

**SPEAKERS PANEL
(PLANNING)**

14 February 2018

Commenced: 10.00am

Terminated: 11.30am

Present: Councillor McNally (Chair)
Councillors Glover, D Lane, S Quinn, Ricci, Sweeton, Travis,
Ward and Dickinson

Apologies for absence: Councillors Kinsey, P Fitzpatrick and Wild

27. MINUTES

The Minutes of the proceedings of the meeting held on 13 December 2017 having been circulated, were taken as read and signed by the Chair as a correct record.

28. OBJECTION TO PROPOSED WAITING RESTRICTIONS – FAIRFIELD ROAD, DROYLSDEN

Consideration was given to a report of the Director of Operations and Neighbourhoods, which explained that representations had been received from Ward Councillors on behalf of residents from the vicinity requesting that waiting restrictions be introduced to relieve poor visibility due to parked vehicles at the junction of Fairfield Road and Peel Street, Droylsden.

A further representation had been received from a business located adjacent to the proposed waiting restrictions, who argued that the waiting restrictions would prevent potential customers from stopping in close proximity to the junction of Fairfield Road and Peel Street and the business would lose trade in the process. An area of land on the opposite side to the business was identified by the objector as a possible parking area for customers to the shop; however, upon further investigation the land could not be used or developed for the exclusive use of the business or customers.

The objector highlighted that the recent road narrowing and one way section at the junction of Peel Street and Fairfield Road displaced two customer vehicle spaces by the construction of the footway build out.

In response to the objection, the Director of Operations and Neighbourhoods explained the lengths of the proposed waiting restrictions were quite modest for a junction where visibility out of the side road was compromised. The proposed restrictions on Fairfield Road either side of Peel Street were five metres and twelve metres respectively; it was further noted that vehicles should not normally park within ten metres of a junction and this proposal only sought to reinforce this.

Panel Members were further informed that current advice indicated that the area of land opposite the business was an informal parking area for nearby residents who had no off street parking. During the working day, it was believed that customers to the business could still use this area of land for informal parking. The road narrowing at the junction was required to reinforce the one way section – a shorter length would not discourage drivers to disobey the one way flow.

The objector was not present at the meeting.

Discussion ensued with regard to the above and consideration was given to the information provided, including the objection raised and response 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 (FAIRFIELD ROAD, DROYLSDEN) (PROHIBITION OF WAITING) ORDER 2017 as follows:

Advertised Proposals:

Introduce “No Waiting at Any Time” on Fairfield Road, south side from a point 5m west of its junction with Peel Street to a point 12 m east of that junction.

29. APPEAL DECISION NOTICES

Application reference/Address of Property.	Description	Appeal Decision
Appeal APP/G4240/W/17/3180988 Onward Chambers, Onward Street, Hyde. SK14 1HW Ref: -	Conversion of existing building (D1) into one residential property (C3).	Appeal dismissed.
Appeal APP/G4240/D/17/3183727 Sunnyside Road, Droylsden. M43 7QP Ref: 165	First floor rear extension.	Appeal allowed.
Appeal APP/G4240/W/17/3184696 Land at the West of the Junction of Calland Avenue and Leech Street, Godley, Hyde. Ref: -	Erection of a detached dwelling.	Appeal dismissed.
Appeal APP/G4240/D/17/3187790 Stockport Road, Mossley. OL5 0RF Ref: 199	Loft conversion with rear dormer including increase in ridge height.	Appeal dismissed.

30. 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	17/00513/REM Wainhomes (North West) Ltd, Warrington
Proposed Development:	Reserved matters approval of appearance, landscaping, layout and scale for 114 dwellings (following the granting of outline planning permission ref. 15/00704/OUT) Former Oldham Batteries Site, Edward Street, Denton
Speaker(s)/Late Representations:	Stephen Harris – Emery Planning

<p>Additional Comments/Information</p>	<p>Mr Harris, representing the developer, attended before Members and explained that the developer had worked with officers over a long period of time in an attempt to address the concerns raised in respect of the application submitted today, including the engagement of an independent urban designer. He further described how the construction of the link road, Lance Corporal Andrew Breeze Way, had infringed on the original boundary of the site and highlighted a number of additional features in the plans, including cycle ways and car ports, which further impacted, in the developers opinion, on the ability to fit 150 units on the site.</p> <p>He further expressed his disappointment at the officer recommendations to refuse the application.</p> <p>The Head of Planning explained that over the life of the application, officers had worked with the developer in order to work towards the submission of a scheme with officer recommendation to approve. He acknowledged the engagement of an independent urban designer by the developer, however expressed disappointment that officers had not had been given the opportunity to meet with the urban designer or be involved in discussions with them.</p> <p>The Head of Planning concluded that this was an important regeneration site and conveyed his frustrations that officers were not able to negotiate an acceptable scheme for approval.</p>
<p>Decision:</p>	<p>Refuse the application in line with officer recommendations, as detailed in the report.</p>

