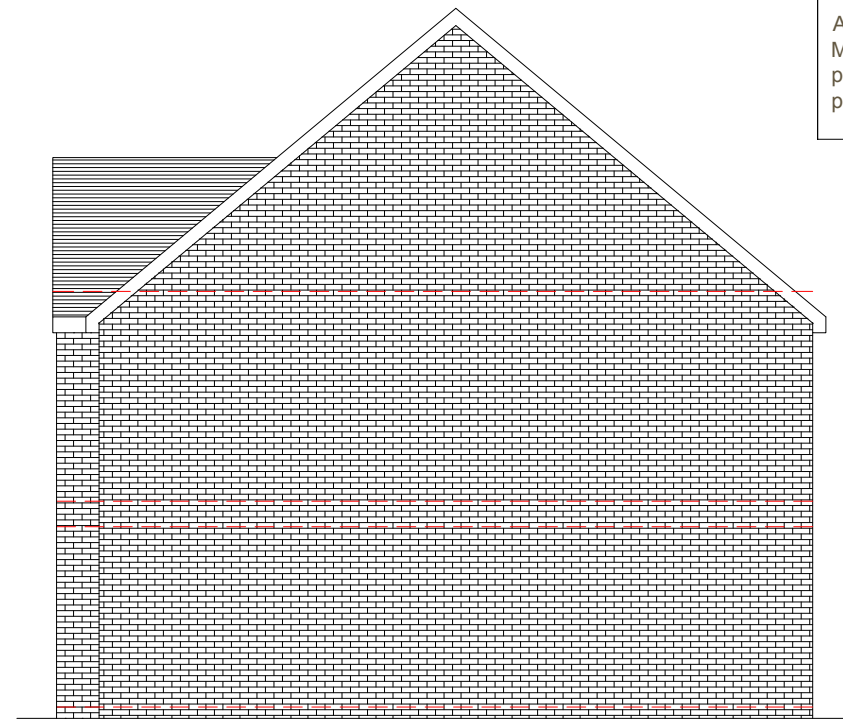
All information hereon in is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.



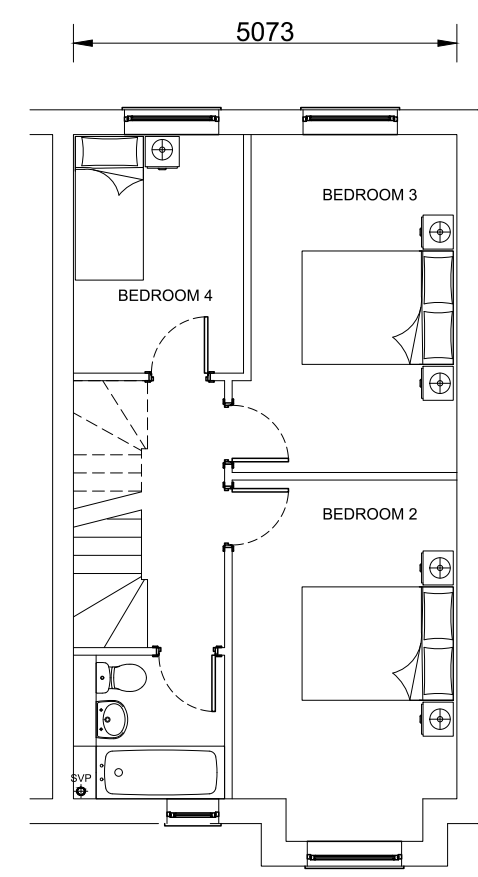
FRONT ELEVATION



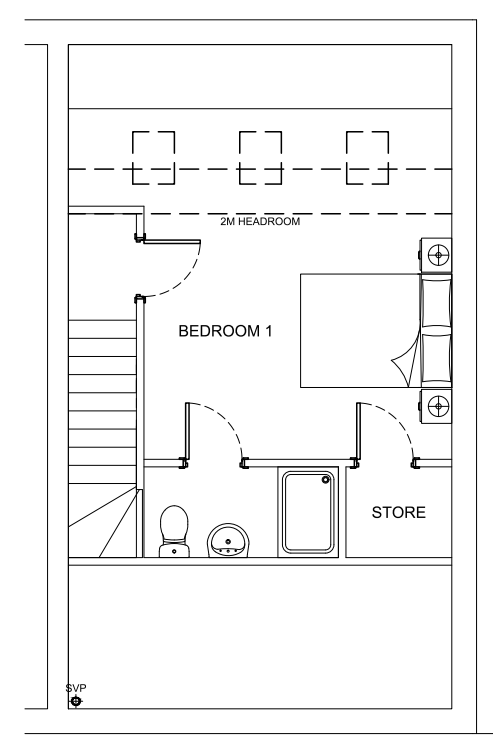
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- 10-Jul-16 -

INSITE PROPERTIES (MANCHESTER)			
			Client
Date	SEPT 2015	Status	PLANNING
Drawn	AR	Checked	-
Scale	1:100	Size	A3
Rev.	-	Drawing Nr.	2041.PL.150
			Drawing Title
HOUSE TYPE D1			
			Project Title
ST STEPHEN'S CHURCH			
Millson Associates UK North Office: Byron House, 10 Kennedy Street, Manchester, M2 4BY t:0161 228 0558 general@millsonassociates.co.uk www.millsonassociates.co.uk			

HOUSE TYPE D
4 BED
GIA = 117.0 M²
PLOTS: 11 & 14*

* DENOTES HANDED PLOT

MillsonAssociates

Design. Develop. Deliver.

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

All information hereon is the copyright of Millson Associates Ltd. Copying in full or in part is forbidden without the written permission from Millson Associates Ltd.



C 12-Jul-16 UPDATED TO REFLECT NEW LAYOUT

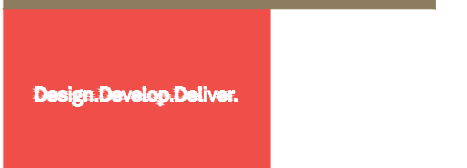
INSITE PROPERTIES (MANCHESTER)

Date	SEPT 2015	Status	PLANNING
Drawn	AR	Checked	PM
Scale	1:100	Size	A2
Rev.	C	Drawing Nr.	2041.PL.610

BLOCK ELEVATIONS FRONT

ST STEPHEN'S CHURCH

Millson Associates UK North Office:
Byron House, 10 Kennedy Street,
Manchester, M2 4BY t:0161 228 0558
general@millsonassociates.co.uk
www.millsonassociates.co.uk



