

**SPEAKERS PANEL
(PLANNING)**

19 October 2022

Commenced: 10:10 am

Terminated: 11:40 am

Present: Councillor Mills (In the Chair)
Councillors: Affleck, Bowerman, Dickinson, Owen, and Ricci

Apologies: Councillors Boyle, McNally, Pearce and Quinn

20. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Mills	Agenda Item 4: Objections to the Proposed Traffic Scheme, Puffin Crossing, Bus Stop Relocations and Associated Road Markings for the Lumb Lane, Cryer Street Area, Droylsden	Prejudicial	Predetermined views against the proposals.

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

22. MINUTES

The minutes of the proceedings of the meeting held on 14 September 2022, having been circulated, were approved and signed by the Chair as a correct record.

23. APPOINTMENT OF CHAIR

RESOLVED

Whilst the Chair, Councillor Mills, left the meeting for agenda item 4, that Councillor Ricci be appointed as Chair for that agenda item.

24. OBJECTIONS TO THE PROPOSED TRAFFIC CALMING SCHEME, PUFFIN CROSSING, BUS STOP RELOCATIONS AND ASSOCIATED ROAD MARKINGS FOR THE LUMB LANE, CRYER STREET AREA, DROYLSDEN

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods outlining the objections received to the proposed traffic calming scheme, puffin crossing, bus stop relocations and associated road markings.

It was explained that as part of the proposals to build the new Laurus Ryecroft High School on Lumb Lane in Droylsden, it was agreed that a scheme to introduce a controlled pedestrian crossing and traffic calmed area to the front of the school would be funded by the developer.

The proposed scheme comprised a number of different elements and was outlined to Members:

- A controlled pedestrian crossing on Lumb Lane near its junction with Cryer Street, to allow pupils to cross the road safely when going to and from school;
- Changes to the waiting restrictions in the area to improve road safety and protect other road users;
- The relocation of two bus stops and introduction of associated clearway road markings to allow for the new pedestrian crossing;
- School keep clear markings; and
- A 20mph speed limit zone and associated traffic calming features.

In line with the statutory legal process, a scheme was advertised publicly in July 2020 for a period of 28 days. It was advised that during the consultation period, a number of objections were received, including objections from elected Members and the local police. Objections to the proposed scheme included the location and design of pedestrian crossing in relation to the bus stops, the revised bus stops locations and the waiting restrictions.

The Highways Manager informed the Panel that an attempt was made to appease some of the objections regarding the bus stop locations. Discussions were held with Transport for Greater Manchester (TfGM) over the necessity of the bus stops to remain in the locality, as the crossing location and required approach distances moved the bus stops further away from the crossing to areas that the residents did not approve of. TfGM were clear in their response that the bus stops were well used and an integral part of the area and moving the bus stops further apart would exceed the distance that was recommended good practice.

Following a review of the objections and discussions with the elected Members and the police, the scheme was redesigned. It was explained that only some elements of the scheme needed to be legally advertised at that stage, and were advertised for further public consultation in September 2021. During this consultation period, a number of further objections were received.

A decision was then taken to re-advertise the scheme as a whole in August 2022 so that it would be clear to everyone what was finally being proposed. This consultation was a combination of the previous two, which reflected changes to the original scheme in order to appease some of the objections received, and would allow individuals the further opportunity to object if there were elements that they still did not like.

Details of the final scheme advertised in August 2022 were provided to Members, including amendments to the Cryer Street restrictions and change of traffic calming features, as a result of the objections received at that point.

The Panel considered the views of, Garry Whitty, a local resident who objected to certain elements of the scheme. Mr Whitty was particularly concerned about the waiting restrictions within the proposed scheme as the yellow lines would cross outside his property. He did not feel that the school was helping local residents with the difficult parking situation. Concern was also raised that the relocation of the bus stops could lead to buses and other vehicles blocking access to Brookside Avenue and potentially impeding emergency service vehicles.

Addressing the concerns raised, the Highways Manager explained that none of the proposed waiting restrictions outside Mr Whitty's property exceeded 10 metres and advised that it was already illegal to park within 10 metres of a junction. It was accepted that there would be a reduction in on-street parking but the Highways Manager was clear that the proposed measures were the safest option for everybody. In relation to access for emergency service vehicles, the Highways Manager was confident that any vehicle that was obstructing a side street would move if access was required.

RESOLVED

That authority be given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 and the Highways Act 1980 to introduce the Traffic Regulation orders; puffin crossing, traffic calming features and associated road markings as advertised in August 2022 and detailed in the submitted report.