<p>Name and Application No:</p>	<p>17/00512/REM Wainhomes (North West) Ltd, Warrington</p>
<p>Proposed Development:</p>	<p>Reserved matters approval of appearance, landscaping, layout and scale pursuant to outline consent 15/00081/OUT (54 dwellings proposed). Former Oldham Batteries Site, Edward Street, Denton</p>
<p>Speaker(s)/Late Representations:</p>	<p>Stephen Harris – Emery Planning</p>
<p>Decision:</p>	<p>Refuse the application in line with officer recommendations, as detailed in the report.</p>

<p>Name and Application No:</p>	<p>17/00269/FUL Robert Pryce</p>
<p>Proposed Development:</p>	<p>Extension to existing café and sales/storeroom area Lymefield Garden Nursery, Lymefield, Broadbottom</p>

Speaker(s)/Late Representations:	<p>Mrs Thompson spoke against the application.</p> <p>Mr Pryce – Applicant - spoke in support of the application.</p>
Additional Comments/Information:	<p>Mrs Thompson explained to Members that the report did not sufficiently address the impact of the development on the openness of the Green Belt.</p> <p>Mr Leigh, Development Manager, Planning, informed Members that they needed to accept that both applications (17/00269/FUL and 17/00502/FUL below) were for ‘inappropriate’ development in the Green Belt, that both therefore resulted in harm, and it needed to be justified by showing the ‘very special circumstances’ not only compensated for this harm but outweighed it.</p> <p>He explained that the openness of the Green Belt was its most important attribute but also that the impact on visual amenity needed to be considered when considering the level of harm caused. Only then could it be determined whether the very special circumstances were sufficient to outweigh it.</p>
Decision:	Approve subject to conditions as set out in the report.

Name and Application No:	<p>17/00502/FUL</p> <p>Mr Robert Pryce</p>
Proposed Development:	<p>Change of Use and Formation of Hardstanding Area to Provide Overflow parking Area for Customers and Staff Parking – Retrospective.</p> <p>Lymefield Garden Nursery, Lymefield, Broadbottom</p>
Speaker(s)/Late Representations:	<p>Mrs Thompson spoke against the application.</p> <p>Mr Pryce – Applicant - spoke in support of the application.</p>
Decision:	Approve subject to conditions as set out in the report.

Name and Application No:	<p>17/00794/FUL</p> <p>Keyworker Homes (Macclesfield) Limited</p>
Proposed Development:	<p>Full planning permission for a residential development comprising 16no. 3 bed houses</p> <p>2-32 Wordsworth Road Denton</p>
Speaker(s)/Late Representations:	Ben Weatherley (for applicant) spoke in support of the application.
Decision:	<p>Approve subject to:</p> <p>(a) The completion of a Section 106 agreement to secure:</p> <ul style="list-style-type: none"> • £18,101.61 towards education provision in Denton; • £19,293.97 towards off site green space in the locality; and

(b) Conditions as set out below:

- 1. The development must be begun not later than the expiration of three years beginning with the date of this permission.**
- 2. The development hereby approved shall be carried out in accordance with the following approved plans:
1:1250 Site location plan (Drawing number C2082-01)
Amended Proposed Block Plan (Drawing number C2082-02 Rev. B)
Amended Proposed Floor Plans – 2 dwellings (Drawing number C2082-03 Rev. A)
Amended Proposed Elevations – 2 dwellings (Drawing number C2082-04 Rev. A)
Amended Proposed Floor Plans – 3 dwellings (Drawing number C2082-05 Rev. B)
Amended Proposed Elevations – 3 dwellings (Drawing number C2082-06 Rev. A)
Amended Proposed Ground Floor Plan – 7 dwellings (Drawing number C2082-07 Rev. A)
Amended Proposed First Floor Plan – 7 dwellings (Drawing number C2082-08 Rev. B)
Amended Proposed elevations – 7 dwellings (Drawing number C2082-09 Rev. A)
Amended Plan entitled Amendments to Finishing Materials (Drawing number C2082-11 Rev. A)
Landscaping Proposals Planting Plan (Drawing number WORD1307_L003 Rev. D)
Proposed Lighting and Installation Design Layout plan (Drawing no. 15120-D-01 Rev. A)**
- 3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.**
- 4. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan Amended Proposed Block Plan (Drawing number C2082-02 Rev. B) prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.**
- 5. The soft landscaping scheme detailed on the approved Landscaping Proposals Planting Plan (Drawing number WORD1307_L003 Rev. D) shall be implemented in full prior to the first occupation of any part of the development hereby approved, in complete accordance with the approved details.**