Application Number: 15/01034/FUL

Photo 1



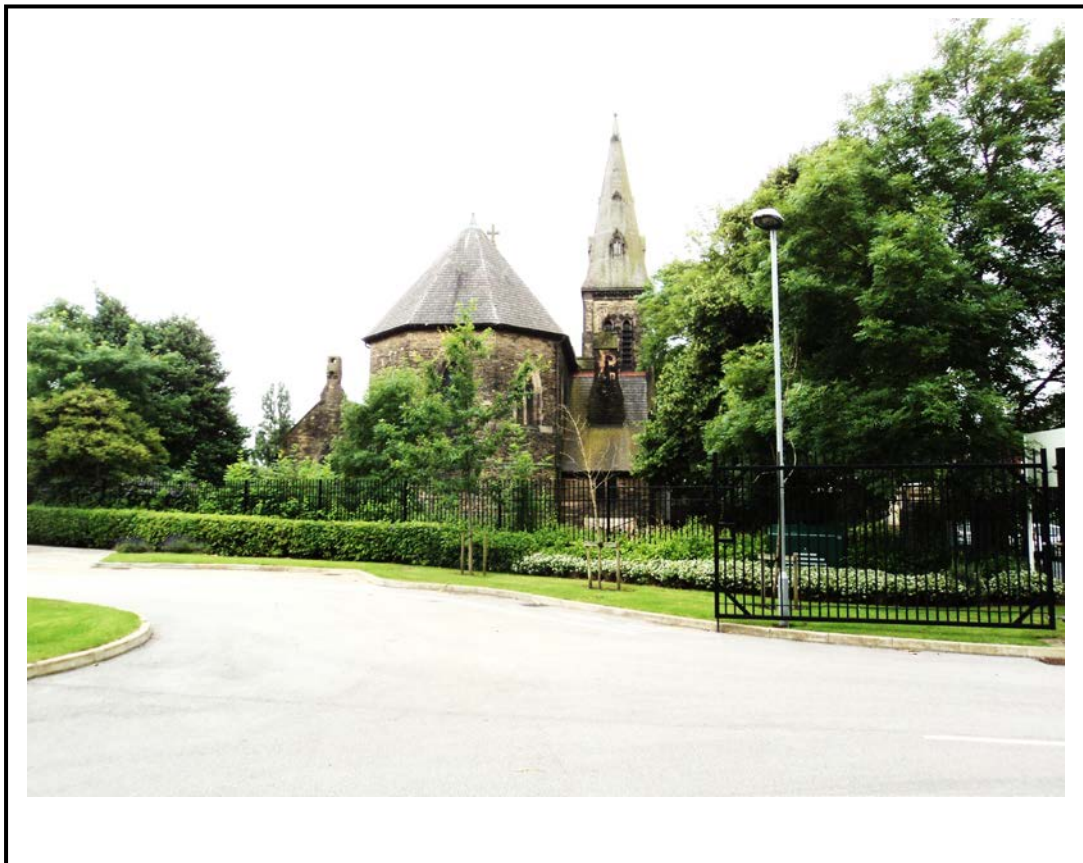
Photo 2



Photo 3



Photo 4



Application Number:	16/00176/FUL
Proposal:	Two 3-bedroom dormer bungalows and associated parking and landscaping
Site Location:	Land at side of 22 Mottram Old Road, Stalybridge
Applicant:	R. B. Air Ltd
Recommendation:	Approve

REPORT

1.0 SITE & SURROUNDINGS

- 1.1 The application site fronts Mottram Old Road to the east and forms part of the rear and side garden area of 22 Mottram Old Road which is situated at the southern end of the site.
- 1.2 Along the sites northern and western boundary is a mature Hawthorne hedge, beyond which are the properties on Shaw Moor Avenue which are predominantly detached bungalows. The site is within a residential area and is elevated from the properties on Shaw Moor Avenue
- 1.3 The application site is 0.7 hectares located in the centre of an established residential area. Existing houses back on to the site which is currently grassed with trees and bushes. The site is maintained by the applicant.
- 1.4 The site varies in levels sloping downwards from the south of the site. There is also some 4m in level difference between the north-west of the site and the rear of the properties 49, 51 and 53 Shaw Moor Avenue.
- 1.5 The site has access to public transport, with the nearest bus stops being located on 0.25km away on Mottram Road where the bus services go to Ashton and Manchester.

2.0 PROPOSAL

- 2.1 This is a full application for the erection of two 3 bedroom detached dormer bungalows to the north of 22 Mottram Old Road.
- 2.2 The height of the bungalows measure 7.1m to the ridge and 3.2m to the eaves with dormer windows in the roof for bedrooms and bathroom. They will be constructed using red bricks with grey roof tiles.
- 2.3 The bungalows will be positioned in the centre of the site with the fronts facing north east onto Mottram Old Road. The site will be accessed via individual driveways off Mottram Old Road.
- 2.4 The development proposes to remove an existing birch tree, Mount Ash stump and a sycamore which is currently protected with a tree preservation order. The existing boundary treatments of post and wood infill fencing to the north and Hawthorne hedging to the west and north, infilling where appropriate and erect a drystone faced

retaining wall to the southern boundary and to separate the garden areas of the new properties would be retained.

2.5 A landscaping scheme has been submitted which indicates which trees and bushes area to be retained and proposes tree and low maintenance planting around the site.

2.6 Submitted in support of the planning application are the following: -

Proposed Plans and Elevations
Arboricultural assessment
Design and Access Statement

3.0 PLANNING HISTORY

3.1 A previous planning application (reference number 13/00844/FUL) for a single dormer bungalow on the site was approved under delegated powers on 23 December 2013.

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Unallocated

4.2 Tameside UDP

Part 1 Policies

- 1.3 Creating a Cleaner Greener Environment
- 1.4 Providing More Choice and Quality of Homes
- 1.5 Following the Principles of Sustainable Development
- 1.6 Securing Urban Regeneration
- 1.12 Ensuring an Accessible, Safe and Healthy Environment

Part 2 Policies

- H2 Unallocated Sites
- H4 Type, Size and Affordability of Dwellings
- H5 Open Space Provision
- H9 Backland Development
- H10 Detailed Design of Housing Developments
- C1 Townscape and Urban Form
- T10 Parking
- T13 Transport Investment
- MW11 Contaminated Land

4.3 Other Policies

National Planning Policy Framework (NPPF)

- Section 6 Delivering a wide choice of high quality homes
- Section 7 Requiring Good Design

Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all

previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

- 5.1 As part of the assessment of the planning application 17 notification letters were sent out to neighbouring properties on 24th March 2016.

6.0 RESPONSES FROM CONSULTEES

- 6.1 Head of Environmental Services – Highways has no objections to the proposed development subject to condition regarding car parking provision and visibility splays.
- 6.2 Head of Environmental Services – Environmental Protection has no objections subject to a condition relating to hours of construction/demolition.
- 6.3 United Utilities have no objections subject to drainage control conditions.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- 7.1 Four letters of objection have been received following the neighbour consultation exercise from 49, 51 and 53 Shaw Moor Avenue (both the tenant and the owner of 53 Shaw Moor Avenue have written). The grounds for objection can be summarised as follows: -

- The height of the properties will cause overlooking, loss of light and privacy
- Over dominant as land levels are some 4m difference and the properties are staggered making the domineering impact worsened
- Is it possible to forbid any extensions on the new properties in the future
- Concerns about drainage and water overflow
- Overdevelopment of a site better suited to smaller bungalows or less properties
- Impact on existing trees
- Could the existing tree be pruned back as part of the work?
- Noise during development
- Effect on wildlife
- Too many houses built in the area causing traffic problems.

- 7.2 The application is being presented to the Speakers Panel at the behest of Councillor Basil Beeley and the owner of 53 Shaw Moor Avenue.

