

**SPEAKERS PANEL
(PLANNING)**

13 December 2017

Commenced: 10.00am

Terminated: 11.45am

Present: Councillor McNally (Chair)
Councillors P Fitzpatrick, Glover, Kinsey, S Quinn, Ricci,
Sweeton, Travis, Ward and Wild

Apologies for absence: Councillor D Lane – Official Duties; and Councillor Dickinson

19. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor S Quinn	Agenda Item 7(a) - Planning application: 17/00216/FUL	Prejudicial	Pre-determined views against this proposal.

During consideration of the above item, Councillor S Quinn left the room and took no part in the discussion or decision thereon.

20. MINUTES

The Minutes of the proceedings of the meeting held on 15 November 2017 having been circulated, were taken as read and signed by the Chair as a correct record,

21. CORRECTIONS TO A PREVIOUSLY APPROVED REPORT FOR HARROP STREET, STALYBRIDGE, WAITING RESTRICTIONS

Consideration was given to a report of the Assistant Director, Environmental Services, which explained that waiting restrictions on Rassbottom Street, Harrop Street and Market Street, Stalybridge, were advertised for public consultation in 2016 and resulted in objections being received. An objection report was submitted and approved on 25 May 2016 by Speakers' Panel (Planning). The body of the objection report made reference to both sides of Harrop Street having 'No Waiting at Any Time' restrictions to cover its whole length.

It was explained that the plan attached to the report which showed the proposed waiting restrictions, having taken the objections into account, also showed the whole of Harrop Street as covered by the restrictions. However, the part of the schedule in the report that referred to Harrop Street was incorrectly written as below:

Harrop Street (west side)	-	From its junction with Market Street a point 15 metres south of its junction with Crossley Street.
Harrop Street (east side)	-	From its junction with Market Street to its southerly junction with Water Road (including the whole triangular area of Harrop Street to the rear of 11 Market Street).

An order was made in accordance with the Schedule above. The restrictions were introduced on street in accordance with the associated plans to that report which did not reflect the Legal Order.

It was proposed to revoke the current legal order due to its inaccuracy and a second order made to reflect the changes shown in the report and advertise in the press in accordance with regulations. This did not require a full consultation process as this had been carried out previously and objections addressed.

RESOLVED

That authority be given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to revoke the following order:

THE TAMESIDE METROPOLITAN BOROUGH (MARKET STREET, HARROP STREET AREA, STALBYRIDGE) (PROHIBITION AND RESTRICTION OF WAITING) ORDER 2016.

and make the following order:

THE TAMESIDE METROPOLITAN BOROUGH (MARKET STREET, HARROP STREET AREA, STALBYRIDGE) (PROHIBITION AND RESTRICTION OF WAITING) (PART 1) ORDER 2017 with the corrected length of Harrop Street as set out in the corrected schedule as follows:

Corrected Schedule:

No Waiting at Any Time	
Market Street / Rassbottom Street (north side)	From its junction with Waterloo Road to a Point 138 metres south-east of its junction with Stamford Drive.
Market Street (north side)	From its westerly junction with Waterloo Road for a distance of 15 metres in an easterly direction.
Market Street (north side)	From its junction with King Street for a distance of 15 metres in a westerly direction.
Market Street (south side)	From its junction with Water Street to its junction with Chapel Street.
Market Street (south side)	From a point 39 metres west of its junction with Chapel Street to a point 5 metres west of its junction with Harrop Street.
Market Street / Rassbottom Street (south side)	from its junction with Hully Street to a point 25 metres north-west of its junction with the Fire Station Access Road.
Hully Street (both sides)	From its junction with Market Street to the gated entrance to Waterloo Court.
Harrop Street (both sides)	From its junction with Market Street up to and including its junction with Water Road (including the whole triangular area of Harrop Street to the rear of 11 Market Street).
No Waiting Monday – Saturday, 7am – 7pm	
Market Street (north side)	From a point 15 metres west of its junction with King Street to a point 15 metres east of its junction with Waterloo Road.
Limited Waiting 1 hour, Monday – Sunday, 8am – 6pm, No return within 2 hours	
Rassbottom Street (north side)	From a point 120 metres south east of its junction with Stamford Drive for distance of 18 metres in a south-easterly direction.