6. The approved landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.

7. No development, other than site clearance and site compound set up, shall commence until a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall be discharged to the public sewerage system either directly or indirectly unless specifically otherwise agreed in writing. Foul and surface water shall be drained on separate systems and in the event of surface water draining to the public surface water sewer, details of the flow rate and means of control shall be submitted. The scheme shall include details of on-going management and maintenance of the surface water drainage system to be installed. The development shall be completed in accordance with the approved details and retained and maintained as such thereafter.

8. No development shall commence until protection measures to meet the requirements of BS5837:2012 have been installed around the trees identified to be retained as part of the development hereby approved (as identified on the approved Landscaping Proposals Planting Plan (Drawing number WORD1307_L003 Rev. D.) The measures shall remain in place throughout the duration of the construction phase of the development, in accordance with the approved details.

9. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.

i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local

Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.

ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.

iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

10. No development above ground level shall commence until an updated Crime Impact Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall indicate how the design of the development meets the requirements of the document Secured by Design Homes 2016 or guidance which supersedes that document. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

11. None of the dwellings hereby approved shall be occupied until details of the means of storage and collection of refuse generated by the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of the required number of bins to be stored within each plot and any

communal bin storage areas and scaled plans of the means of enclosure of all bin stores, including materials and finish. The bin storage arrangements for each dwelling shall be implemented in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.

12. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

Wheel wash facilities for construction vehicles;

Arrangements for temporary construction access;

Contractor and construction worker car parking;

Turning facilities during the remediation and construction phases;

Details of on-site storage facilities;

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

13. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank and Public Holidays.

14. The driveways to serve the development hereby approved shall be constructed from a bound material and on a level that prevents displacement of material or surface water on to the highway and shall be retained as such thereafter.

15. The external lighting scheme detailed on the approved Proposed Lighting and Installation Design Layout plan (Drawing no. 15120-D-01 Rev. A shall be installed prior to the occupation of any part of the development hereby approved, in strict accordance with the approved details and shall be retained as such thereafter.

16. The openings in the following elevations of the development hereby approved (as identified on the approved proposed Block plan) shall be fitted with obscured glazing (to meet the requirements of Pilkington Level 3 as a minimum) and shall be fixed shut below a height of 1.7 metres above the internal floor level of the rooms that they serve:

**Western gable elevation of Plot 1;
Western gable elevation of Plot 13; and,
Eastern gable elevation of Plot 3**

The development shall be retained as such thereafter.

Reasons for conditions:

- 1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. For the avoidance of doubt.**
- 3. To ensure that the appearance of the development reflects the character of the surrounding area.**
- 4. To ensure that adequate parking provision is made to serve the development.**
- 5. To ensure that the appropriate landscaping is secured as part of the development.**
- 6. To ensure that the landscaping scheme is appropriately maintained.**
- 7. To ensure that surface water is drained from the site in a sustainable manner.**
- 8. To ensure adequate protection of the trees to be retained during the construction phase of the development.**
- 9. To ensure that the site is suitable for its intended end use and to remove any unacceptable risk to people/buildings/environment from contaminated land as per paragraph 121 of the National Planning Policy Framework.**
- 10. To ensure that the development is designed to minimise opportunities for crime.**
- 11. To provide adequate secure bin storage to serve the development and to safeguard the general amenity of the area in accordance with UDP policy 1.12/1.13/H10.**
- 12. To ensure that the impact of the construction phase of the development would be contained within the site and would not have a detrimental impact on highway safety or the residential amenity of neighbouring properties.**
- 13. In order to protect the amenities of nearby residents in accordance with Unitary Development Plan policies 1.12 and H10.**
- 14. To ensure that materials and surface water are not displaced onto the adopted highway, which would present a highway safety hazard.**
- 15. To ensure that the external lighting installed to serve the development provides adequate surveillance and also preserve the residential amenity of neighbouring properties.**
- 16. To ensure that the residential amenity of neighbouring properties and the future occupants of the development hereby approved is adequately preserved.**