8.0 ANALYSIS

- 8.1 The principal issues in deciding this application are: -
- Principle of Development
 - Layout, Design and Landscaping
 - Amenity
 - Highway Safety and Accessibility
 - Loss of trees

9.0 PRINCIPLE OF DEVELOPMENT

- 9.1 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary for the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development.
- 9.2 The site is designated as unallocated on the UDP and subject to policy H2. This policy confirms unless other considerations take precedence, the Council will permit the redevelopment of previously developed land for residential use where these are not specifically allocated for this purpose in the plan (UDP). This policy is intended to facilitate the approval of brownfield windfall sites for housing development.
- 9.3 Whilst Policy H2 of the UDP facilitates the approval of brownfield windfall sites for housing development unless other considerations take precedent, it is now accepted garden land is not classified as brownfield and this is acknowledged in the NPPF. Policy H2 states: -
- "Residential development on greenfield land which is not specifically allocated for this purpose in the plan will not be permitted unless an adequate five year supply is no longer available through outstanding commitments and remaining allocated sites."
- 9.4 Policy H2 of the UDP deals with windfall housing sites and recognises the importance of such sites in achieving the overall housing numbers. Whilst this policy suggests that brownfield sites should take precedence, there is an exception where an adequate five year supply of land is not available which is the case in Tameside and as such there are no substantive objections to the principle of releasing this site for residential development.
- 9.5 Paragraph 49 of the NPPF confirms housing applications should be considered in the context of the presumption in favour of sustainable development and adds relevant policies for the supply of housing should not be considered up to date if a five year supply of deliverable housing sites cannot be demonstrated.
- 9.6 The site is located within an established residential area with access to public transport and already has consent granted for one unit on the site. It is considered that and providing other SPD and UDP policies can be satisfied the proposal will contribute to the delivery of the Borough's 5 year housing land supply, deliver quality homes and create a sustainable, inclusive housing development which conforms to the Tameside UDP and is in accordance with the NPPF core principles and Section 6 of the NPPF.

10.0 LAYOUT, DESIGN AND LANDSCAPING

- 10.1 The layout of the site allows for each house to have an adequate sized garden and off road parking.

- 10.2 Each house allows for over 106sqm of floor space for the occupants which is considered to be an acceptable size for a three bed property and in line with space standards set out in the National Housing Standards. The design of the houses and proposed materials complement the style of existing houses in the area.
- 10.3 The planted areas of landscaping proposed are minimal with two of the existing three protected trees retained in addition to the hawthorn hedge. One protected sycamore tree is shown to be removed. To compensate for the loss of the protected sycamore, two new oak trees and a mountain ash would be planted. The replacement trees are considered acceptable replacements by the councils Tree officer. With the majority of trees and bushes being retained, it is not considered that there will be any undue impact on wildlife in the area.
- 10.4 The proposed boundary treatments are consistent with those found in the surrounding area and are therefore considered acceptable.
- 10.5 It is considered that the design, appearance and layout of the development conforms to the requirements of the Residential Design SPD, UDP Policy H10 and Section 6 and 7 of the NPPF and is therefore acceptable.

11.0 AMENITY

- 11.1 Policy H9 provides guidance on new residential development within the curtilage of existing dwellings and sets out specific criteria to protect the amenity of surrounding residents and the impact on the local character of an area. The policy therefore gives a strong basis for considering the impact on the surrounding community.
- 11.2 Under UDP Policy H9 applications for garden development will only be permitted providing suitable arrangements for access and parking can be provided; garden areas can be retained; privacy can be maintained between existing and proposed developments and no serious detriment would occur to the character of the area.
- 11.3 Policy RD5 of the Residential Design SPD specifies the acceptable spacing standards between new and existing buildings and the development has been designed to meet the minimum privacy and spacing requirements to ensure each property would avoid intrusive overlooking of neighbouring houses and to avoid issues with overshadowing and loss of sunlight.
- 11.4 Objections have been raised from neighbours regarding potential loss of privacy to the existing residents as a result of the development. The Residential Design SPD Policy RD5 requires a minimum separation distance of 21m between the existing houses on Shaw Moor Avenue and the proposed houses plus 1m for every 1m in land level difference, this is then reduced if the angle of overlooking is below 90degrees. This distance takes into account any loss of light and minimises overshadowing between properties. The applicant has provided a detailed plan which indicates the minimum separation distances have been achieved between all the proposed houses and the rear of the houses on Shaw Moor Avenue.
- 11.5 Therefore despite the objections received the privacy and spacing distances to existing properties on Mottram Old Road and Shawmoor Avenue are compliant with policy RD5 in the Residential Design SPD and it is not considered that proposed houses will result in a loss of privacy or amenity to the existing properties and the proposed houses comply with the Residential Design SPD.

12.0 HIGHWAY SAFETY AND ACCESSIBILITY

- 12.1 The proposed dormer bungalows would be located within their own grounds and each have a private access drive located directly from Mottram Old Road with at least two off road parking spaces being available at the front of each property
- 12.2 There are local bus service which travels to along Mottram Old Road and the site is located approximately 1.3km from the town centre of Stalybridge.
- 12.3 Refuse collections will to be made via Mottram Old Road and there is sufficient space within the development for the storage of refuse and recycling to facilitate this.
- 12.4 The parking arrangements and access would not appear out of character with the area or unacceptably have a harmful effect of highway safety and are therefore considered acceptable and in compliance with UDP Policy H10 and T10 and the Residential Design SPD.

13.0 CONCLUSION

- 13.1 It is considered the application complies with both development plan policy and national guidance and there is no significant harm resulting from the proposal in terms of traffic impact, impact on neighbours or character of the area. It is considered the scheme will also assist in the Borough meeting its 5 year housing supply whilst providing an addition to the mix of house types available within the Borough.

RECOMMENDATION - Grant Planning Permission subject to the conditions below;

Conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. Samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority before any work commences. The development shall be constructed with such approved materials.
3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed previously with the Local Planning Authority. Any newly planted trees or plants forming part of the approved landscaping scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species by the developer unless the Local Planning Authority gives written consent to any variation.
4. No part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

5. No development or works of site preparation shall take place until all trees that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.
6. During the period of construction, no work (including deliveries and vehicular movements), shall take place on Sundays and Bank Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday
7. Prior to occupation, the car parking indicated on the approved plan shall be provided to the full satisfaction of the LPA and thereafter kept unobstructed and available for their intended purposes. The areas shall be maintained and kept available for the parking of vehicles at all times.
8. A clear view shall be provided on both sides of the site access where it meets the footway on Mottram Old Road. It shall measure 2.4metres along the edge of the site access and 2.4 metres along the footway. It must be clear of anything higher than 600mm above the access except for vertical iron railings to a design that includes rails of not greater than 15mm diameter spaced at not less than 100mm intervals.
9. The parts of the site to be used by vehicles shall be constructed, drained and surfaced in a manner agreed by this Council. These areas shall be used for the approved purpose only.
10. The development hereby permitted shall be carried out in accordance with the site location plans, arboricultural assessment and drawing numbers JWS/01A and JWS/02 received by the Council.