25. 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:	21/00178/FUL KMM Homes Ltd
Proposed Development:	Variation of condition 2 (approved plans/details) of planning permission ref. 17/01033/FUL. Land to the rear of 81-95 Ridge Hill Lane, Stalybridge
Decision:	That planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	21/01460/FUL Stalybridge St Paul's Cricket Club
Proposed Development:	Demolition of existing building and erection of 4 no. dwellings, with associated parking and landscaping. Land fronting Stalybridge Cricket Club, Gorse Hall Road, Dukinfield
Speaker(s)/Late Representations	Roy Spruce, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	20/00360/REM Mr Jack Meredith
Proposed Development:	Reserved matters application (namely landscaping) for demolition of nos. 1 and 2 Ralphp Lane; provision of 29no. single bedroom Extra Care apartments, 17no. car parking spaces and communal gardens pursuant to outline planning permission application 16/00767/OUT. 1 Ralphp Lane, Dukinfield, SK16 4UZ
Speaker(s)/Late Representations	The Planning officer advised that the Council's arborist and the Greater Manchester Ecology Unit (GMEU) had expressed some concern in relation to the proposed species of plants at the

	development. Following revision of the planting scheme, these objections had since been withdrawn.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	22/00483/FUL Mr Darren Atkins
Proposed Development:	Demolition of existing industrial buildings and erection of 12no. 3-bedroom semi-detached houses with associated gardens and off-street parking. 30 Town Lane, Denton, M34 6LE
Speaker(s)/Late Representations	The applicant, Darren Atkins, addressed the Panel in relation to the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	22/00523/FUL Helen Williamson
Proposed Development:	Proposed new two-storey Creative Arts Wing extension to existing school. Astley Sports College and Community High School, Yew Tree Lane, Dukinfield, SK16 5BL
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	22/00692/FUL Bricks and Soul Ltd
Proposed Development:	Change of use of former nightclub (Sui Generis use) to 17no. flats (use class C3); with roof infill section and section of roof to be replaced with lower pitch, and new windows, doors and roof lights. 228 Stamford Street Central, Ashton-under-Lyne
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

Name and Application No:	22/00561/FUL Mr Naphtaly Stalmer
Proposed Development:	Variation of condition 2 (approved plans) of planning permission 21/00412/FUL (Demolition of existing building, erection of 14 semi-detached houses and associated parking and amenity space) to alter plans to show: individual plot floor

	<p>levels; external alterations to elevations (pediments); alterations to bicycle storage and bin storage and updated site levels to suit surveyed site levels and existing adjacent property levels.</p> <p>Former Jonathan Grange Nursing Home, Micklehurst Road, Mossley, OL5 9JL</p>
<p>Speaker(s)/Late Representations</p>	<p>The Head of Planning advised that condition 2 outlined in the report should include the following additional document/plans:</p> <ul style="list-style-type: none"> • Document Reference 4199 501 – Landscape Management Plan dated August 2022. • Drawing Number 4199 101 revision A – Landscape Layout dated 18.08.2022. • Drawing Number 4199 201 revision A – Planting Plan dated 18.08.2022. <p>It was further advised that condition 16 should be reworded to: “Prior to the occupation of the first dwelling hereby approved, the development shall be carried out and finished in accordance with the Landscape Layout Plan (reference 4199 101 A) and Planting Plan (reference 4199 201 A). The management responsibilities and maintenance schedules shall be in accordance with the approved landscape management plan (reference 4199 501 dated August 2022).</p> <p>Reason: In the interests of the visual amenities of the locality, in accordance with policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form”.</p>
<p>Decision:</p>	<p>That planning permission be granted, subject to the amended conditions above and the conditions detailed within the submitted report.</p>

26. APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal/Cost Decision
<p>APP/G4240/D/22/3300122 122 Joel Lane, Hyde, SK14 5LN</p>	<p>Development proposed is described as ‘existing roof to be raised to create additional first floor space, rear extension, roof removed with new roof design added. New dormers added to the front elevation’.</p>	<p>Appeal dismissed.</p>
<p>APP/G4240/Z/22/3295391 137-139 Manchester Road, Droylsden, M43 6EG</p>	<p>Proposed 1no. internally illuminated SMD LED Digital Display.</p>	<p>Appeal dismissed.</p>

<p>APP/G4240/W/22/3291282 Hyde Road, Denton, M34 3DN</p>	<p>Development proposed is described as '5G telecoms installations: H3G Phase 8 15m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets'.</p>	<p>Appeal allowed.</p>
<p>APP/G4240/W/22/3299182 Clarence Hotel, 195 Talbot Road, Hyde, SK14 4HJ</p>	<p>Proposed residential development.</p>	<p>Appeal dismissed.</p>
<p>APP/G4240/W/22/3297030 Unit 1, Bank Mill, Manchester Road, Mossley, OL5 9BB</p>	<p>Proposed conversion of business storage unit into two dwellings.</p>	<p>Appeal dismissed.</p>

27. URGENT ITEMS

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

28. DATE OF NEXT MEETING

RESOLVED

That the next meeting of the Panel would take place on 16 November 2022.

CHAIR