

**SPEAKERS PANEL
(PLANNING)**

31 May 2023

Commenced: 10:00am

Terminated: 10:30am

Present: Councillor Mills (In the Chair)
Councillors Affleck, Boyle, Dickinson, Pearce and Quinn

Apologies: Councillors McNally, Owen and Quinn

1. DECLARATIONS OF INTEREST

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

2. MINUTES

The minutes of the proceedings of the meeting held on 19 April 2023, having been circulated, were approved and signed by the Chair as a correct record.

3. OBJECTIONS TO THE PROPOSED TAMESIDE METROPOLITAN BOROUGH COUNCIL BUS STOP CLEARWAY (24 HOUR) UNION ROAD, KINGS ROAD AREA, ASHTON-UNDER-LYNE

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods outlining the objections received to the proposed bus stop clearway at bus stop EH2191 on King's Road in Ashton-under-Lyne.

Members were informed that in September 2022, bus stop EH2191 had been upgraded to a raised platform as part of Transport for Greater Manchester's (TfGM) GD3 Bus Stop Accessibility project. To facilitate access to this and a number of other recently upgraded bus stops, TfGM approached the Council with regard to installing bus stop clearways. It was explained that a bus stop clearway was a box that consisted of solid and dashed yellow lining on the carriageway together with the words 'BUS STOP'. With the exception of buses, other vehicles were not permitted to stop or park within a bus stop clearway.

Bus stop EH2191 was served by the 396 bus service (Ashton-under-Lyne to Middleton) that operated hourly between 07:44 and 22:18, Monday to Sunday.

Following a 28-day consultation period, one letter of objection was received to the proposals. The objector raised concerns that the proposals to install bus stop clearways at both bus stops EH2191 (Kings Road/near New Lees Street) and EH2192 (outside King's Park) on the opposite side of King's Road could displace parking in the area. They believed this could lead to unsafe parking practices, potential conflicts with neighbours and an increase in crime levels as cars could be vandalised.

The same objector had installed CCTV cameras and claimed that these would be ineffective if the proposed bus stop clearway was installed as they would be unable to park their vehicles outside their property. Concern was also expressed that the scheme would lower the price of their property if on street parking outside were no longer available.

The objector did not feel parking on New Lees Street was a viable alternative to parking on King's Road as the street was quiet, unlit and the road surface in poor condition. The officer explained that if New Lees Street were resurfaced then their objection to the proposal would be withdrawn.

Sumaiyah Hussain, on behalf of the objector, addressed the Panel highlighting these concerns.

In response, the officer acknowledged that parking in the area was at a premium and that it was desirable for residents to park on the public highway near to their property, but there was no legal entitlement to do so. The number of vehicles parked on the highway in this area heightened the need to introduce a bus stop clearway. There was also no obligation on the Council to provide parking spaces for residents for the purposes of CCTV coverage.

Regarding claims that there could be an increase in criminal activity and vandalism if the proposals were implemented, these were matters that should be reported to the police.

Members were advised that there was no evidence to suggest that the implementation of a bus stop clearway would impact on property prices within the vicinity of the restrictions.

Panel was informed that the section of New Lees Street that adjoined King's Road and Swift Street was not adopted highway and therefore not maintained by Tameside Council.

The cost for processing and implementing the bus stop clearway, together with the associated road markings, would cost approximately £3,000 and be funded from the existing Traffic Management Revenue budgets within the Place Directorate.

RESOLVED

That authority be given to implement the 24 hour bus stop clearway on King's Road (east side), from a point seven metres north of its junction with New Lees Street for a distance of 23 metres in a north easterly direction.

4. PLANNING APPLICATIONS

The Panel gave consideration to the schedule of applications submitted and it was:-

RESOLVED

That the application for planning permission be determined as detailed below:-

Name and Application No:	22/01046/FUL Mr Blum
Proposed Development:	Change of use from retail/warehouse to five retail units at ground floor, and 33 apartments at ground and upper floors, alongside third and fourth floor rear extensions, and external alterations. Ashton Discount Warehouse, 147-155 Stamford Street Central, Ashton-under-Lyne, OL6 6XW
Decision:	That planning permission be granted, subject to the conditions as detailed within the submitted report.

5. APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal/Cost Decision
APP/G4240/Z/22/3311858 Advertising Right Adjacent to 47 Clarendon Place, Hyde, SK14 2ND	Proposed non-illuminated timber poster panel.	Appeal dismissed.
APP/G4240/D/22/3313731 4 Reins Lee Road, Ashton-under-Lyne, OL7 9QB	Proposed part two/single storey rear extension, two storey side extension, front porch extension and other external alterations including roof canopy to front elevation.	Appeal dismissed.
APP/G4240/W/23/3314599 Sunnyside Road Street Works, Sunnyside Road, Droylsden, M43 7QP	Proposed 5G telecoms installation: H3G 16m street pole and additional equipment cabinets.	Appeal dismissed.
APP/G4240/W/23/3314454 Ashton Moss Junction Street Works, Ashton Moss Junction, Audenshaw, M34 5WP	Proposed 5G telecoms installation: H3G 17m street pole and additional equipment cabinets.	Appeal dismissed.
APP/G4240/W/23/3314551 Holland Street West Street Works, Denton, M34 3GE	Proposed 5G telecoms installation: H3G street pole and additional equipment cabinets.	Appeal dismissed.

6. URGENT ITEMS

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

7. DATE OF NEXT MEETING

RESOLVED

That the next meeting of the Panel would take place on 28 June 2023.

CHAIR