This page is intentionally left blank



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

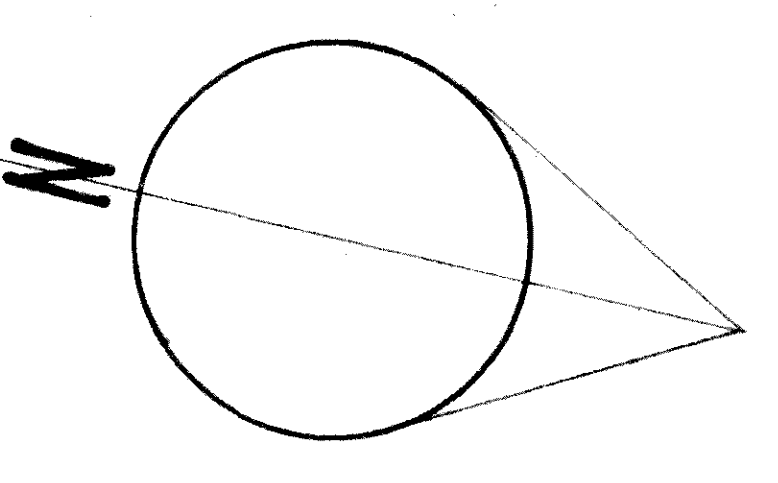
Scale 1/750 Date 19/7/2016

Centre = 397405 E 398158 N

SHAW MOOR AVENUE



MOTTRAM OLD ROAD



NOTES
 LANDSCAPE DETAILS added FEB 19th 2016. see landscape
 report by R.W. Abbot/cultivists

PROPOSED Residential two unit
 DEVELOPMENT DETACHED
 2 No 3 BEDROOM DETACHED BUNGALOWS (M4, 31-12)
 Category/ Disabled

At SAUNDERS GREEN vacant site
 MOTTRAM OLD ROAD
 STALYBRIDGE
 CHESHIRE SK15 2TG

FOR: R. B. AIR LTD
 DRAWING NO: JWS/01A
 SCALE: 1:100/1:200

SITEC ARCHITECTURAL DESIGN and PLANNING
 CONSULTANTS
 188, OLDHAM ROAD, ASHTON-UNDER-LANE LANCOS
 017 9441 741 / Fax: 0161 343 3007
 e-mail: sitec-rfs@btconnect.com

PROPOSED Residential two unit
DETACHED two 3 Bedroom
DORMER BUNGALOWS.M4(3)-(2)

CATAGORY disabled.

FOR: R.B.AIR LTD.

At: SAUNDERS GREEN vacant site.