22. OBJECTIONS TO PROPOSED (VALE STREET, ASHTON-UNDER-LYNE) (PROHIBITION OF WAITING) ORDER 2017

The Assistant Director, Environmental Services, submitted a report explaining that Lowland Grove, Ashton-under-Lyne, was predominantly occupied by vulnerable citizens who gained access to their properties by the use of motorised scooters and wheelchairs. The terraced housing and busy

community centre, together with the lack of parking facilities in the area and narrow streets led to a high number of vehicles being parked on the footways causing an obstruction to pedestrians.

Greater Manchester Police had been called to attend on many occasions and had spoken with residents of the area to ask if they could park more considerately, unfortunately this had not solved the issues and the footways were still being obstructed.

There had been five recorded requests for waiting restrictions to be implemented along Vale Street and Picton Street dating back to April 2013, the Police also requested the implementation of waiting restrictions, as they could not always guarantee the resources available to undertake this type of enforcement.

The proposed waiting restrictions were detailed in the report and a diagram was appended to the report.

As the report referred to persons with protected characteristics, an Equality Impact Assessment was carried out, a copy of which was also appended to the report.

Details of the objections received and responses of the Assistant Director, Environmental Services were summarised in the report.

It was reported that both objectors (who were residents) were concerned that the waiting restrictions would displace the vehicles to the side of the street, where they resided therefore preventing them from parking outside their properties. One of the objectors had a young child and was concerned as to how far away from the property they would be able to park.

The response of the Assistant Director, Environmental Services, explained that vulnerable residents having to use the carriageway to travel along when the footway was obstructed due to parked vehicles was considered more of a risk than the problems caused by displacing approximately 4 cars between 8am and 6pm, Monday to Saturday. It was further explained that Vale Street (from Oldham Road to the gable end of number 27) formed part of the adopted highway and there was no designation over who could park in which area regardless of the property ownership.

Discussion ensued with regard to the above and consideration was given to the information provided, including the objections raised and responses given and it was:

RESOLVED

That authority be given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order:

THE TAMESIDE METROPOLITAN BOROUGH (VALE STREET, ASHTON-UNDER-LYNE) (PROHIBITION OF WAITING) ORDER 2016 as follows:

Advertised Proposals:

- (1) no waiting at any time restrictions on**
 - (i) Vale Street, south side, from a point 5m east of its junction with Lowland Grove to a point 10 metres west of that junction**
 - (ii) Lowland Grove, both sides, from its junction with Vale Street for a distance of 10 metres in a southerly direction**
- (2) extend the existing 'no waiting Monday to Saturday 8am – 6pm' restrictions on Vale Street, south side from a point 10 metres east of its junction with Picton Street to a point 10 metres west of its junction with Lowland Grove.**

23. OBJECTIONS TO PROPOSED CLARENCE STREET AND SIDE ROADS, STALYBRIDGE (PROHIBITION OF WAITING) ORDER 2017

A report was submitted by the Assistant Director, Environmental Services, which explained that the Council had recently introduced traffic signals at Clarence Street/Bayley Street/Whitelands Road junction in Stalybridge.

Members were informed that in association with the signal works, waiting restrictions were advertised for public consultation on Clarence Street from north of its junction with Stamford Drive to south of its junction with Tame Street and along significant sections of both Whitelands Road and Bayley Street. The proposals were predominantly to protect the approaches to the signals from parked vehicles and assist the free flow of traffic through the junction.

It was reported that two objections to the proposed scheme were received, one from a business on Whitelands Road and the other signed by two local residents from Clarence Street. Details of the objections and the response of the Assistant Director, Environmental Services, were outlined in the report.

One of the objectors, Mr Fitch, who owned the business on Whitelands Road, then attended before Members and explained that he would not object if the restrictions were reduced so as not to extend beyond the entrance to their building, as customers need access to carry loads to and from the area, which may not necessarily be seen legally as loading and unloading.

It was confirmed that the view of the Assistant Director, Environmental Services, was that the potential difficulties that waiting restrictions may cause the business if the restrictions were to be introduced, on balance, would not negatively impact on the overall safety aspect of the scheme in this specific area and, therefore, it was recommended to reduce the restrictions by 30 metres to reflect this.

