

**SPEAKERS PANEL
(PLANNING)**

8 June 2022

Commenced: 10:00am

Terminated: 11:25am

Present: Councillor McNally (Chair)
Councillors: Affleck, Bowerman, Boyle, Dickinson, Owen, Quinn and Ricci

Apologies: Councillors Mills and Pearce

1. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Ricci	Agenda Item 5(f) Planning application: 22/00283/FUL – 3 Downing Close, Ashton- under-Lyne, OL7 9LX	Prejudicial	Applicant is known to the Member.

During consideration of the above item, Councillor Ricci, left the meeting and played no part in the discussion and decision making process thereon.

2. MINUTES

The minutes of the proceedings of the meeting held on 23 March 2022, having been circulated, were approved and signed by the Chair as a correct record.

3. AMENDMENT TO ORDER OF BUSINESS

In accordance with the Council's constitution, the Chair advised Members of a change in the order of business to the published agenda.

4. OBJECTIONS TO THE TAMESIDE METROPOLITAN BOROUGH (BAYLEY STREET AND BRIDGE STREET, STALYBRIDGE) (PROHIBITION OF WAITING) ORDER 2021

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods outlining objections received to the proposed prohibition of waiting order on Bayley Street and Bridge Street in Stalybridge.

It was explained that Cowell Norford Estate and Letting Agents on behalf of one of their tenants at Bayley Street Industrial Estate, Stalybridge, had approached the Council in March 2020. The tenant had reported to them that their access/egress to the Bayley Street Industrial Estate was regularly being obstructed by vehicles parking both opposite and adjacent to their entrance gates (located on Bridge Street) and at the junction of Bayley Street and Bridge Street. They argued that the obstructive parking at these locations was effecting their business and posing a hazard to other road users. Officers from the Council's Engineering Service had undertaken numerous site visits and concurred with these assertions.

In response to the issues outlined, the Council had advertised proposals in August 2021 to introduce new 'No Waiting at Any Time' restrictions along Bridge Street and Bayley Street.

Members were informed that during the consultation period a joint submission from several local businesses operating in the vicinity had been received objecting to the proposals. The businesses concerned were Charlestown Engineering, Charlestown Plumbing and Bathrooms, Buttylicious Sandwich and Snacks, Bridge Electrical Supplies, SH Automotive Garage and Charlestown Auto Centre.

The Highway's Manager advised that the businesses listed currently relied upon on street parking for both staff and customer parking on the sides and lengths of road where the new waiting restrictions were proposed. SH Automotive, Buttylicious, and Bridge Electricals had no access to off road parking. The Charlestown Industrial Estate did not have a private car park but as the number of staff exceeded the number of available car parking spaces, approximately 12-15 staff members currently parked on the street within the vicinity of the premises. Customers of the garage on Charlestown Industrial Estate also parked on the street.

SH Automotive emphasised that parking on the south side of Bridge Street adjacent to their premises and around onto Bayley Street was crucial to their business as an automotive repair garage, given that customer vehicles arrived on a daily basis.

Concerns were raised that the implementation of 'No Waiting at Any Time' restrictions directly adjacent to the businesses at the junction of Bayley Street and Bridge Street (Buttylicious and Bridge Electricals) would have a significant and detrimental effect on passing trade if on street parking was not available in front of the businesses.

Whilst the businesses acknowledged that some waiting restrictions were needed to maintain traffic flow, there was a suggestion that these be limited to the north side of Bridge Street, given that there was a mutual, informal agreement between the businesses that individuals would only park on the south side of Bridge Street. There was also a suggestion that larger vehicles accessing Bayley Street Industrial Estate could use the entrance on Dale Street, where 'No Waiting at Any Time' restrictions were already in place.

The Highway's Manager acknowledged that whilst it was desirable for staff and customers to be able to park within close proximity to their businesses, there was no legal entitlement to park on the public highway and no obligation on the Council to provide on street parking places. Ultimately, the highway was primarily for 'the passage and re-passage of vehicles'.

In addition to the access/egress issues caused by vehicles parking on the south side of Bridge Street and opposite the Bridge Street entrance to the Bayley Street Industrial Estate, parking around a junction caused a major hazard, reducing visibility for both motorists and pedestrians. Rule 243 of the Highway Code stated that drivers must not park within 10 metres of a junction, to allow motorists emerging from or turning into the junction a clear view of the road that they were joining.

The Council's Highway Department acknowledged the inconvenience that the proposed 'No Waiting at Any Time' restrictions would cause for local businesses and therefore had amended the proposals to reduce the restrictions on the west side of Bayley Street from 15 metres to 10 metres and from 55 metres to 50 metres on both sides of Bridge Street.

Members were advised that the proposed scheme, if approved, would be privately funded by Cowell Norford Estate and Letting Agents at a cost of £1,800.00.