ADJACENT, 22, MOTTRAM OLD ROAD

STALYBRIDGE

CHESHIRE

SK15 2TG

DRAWING N°

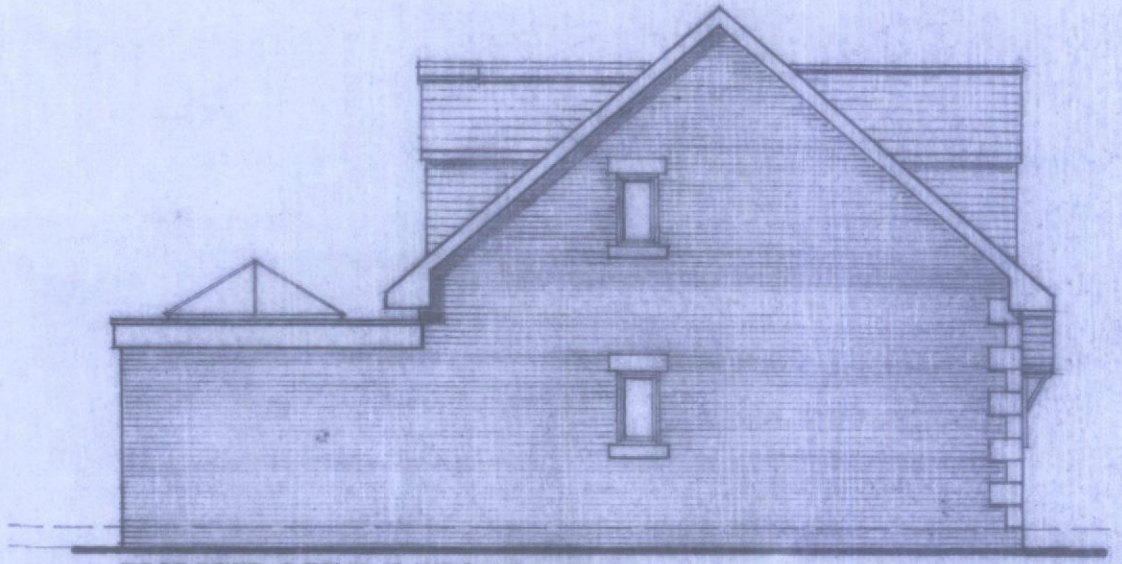
JWS/02

SCALE : 1 : 50 / 1 : 100

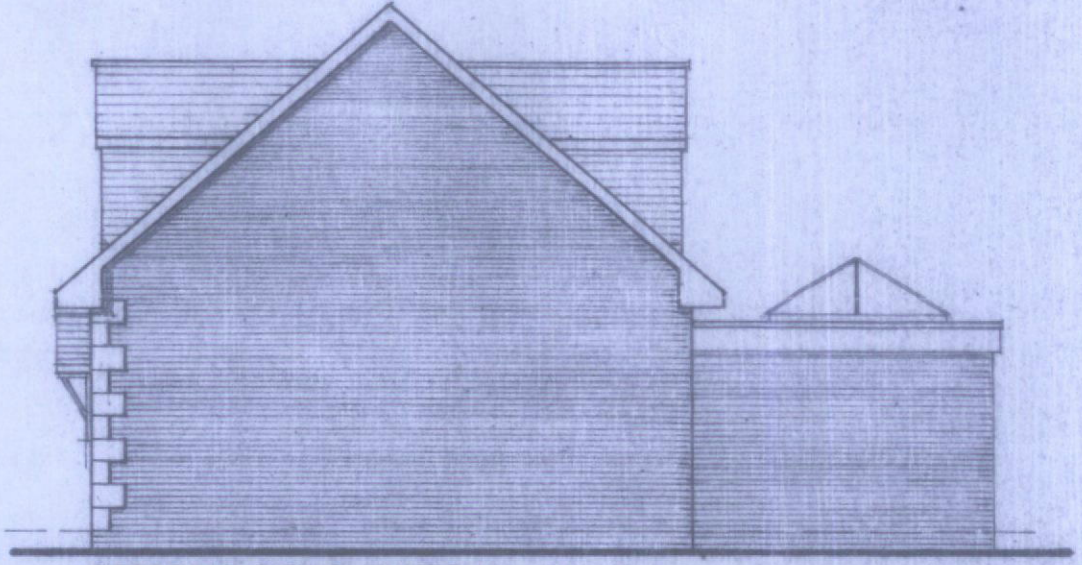
SITEC ARCHITECTURAL DESIGN AND PLANNING
CONSULTANTS

188.OLDHAM RD. Ashton-u-lyne. Lancs.
OL7 9AN. Tel/Fax : 0161 343 3007

e-mail : sitec-rfs@btconnect.com



PROPOSED SIDE ELEVATION South East

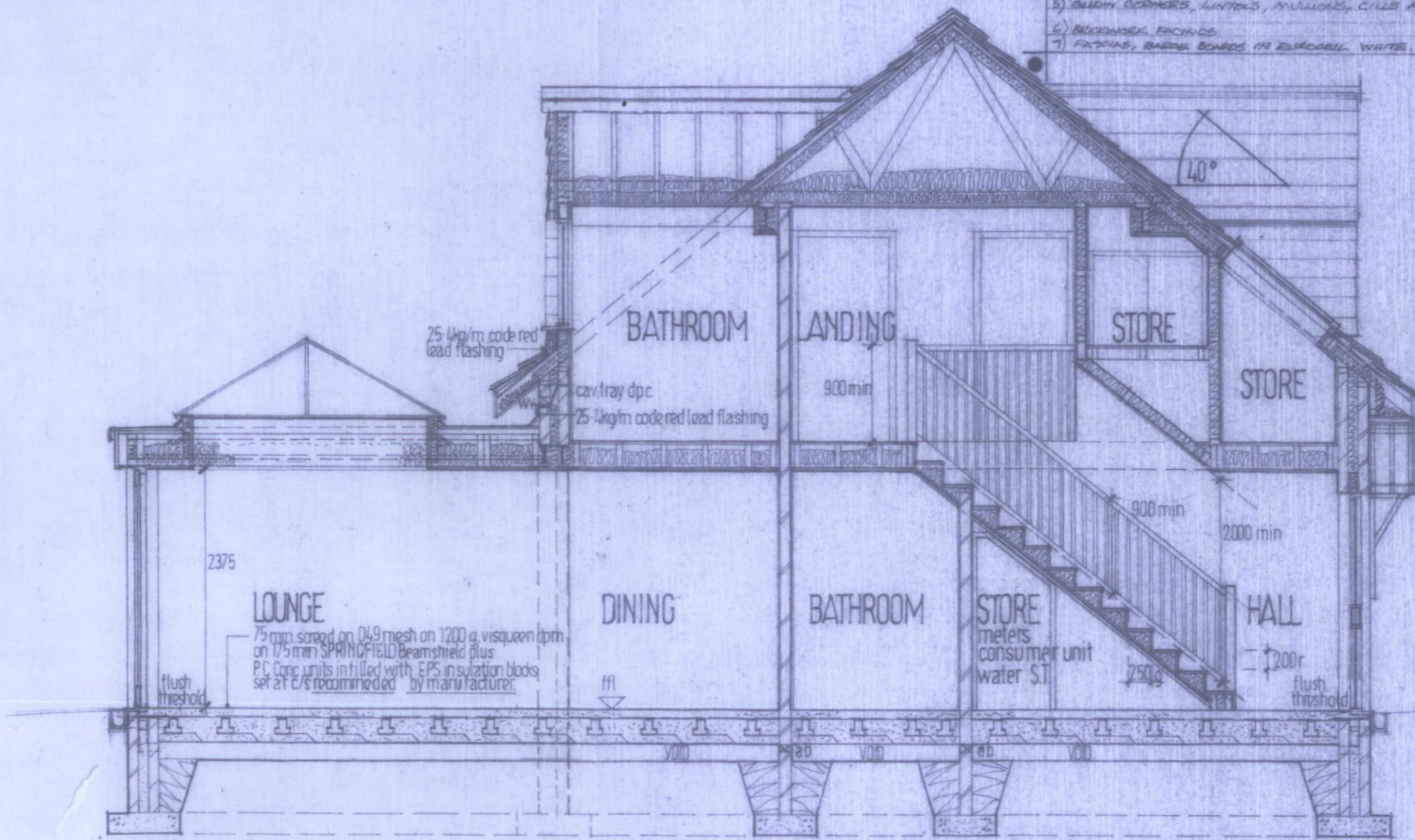


PROPOSED SIDE ELEVATION North West

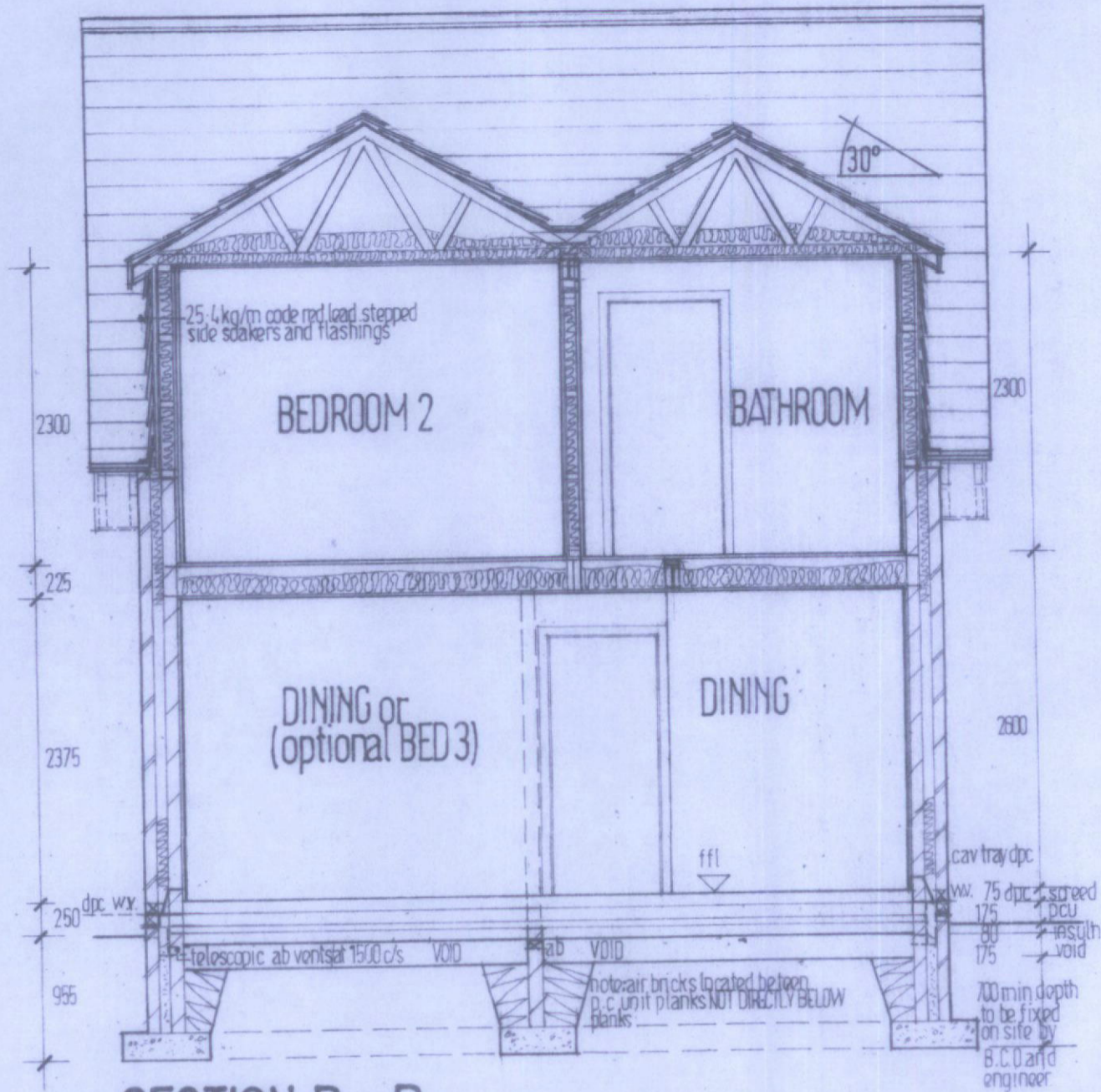


PROPOSED REAR ELEVATION South West

