

**SPEAKERS PANEL
(PLANNING)**

22 February 2023

Commenced: 10:00am

Terminated: 10.50am

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

50. DECLARATIONS OF INTEREST

There were no declarations of interest from Members of the Panel.

51. MINUTES

The minutes of the proceedings of the meeting held on 18 January 2022, having been circulated, were approved and signed by the Chair as a correct record.

52. 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.

53. 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:	23/00024/FUL Mr Mustafa
Proposed Development:	Rear dormer loft conversion and single storey rear extension. 101 Whiteacre Road, Ashton-under-Lyne, OL6 9PJ
Speaker(s)/Late Representations:	The Head of Planning advised Members of an amendment to Condition 2. The plans which were to be approved were as follows: <ul style="list-style-type: none">• Drawing No: BR01 Rev B Proposed Plans and Elevations (Received by the Council 10/02/2023).• Drawing No: BR02 Rev A Proposed and Existing Plans and Elevations (Received by the Council 09/01/2023).• Drawing No: BR03 Proposed Loft Floor Plan (Received by the Council 09/01/2023).

	Cllr Cartey, Ward Member, and Andrew McLaren addressed the Panel objecting to the application.
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report and the plans outlined above.

Name and Application No:	22/01041/FUL Ms Julie Bowers
Proposed Development:	Change of use of existing two-bedroom annex to a residential dwelling. Land adjacent to 30 Ivy Cottages, Denton, M34 7PZ
Speaker(s)/Late Representations:	Cllr Naylor, Ward Member, addressed the Panel objecting to the application.
Decision:	That planning permission be refused.

Name and Application No:	22/00780/FUL Oldham Metropolitan Borough Council
Proposed Development:	Full planning application for the construction of a new pedestrian and cycle bridge across the Medlock Valley at Park Bridge, including the following works: <ul style="list-style-type: none"> • Construction of a 127.5m long foot and cycle bridge across the Medlock Valley at Park Bridge. • Upgrade and paving of an existing part of the Oldham Bardsley RR10 Recreation Route, approximately 200m in length from the northern bridge landing point to the existing path to the north, and upgrade and paving of the existing pathway approximately 100m to the east, to connect with NCN Route 601; and • Creation of a new foot and cycle path, approximately 200m in length, from the southern bridge landing point to existing NCN Route 626 to the south (within Tameside Metropolitan Borough). Medlock Valley, Park Bridge (adjacent to junction of Waggon Road, Dean Terrace and Alt Hill Road)
Speaker(s)/Late Representations:	The Planning Officer provided a verbal update in relation to a number of the conditions within the report: <ul style="list-style-type: none"> • In relation to condition 13, the following was to be added: “Any recommendations contained within the bat survey shall be implemented as per the timescales contained within the approved survey”. • In relation to condition 14, the following was to be added: “Any recommendations contained within the badger survey

	<p>shall be implemented as per the timescales contained within the approved survey”.</p> <ul style="list-style-type: none"> • In relation to condition 16, the following was to be added : “The development shall be implemented in accordance with the approved details prior to the first use of the bridge”. • In relation to condition 20, the following was to be added at the start: “Prior to the first use of the bridge and access paths hereby approved”. • In relation to condition 22, the following was to be added: “The fencing as approved shall be carried out in accordance with the approved details prior to the first use of the bridge and paths and retained thereafter”. • In relation to condition 25, the following was to be added: “All tree work carried out by suitably qualified and insured contractors, and the development shall be implemented in accordance with the approved details and timescales”. • Condition 26 to be removed (duplicated condition 24). • Additional condition to state “Prior to the first use of the bridge and paths hereby approved, a scheme for prevention of access by motorised vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the first use of the bridge and paths and retained thereafter. <p>Reason: In the interests of cyclist/pedestrian safety in accordance with Policy T8 of the UDP”.</p> <p>Ken Vickery addressed the Panel objecting to the application.</p>
Decision:	That planning permission be granted subject to the conditions as detailed within the submitted report, the amended conditions listed above, and a further condition relating to the prevention of access by motorised vehicles.

54. APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
APP/G4240/W/22/3304546 Land at Wilshaw Lane, Wilshaw Lane, Ashton-under-Lyne, OL7 9AU	Proposed installation of a 20m Orion monopole supporting 6no antennas, 1no 300mm dish together with the installation of 1 no York and 1 no Shire cabinet and ancillary development thereto.	Appeal allowed.
APP/G4240/Z/22/3309582 1 Station View, Droylsden, M43 6TT	Proposed erection of a new digital poster display.	Appeal dismissed.

APP/G4240/Z/22/3309468 M67 Slip Road, Manchester Road North, Denton, M34 3NS	Proposed upgrade of an existing 48-sheet advertisement to support a digital poster.	Appeal allowed.
APP/G4240/W/22/3305236 Lewis Road, Droylsden, M43 6JB	Proposed telecommunications installation: proposed 15.0m Phase 8 Monopole c/w wraparound cabinet at base and associated ancillary works.	Appeal dismissed.

55. URGENT ITEMS

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

56. DATE OF NEXT MEETING

RESOLVED

That the next meeting of the Panel would take place on 15 March 2023.

CHAIR