RESOLVED

That authority be given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order: THE TAMESIDE METROPOLITAN BOROUGH (BAYLEY STREET AND BRIDGE STREET, STALYBRIDGE) (PROHIBITION OF WAITING) ORDER 2021 as follows:

'No Waiting at Any Time' restrictions on:

Bayley Street (west side)	From a point 10 metres north of its junction with Bridge Street to a point 10 metres south of that junction.
Bridge Street (both sides)	From its westerly junction with Bayley Street for a distance of 50 metres in a south westerly direction.

5. 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:	20/00779/FUL Mr Elliott Wood
Proposed Development:	Erection of a pair of semi-detached houses with access/parking/landscaping. Land at 245 Birch Lane, Dukinfield, SK16 5AU
Speaker(s)/Late Representations	Mr Holmes and Cllr Lane addressed the Panel objecting to the application. Elliott Wood, the applicant, addressed the Panel in support of the application.
Decision:	That planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	21/01093/FUL Legal and General Linked Pension Ex PTY Fund
Proposed Development:	Erection of two-storey building for indoor recreation (Use Class E(d)), including demolition of existing building; reconfiguration of existing car park, new substation; and associated works. Eat Inn Chinese Restaurant, Fold Way, Ashton-under-Lyne
Speaker(s)/Late Representations	Lucy Turner, on behalf of the applicant, addressed the Panel in support of the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report. The Development Manager advised that the wording “to an adoptable standard” in sections c, d and f of condition 5 could be removed as the land was privately owned. In addition, condition 11 should refer specifically to Use Class E(d).

Name and Application No:	22/00214/FUL Watson Homes Ltd
---------------------------------	--

Proposed Development:	Demolition of existing building to create a four-storey building to provide 24 apartments, with associated offices, support space and parking at ground floor level. Former Stalybridge Police Station, Corporation Street, Stalybridge
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report. The Development Manager advised that condition 21 should state that 100% of the housing units be affordable.

Name and Application No:	22/00127/FUL Mr & Mrs Gwynne
Proposed Development:	New boundary wall to the northeast boundary between the property and St. Annes Road. The boundary wall is to be brick built with intermediate pillar heights of 2.85m, and a maximum wall height of 2.6m. 139 St. Annes Road, Denton, M34 3DY
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	22/00271/FUL Ms Lynsey Potter
Proposed Development:	Two-storey side extension to semi-detached property. 81 Clarendon Road, Hyde, SK14 2LJ
Speaker(s)/Late Representations	Gabriel Teolis addressed the Panel objecting to the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	22/00283/FUL Mr Frank Tinnirello
Proposed Development:	Two-storey extension at rear. 3 Downing Close, Ashton-under-Lyne, OL7 9LX
Speaker(s)/Late Representations	The Development Manager summarised written objections to the application from Cllr Choksi, including issues relating to a previous planning control matter. Charlie Schofield addressed the Panel objecting to the application.
Decision:	Officer recommendation was to approve, subject to conditions.

	<p>Members considered that:</p> <p>The proposed extension would not meet the Council's adopted minimum privacy distances between the side elevation of the proposed extension and the rear elevations of properties fronting Manor Farm Close, causing harm to the outlook and privacy of residents. To allow the application would thus be contrary to policy H10 of the adopted Tameside Unitary Development Plan (2004) and policy RD5 of the adopted Tameside Residential Design Supplementary Planning Document which requires a distance of 14 metres between a blank elevation and habitable room windows in order to minimise overlooking and privacy to rooms and private gardens and therefore refused planning permission.</p>
--	--

Name and Application No:	<p>16/00054/OUT</p> <p>Mr & Mrs Shaw and Wainholmes (North West) Limited</p>
Proposed Development:	<p>Application under s106A of the Town and Country Planning Act 1990 (as amended) to vary the terms of the s106 agreement that accompanied outline planning permission granted for the demolition of all existing on site structures and the development of the site for residential dwellings (use class C3), landscaping, boundary treatments and vehicular access from Cartwright Street.</p> <p>Newton Business Park, Cartwright Street, Hyde</p>
Speaker(s)/Late Representations	<p>Caroline Payne, on behalf of the applicant, addressed the Panel in support of the proposal.</p>
Decision:	<p>That part 1 schedule 1 of the s106 agreement that accompanied outline planning permission 16/00054/OUT be deleted such that the Council enters into a supplemental s106 agreement with the applicant to this effect.</p>

6. APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
<p>APP/G4240/D/21/3289671</p> <p>103 Wilshaw Grove, Ashton-under-Lyne, OL7 9QT</p>	<p>Proposed single storey rear conservatory.</p>	<p>Appeal dismissed.</p>
<p>APP/G4240/D/22/3292542</p> <p>62 Stalyhill Drive, Stalybridge, SK15 2TT</p>	<p>Proposed retention of the existing rear garden level and boundary walls to rear and side with alterations to the wall corner to provide vehicular and pedestrian visibility splays; render to both the boundary wall and existing</p>	<p>Appeal dismissed.</p>

	single storey rear extension; indigenous hedging and landscaping.	
--	--	--

7. URGENT ITEMS

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

8. DATE OF NEXT MEETING

RESOLVED

That the next meeting of the Panel would take place on 20 July 2022.

CHAIR