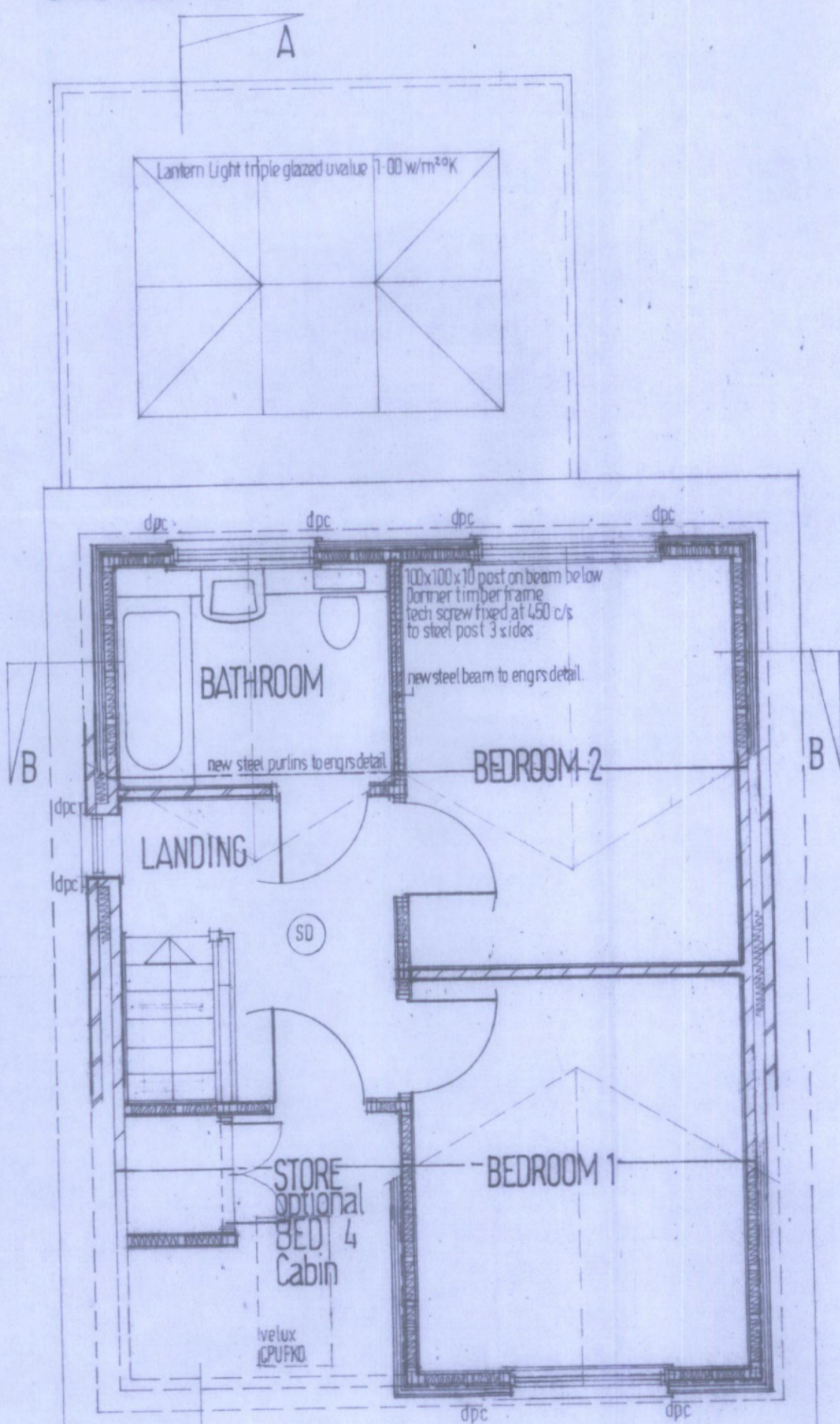
- NOTES
- 1) MAIN ROOF TILES HARVEY MODERN SMOOTH GREY TYPICAL HEADLAP AT 600mm BENCH (TILES INTERLOCKING) DOWN MAIN ROOFS SAME (30°)
 - 2) DORMER VERTICALLY LUNG TILES TO CHIMNEYS AND ARCHES FRONT HARVEY ANTHRACITE SMOOTH FLUSH TILES MAIN HEAD LAP 65mm
 - 3) WINDOWS D.C. OR TIG. GREY PVC CLASS 'C' FINISH (DARK GRAY)
 - 4) ENCLOSED GUTTERS & DOWN PIPES BLACK
 - 5) GROUND CORNERS, LINTOLS, MULLIONS, CILLS AND JAMBES FLUSH STONE PLIFF
 - 6) BRICKWORK FINISH
 - 7) FASCIAS, BARGE BOARDS IN BRICKELL WHITE



