

**SPEAKERS PANEL
(PLANNING)**

14 September 2022

Commenced: 10:00am

Terminated: 11:20am

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

Apologies: Councillor Pearce

15. MINUTES SILENCE

Members, officers and other attendees observed a one-minute silence in memory of Her Majesty Queen Elizabeth II.

16. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Dickinson	Agenda Item 4(b) Planning Application: Amenity area adjacent to 25 Grosvenor Street, Stalybridge	Prejudicial	Pre-determined views against this proposal.

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

17. MINUTES

The minutes of the proceedings of the meeting held on 20 July 2022, having been circulated, were approved and signed by the Chair as a correct record.

18. 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:	21/01039/FUL Box Clever Consulting Ltd
Proposed Development:	Erection of 12no. apartments within a 3 storey block and associated works. Land off Coombes View, Broadbottom

<p>Speaker(s)/Late Representations</p>	<p>The case officer advised Members that a late written representation had been received requesting that the application be deferred to a future meeting of the Speakers Panel (Planning).</p> <p>It was explained that the comments raised concerns regarding omission of documents from the public domain relevant to the assessment of the sites open space function. Concerns were also raised about the lack of an updated Design & Access Statement, planning officer's assessment of materials and spacing standards to adjacent properties.</p> <p>The case officer confirmed to Members that the comments had been reviewed and that a response was issued to the objector. It was not deemed appropriate to defer a decision on the application.</p> <p>John Murphy, on behalf of the applicant, addressed the Panel in relation to the application.</p>
<p>Decision:</p>	<p>That planning permission be granted subject to the conditions detailed within the submitted report.</p>

<p>Name and Application No:</p>	<p>22/01459/FUL Evans UK Property Ltd</p>
<p>Proposed Development:</p>	<p>Erection of five storey building for use as a residential institution (Use Class C2), with access and associated infrastructure.</p> <p>Amenity area adjacent to 25 Grosvenor Street, Stalybridge</p>
<p>Speakers(s)/Late Representations</p>	<p>The case officer gave a verbal update advising Members that the Council's Arborist comments had been received. The Arborist noted that the site included a number of self-seeded trees, and two mature trees, a sycamore and a cherry tree, to the rear. These were considered to be of a low amenity value, classed as Category C trees, therefore not of the highest quality or worthy of retention. Consequently, there were no objections to the scheme offered by the Arborist.</p> <p>Councillor Dickinson addressed the Panel objecting to the application.</p> <p>Matthew Dixon, on behalf of the applicant, addressed the Panel in relation to the application.</p>
<p>Decision:</p>	<p>That the planning application be deferred to the next meeting of the Speakers Panel (Planning) to allow officers the opportunity to address the points raised by the objector with the applicant.</p>

<p>Name and Application No:</p>	<p>22/00177/FUL Mr Martin Smith</p>
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Proposed Development:	Demolish existing brick fabrication building and build new 2-storey fabrication building and hard landscape perimeter of building up to boundary fence. Bestalinks Ltd, 2 Wood Street, Dukinfield, SK16 4UT
Speakers(s)/Late Representations	Mr Smith, the applicant, addressed the Panel in support of the application.
Decision:	That planning permission be refused for the reasons outlined in the submitted report.

Name and Application No:	22/00372/FUL Texas Group PLC
Proposed Development:	Erection of a 4-storey apartment block comprising 17 no. apartments with associated parking and private amenity space. 132a-134 Mottram Road, Hyde, SK14 2RZ
Speakers(s)/Late Representations	The case officer advised that there had been changes to the recommendation since the publication of the report. The applicant had submitted additional information that included details on the site's access. Whilst there were known issues associated with the highway junction, following further discussion with the local highway authority, it was not considered that a reason for refusal on highway grounds could be sustained and the case officer advised that this should be removed from the recommendation. It was stated the reason for refusal on affordable housing/viability grounds should be amended to reference policy H4 and not H5. Hayley Knight, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be refused for the reasons outlined in the submitted report.

Name and Application No:	22/00619/FUL Northern Quarter Properties Ltd
Proposed Development:	Retrospective application for the rebuilding of a dilapidated former industrial unit and associated works to service yard. Redfern Industrial Estate, Dawson Street, Hyde
Decision:	That planning permission be granted subject to the conditions detailed within the submitted report.

Name and Application No:	22/00642/FUL Ashton Sixth Form College
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Proposed Development:	Erection of sports & wellbeing extension and remodelling of existing sports hall. Ashton Sixth Form College, Darnton Road, Ashton-under-Lyne
Decision:	That planning permission be granted subject to the conditions detailed within the submitted report.

19. APPEAL/COST DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
APP/G4240/W/22/3294983 Land adjacent to 1 Mount Pleasant, Barmhouse Lane, Hyde, SK14 3BX	Proposed outline planning application for erection of up to 2 dwellings.	Appeal allowed subject to conditions.
APP/G4240/W/22/3294983 Land adjacent to 1 Mount Pleasant, Barmhouse Lane, Hyde, SK14 3BX	Application is made by Mr Andrew Heyes for a full award of costs against Tameside Metropolitan Borough Council.	Award of costs is refused.
APP/G4240/D/22/3300629 Hodge Manor, Hodge Lane, Broadbottom, SK14 6BW	Proposed erection of 1.5-metre high timber boundary fence structure including proposed coverage with green landscape treatment planting.	Appeal dismissed.

20. URGENT ITEMS

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

21. DATE OF NEXT MEETING

RESOLVED

That the next meeting of the Panel would take place on 19 October 2022.

CHAIR