Discussion ensued with regard to the proposals and consideration given to the objections and responses as detailed in the report, and also the representations of the objector who attended the meeting, and the amendments made to the initial proposals, and it was:

RESOLVED

That authority be given for the necessary action to be taken in accordance with the Road Traffic Regulation Act 1984 to make the following order:

THE TAMESIDE METROPOLITAN BOROUGH (CLARENCE STREET AND SIDE ROADS, STALYBRIDGE) (PROHIBITION OF WAITING ORDER 2017 as follows:

Proposed amended scheme:

Introduce No Waiting At Any Time restrictions on:

- | | | |
|-----|--|---|
| a) | Clarence Street
(west side) | - from a point 27 metres south of the projected south-westerly kerb-line of Tame Street to a point 15 metres north of its junction with Frederick Street. |
| b) | Clarence Street
(east side) | - from a point 25 metres south of its junction with Tame Street to a point 25 metres north of its junction with Stamford Drive. |
| c*) | Frederick Street
(north side) | - from its junction with Clarence Street for a distance of 10 metres in a westerly direction. |
| d) | Frederick Street
(south side) | - from its junction with Clarence Street for a distance of 22 metres in a westerly direction. |

- e*) **Stamford Drive (both sides)** - from its junction with Clarence Street for a distance of 10 metres in an easterly direction.
 - f) **Whitelands Road (north side)** - from its junction with Clarence Street for a distance of 100 metres in a westerly direction.
 - g*) **Whitelands Road (south side)** - from its junction with Clarence Street for a distance of 70 metres in a westerly direction.
 - h) **Bayley Street (both sides)** - from its junction with Clarence Street for a distance of 100 metres in an easterly direction.
- (*indicates amended length of restriction)

24. 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	17/00216/FUL c/o Spar Supermarket, 68 Park Road, Timperley. WA14 5AB
Proposed Development:	Demolition of the existing public house and the redevelopment of the site to provide a 3 storey mixed use development, including 17 residential units and 1 ground floor retail unit, with associated car and cycle parking facilities. Moss Tavern, 99-101 Ashton Road, Droylsden
Speaker(s)/Late Representations:	Mr Hindley spoke against the application. Mr Uppall (applicant) – spoke in support of the application.
Decision:	Approved subject to: (a) The completion of a Section 106 agreement to contribute to the provision of green space within the surrounding area. (b) Conditions as set out in the report.

Name and Application No:	17/00368/OUT Ashton Alban (Central) Ltd
Proposed Development:	Erection of 10 dwellings in a terraced layout, comprising 6 x 3 bed dwellings and 4 x 4 bed dwellings. The matters of access, appearance, layout and scale of the development are to be determined at this stage. The matter of landscaping is for consideration at the reserved matters stage. Land at junction of St Mary's Road and Talbot Road, Hyde
Speaker(s)/Late	No speakers.

Representations:	
Decision:	Approved subject to the conditions as set out in the report.

Name and Application No:	17/00732/FUL Mr Leach
Proposed Development:	Change of use of open land to private garden area and parking (resubmission of 16/009995/FUL) 143 Manchester Road, Mossley OL5 9AA
Speaker(s)/Late Representations:	Mr Bainbridge spoke against the application. Mr Leach spoke in support of the application.
Additional Information/comments:	<p>Mr Bainbridge circulated a copy of a letter, dated 12 December 2017 addressed to the Chair, to Members of the Panel, for consideration. Mr Bainbridge highlighted a number of issues in the letter in respect of the application, including:</p> <ul style="list-style-type: none"> • Incomplete plans/plans that did not meet requirements; • The adopted/unadopted status of Bury Street; • Consideration of the frontages rights of consent; • The status of a long standing parking area; and • The consideration of legal issues raised by residents. <p>Mr Bainbridge requested that consideration of the application be deferred until clarity was received on the issues raised in his letter. He further referenced and circulated, correspondence from the Borough Solicitor and the former Assistant Executive Director (Sustainable Growth and Assets), which stated that no decisions would be taken on the proposals until concerns addressed.</p> <p>Panel Members sought legal advice in respect of the request to defer consideration of the application and the issues raised by Mr Bainbridge in his letter.</p> <p>The Head of Legal Services advised that, to allow time for the issues raised by Mr Bainbridge to be investigated further in order to gain clarity for Members, a deferral of consideration of the application was recommended.</p>
Decision:	That consideration of the application be deferred to allow time for issues raised by Mr Bainbridge to be investigated further, in line with legal advice as above.

25. URGENT ITEMS

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

CHAIR