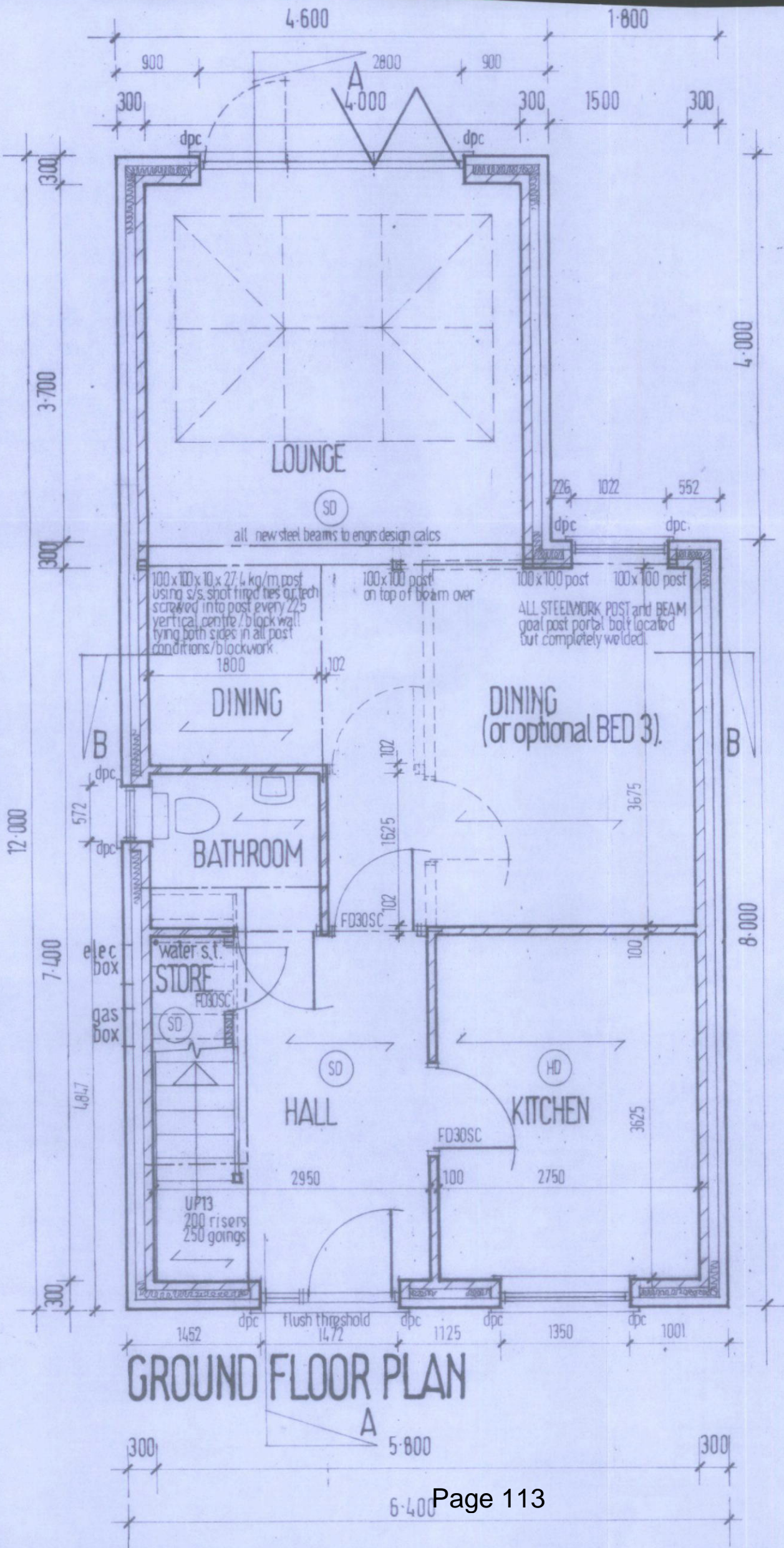
SECTION A - A



SECTION B - B



FIRST FLOOR PLAN



GROUND FLOOR PLAN



PROPOSED FRONT ELEVATION North East

Application Number: 16/00176/FUL

Photo 1



Photo 2



Photo 3



Application Number	16/00481/FUL
Proposal	Change of Use to Retail (Class A1) and new shopfront with roller shutters.
Site Location	130-132 Taunton Road, Ashton
Applicant	Premier Aluminium Systems Ltd, Victor Mill, Tame Street, Stalybridge
Recommendation	Approve

REPORT

1.0 SITE & SURROUNDINGS

- 1.1 The application site is a two storey semi detached property with a double pike feature to Taunton Road each having round windows with stone detail around. At first floor there are window openings whilst at ground floor the elevations are brick with high level opaque glazing detail and stone end detail. Entrance to the property is fronting Taunton Road to the west.
- 1.2 The site is within a residential area characterised by two storey terraced properties. Oldham Road is 64 metres to the east with Newmarket Road 56 metres to the north.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission for change of use of the property to use at ground floor to retail (Class A1) with new frontage to include roller shutters. The proposed use will be for a hairdressers operating on an appointment basis. There is also a proposal to include two advertisements being a fascia sign and one projecting box sign. This is subject to a separate planning application reference 16/00235/ADV. Should the Panel grant the permission for the change of use, the decision to approve this application will be issued under powers delegated to officers.
- 2.2 The new frontage will include a fascia treated black with small lettering off set above the proposed doorway. The frontage will be predominantly glazed with the roller shutters behind the new fascia board and coloured black. There are to be no changes to the side elevation.
- 2.3 The hours of use proposed have been confirmed as 8.00am to 6.00pm Monday to Saturday but excluding Friday, 8.00am to 8.00pm Friday and 10.00am to 4.00pm Sunday.

3.0 PLANNING HISTORY

06/00524/FUL: Change of use to 1no 2 bed and 2no 1 bed flats. Erection of extension to rear to form 2 bedrooms at first floor level with parking underneath. Approved 30th May 2006

16/00068/FUL: Installation of new aluminium shopfront , UPVC door , roller shutters and signage. Withdrawn 16th May 2016

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation

Unallocated

4.2 Tameside UDP

Part 1 Policies

1.1 Capturing Quality Jobs for Tameside People
1.9 Maintaining Local Access to Employment and Services

Part 2 Policies

H2 Unallocated Sites
S3 New Retail Developments outside Town Centres
S6 New Local Shopping Developments
S9 Detailed Design of Retail and Leisure Developments
C1 Townscape and Urban Form
C11 Shop Fronts

4.3 Other policies

National Planning Policy Framework (NPPF)

Section 2 Ensuring the vitality of town centres

Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

5.0 PUBLICITY CARRIED OUT

As part of the assessment of the planning application 25 notification letters were sent out to neighbouring properties on 20th May 2016

6.0 RESPONSES FROM CONSULTEES

- 6.1 Head of Environmental Services – Highways has no objections to the proposed development and has not requested any conditions are attached to any approval granted.
- 6.2 Head of Environmental Services – Environmental Protection Unit have no objections subject to conditions limiting the hours of use to 0700 - 1900 Monday to Friday and 0700 - 1700 Saturday with no working on Sundays and Bank Holidays. Also recommended is a condition requiring a scheme for soundproofing of party walls between adjacent residential properties to be approved prior to the use being implemented.

7.0 SUMMARY OF 3rd PARTY RESPONSES RECEIVED

- 7.1 Twenty letters of objection have been received on the following grounds:-
- there are already 3 hairdressers in walking distance of the property
 - parking in area is already horrendous, although the staff say they won't park locally where are they going to park and where are customers going to park? School traffic also park on the street. Even with booking system will impact on highway safety and increase parking problems.
 - building two apartments above the shop when even more cars will be introduced to the area and will cause overlooking and privacy issues.
 - opening hours are excessive. Venture won't last and will end up as an all night store.
 - not a place to have this sort of business with the operation of the roller shutters causing a noise issue.
 - were are waste bins to be stored?
 - - hazardous materials/chemicals, smells and commercial waste storage
 - at busy road junction with no parking outside the property due to speed humps and restrictions
 - never been a retail business and confirms property has been a factory for over 30 years and not open to the public. Increase traffic will impact on neighbour parking and ruin a quiet residential area.
 - venting will extract foul smells into communal alleyway with smoke terrace and nail bar polluting the area
 - not been informed of application
- 7.2 Local Councillor Cath Piddington requests the planning application is submitted for consideration at the Speakers Panel where the objectors can put their case forward. The Councillor mentions there have been previous applications in this area which have caused Speakers Panel to refuse due to lack of parking and cannot see any difference in this matter. The Councillor adds the residents would also be disturbed by the proposed operating hours, this area is a very congested terraced residential area and already struggles with refuse collection due to parking issues & close proximity to a primary school.

