

**SPEAKERS PANEL  
(PLANNING)**

**15 March 2023**

**Commenced: 10:00am**

**Terminated: 10:50am**

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

**Apologies:** Councillor Boyle

**57. DECLARATIONS OF INTEREST**

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

**58. MINUTES**

The minutes of the proceedings of the meeting held on 22 February 2023, having been circulated, were approved and signed by the Chair as a correct record.

**59. HIGHWAYS ACT 1980 – APPLICATION TO STOP UP DEFINITIVE FOOTPATH STALYBRIDGE 48**

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods following a request from a local resident for the Council to make a Public Path Order under Section 118 of the Highways Act 1980 (the Act) to stop up the full length of Footpath Stalybridge 48.

Members were informed that the stopping up of the footpath was expedient on the grounds that it was not needed for public use. It was explained that the footpath was subject to historical obstruction caused by the construction of numerous houses. The reporting officer estimated that Footpath Stalybridge 48 had not been accessible on its definitive alignment for a period of approximately 50 years since the housing development took place.

Given the obstruction posed by the housing, it was suggested that the adopted pavements along the streets provided high quality alternative routes to replace the journeys made using the public footpath.

Panel was advised that Footpath Stalybridge 48 started at the junction of Lord Street and Laburnum Avenue then ran along the footway of Laburnum Avenue and Hawthorn Drive in Stalybridge. Part way along Hawthorn Drive, the footpath left the footway and turned to the north east at which point it passed through the gardens and houses on both Hawthorn Drive and Maple Avenue. Ultimately, the footpath re-joined the footway of Maple Avenue before terminating at the junction of Maple Avenue and Quarry Rise. The footpath ran for a distance of 362 metres.

A consultation was carried out with the affected residents and the public rights of way organisations that operated within the borough. In response, five of the eighteen residents who were contacted outlined their support for the stopping up of the footpath. There was no opposition received from these residents. Concerning the rights of way organisations operating in the borough, the five responses received raised no objections to the proposal. Of the ward councillors, Councillor Sweeton, expressed strong support for the stopping up of the footpath.

Officers believed that it was expedient that Footpath Stalybridge 48 should be stopped up as it was apparent that the path had been inaccessible for approximately 50 years without any apparent objection. It was therefore:

**RESOLVED**

**THAT AUTHORITY BE GIVEN TO MAKE THE REQUISITE ORDERS ON THE GROUNDS THAT THE STOPPING UP OF THE FOOTPATH IS EXPEDIENT ON THE GROUNDS THAT IT IS NOT NEEDED FOR PUBLIC USE.**

**60. 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:-**

<b>Name and Application No:</b>	<b>21/00217/OUT G&amp;P Properties (NW) Holdings Ltd</b>
<b>Proposed Development:</b>	<b>Construction of 3no. new storage and distribution (Use Class B8) units on former gas work sites, to include new access road and associated car parking.  Land to the east of Oldham Street, Denton, M34 3RB</b>
<b>Decision:</b>	<b>That planning permission be granted, subject to the conditions as detailed within the submitted report.</b>

<b>Name and Application No:</b>	<b>22/01132/FUL Ross Dewsnap</b>
<b>Proposed Development:</b>	<b>Demolition of existing garage and construction of 3no. new dwellings and 1no. new double garage.  80 Currier Lane, Ashton-under-Lyne, OL6 6TB</b>
<b>Speaker(s)/Late Representations:</b>	<b>Cllr Fairfoull and Andrew Jameson addressed the Panel objecting to the application.  Ross Dewsnap, the applicant, addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>Officer recommendation was to approve, subject to the outlined conditions.  Members considered the proposed development would comprise of overdevelopment of the site contrary to policies:</b> <ul style="list-style-type: none"> <li><b>• C1: Townscape and Urban Form;</b></li> <li><b>• H10: Detailed Design of Housing Development of the adopted Tameside Unitary Development Plan and;</b></li> <li><b>• Policy RD3: Efficient Use of Land of the Tameside Residential Design SPD and the National Planning Policy Framework</b></li> </ul> <b>And therefore resolved to refuse the application.</b>

<b>Name and Application No:</b>	<b>22/01204/FUL Sonia Walker</b>
<b>Proposed Development:</b>	<b>Proposed glazed roof canopy to rear of property. 46 Fir Tree Crescent, Dukinfield, SK16 5EH</b>
<b>Speaker(s)/Late Representations:</b>	<b>Barbara Boardwell addressed the Panel objecting to the application.  Sonia Walker, the applicant, addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>That planning permission be granted, subject to the conditions as detailed within the submitted report.</b>

#### **61. APPEAL DECISIONS**

<b>Application Reference/Address of Property</b>	<b>Description</b>	<b>Appeal/Cost Decision</b>
<b>APP/G4240/W/22/3307835 St Lawrence Road, Denton, M34 6DF</b>	<b>Proposed 5G telecoms installation: H3G Phase 8 20m high street pole, c/w wrap-around cabinet and three further additional equipment cabinets.</b>	<b>Appeal dismissed.</b>

#### **62. URGENT ITEMS**

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

#### **63. DATE OF NEXT MEETING**

##### **RESOLVED**

**That the next meeting of the Panel would take place on 19 April 2023.**

**CHAIR**