Name and Application No:	18/000024/P4N Education and Skills Funding Agency
Proposed Development:	Prior approval for use of the site as a temporary state funded school, or a determination that such approval is not required. Site of former Littlemoss School for Boys, Cryer Street, Droylsden
Speaker(s)/Late Representations:	Linda Magrath – CEO Laurus Ryecroft School Trust
Decision:	<p>That prior approval is not required for the reasons set out in the report and subject to the imposition of the following conditions:</p> <ol style="list-style-type: none"> 1. The development hereby approved must begin within a period of 3 years starting with the date of this decision notice. 2. The temporary use of the land as a state funded school shall cease and all buildings, structures and hardstanding erected as part of the development hereby approved shall be removed from the site and the land restored to its condition as on the date of this notice (or a condition agreed in writing by the Local Planning Authority) by 31 July 2021, or the date that the use ceases to operate, whichever is the sooner. 3. The development hereby approved shall be carried out in accordance with the following approved plans/details: <ul style="list-style-type: none"> Amended 1: 1250 site location plan (Dwg. No. RYC-DHL-Z0-Z0-DR-L-1001 Rev. P02) Amended Site layout plan (Dwg. No. RYC-DHL-Z0-Z0-DR-L-1002. Rev. P03) Plan Layout and Elevations plan (Drawing number L170436-111 Rev. E) Proposed elevations and floor plans (Drawing numbers L170436-351 Rev. B, L170436-151 Rev. B, L170436-141 Rev. B, L170436-101 Rev. E, L170436-341 Rev. B, L170436-301 Rev. D) Noise Impact Assessment produced by Ramboll dated 05/01/2018 Transport Statement produced by VIA Solutions dated 22.12.2017 Preliminary Flood Risk Appraisal produced by eps dated 10 October 2017 Phase I Geo-Environmental Desk Study produced by eps dated 05 January 2018 Phase II Geo-Environmental Assessment produced by eps dated 05 January 2018 Temporary Buildings Below Ground Drainage Strategy produced by Ramboll dated 05/01/17. 4. The car parking spaces to serve the development shall be laid out in accordance with approved site plan (Dwg. No. RYC-DHL-Z0-Z0-DR-L-1002. Rev. P03) prior to the first operation of the school use

hereby approved and shall remain free from obstruction for their intended use until the expiry of this approval.

5. The development shall be carried out in accordance with the mitigation measures listed in the Conclusions and Recommendations (section 5) of the Phase I Geo-Environmental Desk Study produced by eps dated 05 January 2018 and in the Environmental Recommendations (Section 7) of the Phase II Geo-Environmental Assessment produced by eps dated 05 January 2018 submitted with the application.
6. All fixed plant and machinery shall be acoustically treated / designed in accordance with the recommendations in Section 5.2.2 of the submitted Laurus Ryecroft Free School Noise Impact Assessment – Temporary Accommodation, reference 1620004287-01 dated 5 January 2018. The agreed measures shall be maintained thereafter.
7. During construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank and Public Holidays.
8. The development shall be carried out in accordance with the measures detailed in sections 8, 9 and 10 of the Temporary Buildings Below Ground Drainage Strategy produced by Ramboll dated 05/01/17 and the Recommendations section of the Preliminary Flood Risk Appraisal produced by eps dated 10 October 2017 submitted with the application.

Reasons for conditions:

1. To comply with condition CA.2.(c) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017.
2. To comply with condition CA.2.(e) of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017.
3. To comply with subparagraph (12) (b) of Paragraph W, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
4. To ensure that adequate parking provision is made to serve the development.
5. To ensure that the risk to human health as a result of potential sources of contamination on the site is adequately mitigated.
6. To safeguard the general amenity of the area in accordance with UDP policy 1.12
7. To protect the amenities of occupants of residential properties/dwelling houses in accordance with policies 1.12 and E6.

	To ensure that adequate measures are implemented to drain surface and foul water from the site and that the risk of flooding as a result of the development is minimised.
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31. URGENT ITEMS

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

CHAIR