8.0 ANALYSIS

8.1 The key issues in deciding this application are:-

- 1) Principle of development
- 2) Impact on character of the area and neighbours amenity
- 3) Highways and parking

Principle of development

- 8.2 Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 208 - 219 of the NPPF sets out how its policies should be implemented and the weight which should be attributed to the UDP policies. Paragraph 215 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development.
- 8.3 Paragraph 24 of the NPPF requires local planning authorities to apply a sequential test to planning applications for main town centre uses such as retail development that are not in an existing centre and are not in accordance with an up to date Local Plan.
- 8.4 UDP policy S3 would only permit such developments outside of town centres where certain criteria can be satisfied. However, UDP policy S3 would not apply to developments of less than 1,400 square metres gross floor space. Policy S6 deals with proposed development intended to primarily serve local needs where local small scale retail outlets serving local needs will be permitted. It is there considered that a sequential test is not necessary for this application.
- 8.5 The proposed development will create approximately 90 square metres of retail floorspace at ground floor and it is considered the proposed small scale retail development will comply with both the NPPF and UDP and will not impact on Ashton town centre. The principle of the development is therefore considered acceptable and more detailed criteria is now assessed below.

Impact on character of the area and neighbours amenity

- 8.6 The use as a hairdresser's is considered not to raise any significant environmental issues which may impact on the neighbouring residential properties. The use will not involve any operations resulting in unacceptable levels of noise or odours and with a suitably worded condition requiring the party walls being acoustically insulated, in line with the Head of Environmental Services – Environmental Protection Unit comments, the proposed use is considered acceptable and would comply with UDP policy S6.

- 8.7 Although the hours recommended to be conditioned of 0700 - 1900 Monday to Friday and 0700 - 1700 Saturday with no working on Sundays and Bank Holidays, are not in accordance with the times the applicant has applied for, these are considered to be more acceptable for a use within a residential area and have been agreed with the Head of Environmental Services – Environmental Protection Unit. Consequently with these reduced hours, the development is considered to be in compliance with UDP policies S6(b) and S9(d) and the use is unlikely to have an unacceptable impact on residential amenity.
- 8.8 It has been recommended the use be limited within the use class A1 to use for Hairdressers and Beauticians only. This restriction is considered appropriate to address an issue raised by some of the objectors regarding the property becoming a convenience store and increased traffic and disruption. The restriction would also take account of the fact the property has no off street parking facilities with reliance solely on 'on street' car parking. In limiting the use of the property to hairdressing/beauty salon with this use being on an appointment basis, this would ensure any vehicular traffic is regulated and limited. The applicants have now confirmed they are not in agreement with this restriction, having previously agreed. With this limitation, it is considered the proposed development would be acceptable and would be in compliance with UDP policy S6 in not creating traffic usually associated with other uses within Use Class A1.
- 8.9 The proposed new shop front will open up the front elevation with predominantly glazing panels which are considered to improve the appearance of the building whilst creating a more active and attractive frontage. The first floor elevations will be retained and not affected by the development. It is considered therefore the proposed frontage is acceptable and will comply with UDP policies C11 and S9(b).
- 8.10 The proposed roller shutters being positioned behind the new fascia and colour treated black will ensure this detail will have minimal impact on the street scene and will not detract from the character of the building. It is considered this detail is acceptable and will comply with criteria within UDP policies C11 and S9.

Highways and parking

- 8.11 The property was last used for the manufacture of sewing machines which would have the potential to generate a significant amount of traffic if this use, or similar, were to continue. The use as a local hairdressing/beauty facility would reduce the size of vehicles servicing the property to the benefit of the local highway network and highway safety and is considered to be in accordance with UDP policy S6(c) and S9(a)
- 8.12 The Head of Environmental Services – Highways has confirmed there are no restrictions on waiting or loading in the immediate area of the development. It is considered the level of traffic and associated parking expected from the proposed use as a hairdresser operating an appointment system can be accommodated on the local highway without being detrimental to either highway safety or the local highway network. It is considered with the restriction on hair and beauty only and being run on an appointment basis, this will ensure pressure on parking would be limited and can

easily be accommodated on the highway without significant detriment to local residents.

9.0 CONCLUSION

- 9.1 The use of the unit as a hairdressers will bring into beneficial use an otherwise vacant unit without having a significant impact on the highway or character of the area. The new shop front would improve the appearance of the building and would enhance and improve the street scene. It is considered the proposed service will provide for the local community and should result in more sustainable journey patterns being within a predominantly residential area.

RECOMMENDATION

To grant planning permission subject to the conditions set out below:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Order following the amendment, revocation and re-enactment thereof, the premises shall only be used as a Hairdressers and/or Beauticians and for no other purposes within Class A1 of the above Order.
3. The use hereby permitted shall not be operated on Sundays and Bank Holidays and outside the hours of 0700 - 1900 Monday to Friday and 0700 - 1700 Saturday.
4. The use hereby approved shall not be carried out until such time as a scheme for acoustic attenuation of all fixed plant and machinery has been approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme prior to the commencement of the use and shall thereafter be retained and maintained.
5. During construction/refurbishment no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

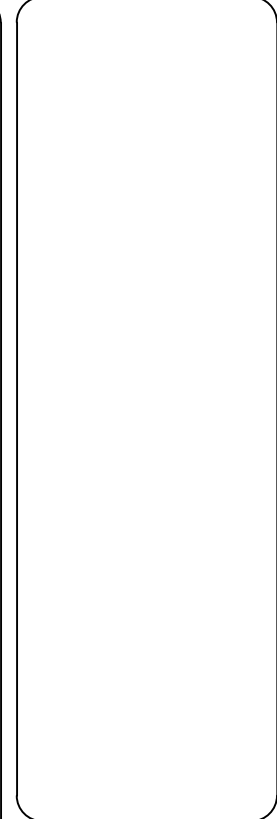


This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1/500

Date 11/7/2016

Centre = 393180 E 400157 N



Site:
130-132 Taunton Road,
Ashton-u-Lyne,
Lancashire. OL7 9EE.

Title:
Existing Shopfront Elevation

Scale: 1:50 @ A3

Premier
Aluminium Systems Ltd.

Victor Mill, Tame Street, Stalybridge,
Cheshire. SK15 1ST

Tel: 0845 094 0044 Fax: 0845 094 0055
e-mail: sales@shopfronts.com
www.shopfronts.com

The contents of this document are copyright
of Premier Aluminium Systems Ltd
and must not be reproduced
without prior written permission

Drawn by:	Appd.by:	Date
ZM	SM	07/02/16
Drg.No.	Revision	
13927/01	00	



Site:
130-132 Taunton Road,
Ashton-u-Lyne,
Lancashire. OL7 9EE.

Title:
Proposed Shopfront Elevation

Scale: 1:50 @ A3

Premier
Aluminium Systems Ltd.

Victor Mill, Tame Street, Stalybridge,
Cheshire. SK15 1ST

Tel: 0845 094 0044 Fax: 0845 094 0055
e-mail: sales@shopfronts.com
www.shopfronts.com

The contents of this document are copyright
of Premier Aluminium Systems Ltd
and must not be reproduced
without prior written permission

Drawn by:	Appd.by:	Date
ZM	SM	07/02/16
Org.No.	Revision	
13927/02	00	

Application Number: 16/00481/FUL



Photo 2



This page is intentionally left blank