

**SPEAKERS PANEL
(PLANNING)**

25 April 2018

Commenced: 10.00am

Terminated: 10.45am

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

Apologies for absence: Councillors Kinsey and D Lane

38. MINUTES

The Minutes of the proceedings of the meeting held on 21 March 2018 having been circulated, were taken as read and signed by the Chair as a correct record.

39. DECLARATIONS OF INTEREST

There were no declarations of interest submitted by Members.

40. OBJECTIONS TO PROPOSED CONTROLLED PARKING SCHEME WATERLOO GARDENS, ASHTON-UNDER-LYNE

Consideration was given to a report of the Director of Operations and Neighbourhoods, which explained that in 2013, a Controlled Parking Scheme was introduced on Hurst Bank Road, Crompton Street, Blenheim Way, Wilson Crescent and Midgely Crescent off Mossley Road, Ashton-under-Lyne. It was always made clear that if residents of Waterloo Gardens suffered as a consequence of these restrictions a further scheme would be promoted.

Further development in the area including a new housing estate and school, had exacerbated the current on street parking situation and a petition, signed by the majority of the residents to extend the existing Controlled Parking Scheme was received by the Traffic Operations department.

A consultation with Ward Councillors and residents had taken place in February 2017 and statutory consultation commenced in June 2017 for 28 days. One objection was received.

The objection was made by a resident of the local area. The resident argued that the proposed extension to the existing Controlled Parking Area was necessary and that if the scheme were to be implemented, non permit holders would be forced to park further down Waterloo Gardens. The objector had suggested that waiting restrictions at the junction of Blenheim Way and Waterloo Gardens would be a preferable measure.

The response of the Director of Operations and Neighbourhoods was detailed and it was explained that a questionnaire was sent to the residents who would be affected by the proposals and 69% of the residents were in favour of the scheme extending into Waterloo Gardens. The introduction of waiting restrictions would not be beneficial to the residents as obstructive parking had not been deemed a problem in the vicinity.

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 (HURST BANK ROAD AREA, ASHTON-UNDER-LYNE (CONTROLLED PARKING AREA) ORDER 2017** as follows:

Introduce a Controlled Parking Zone on Waterloo Gardens, both sides, from its junction with Blenheim Way in a northerly direction for a distance of 11m (the northerly gable end of property number 34 Waterloo Gardens).

41. APPEAL DECISION NOTICES

Application reference/Address of Property.	Description	Appeal Decision
Appeal APP/G4240/D/17/3192055 26 Low Wood Road, Denton, Manchester. M34 2PD	Ref: Proposed dormer to front, rear and side.	Appeal dismissed.
Appeal APP/G4240/D/18/3195689 15 Broadfield Close, Denton, Manchester. M34 6BN	Ref: Proposed front dormer extension.	Appeal dismissed.

42. 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:	17/00984/REM BDW Trading Ltd (Barratt Manchester)
Proposed Development:	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00962/OUT. Site off Hattersley Road West (North of the junction with Sandy Bank Avenue), Hattersley.
Speaker(s)/Late Representations:	Peter Walker spoke in objection to the application.
Decision:	Approve subject to conditions as set out in the report.

Name and Application No	16/00403/OUT c/o Emery Planning Partnership Ltd												
Proposed Development:	Outline planning application for erection of 25 dwellings with associated works (access to be considered with all other matters reserved). Land formerly Prospect House, Stockport Road, Mossley, Tameside.												
Speaker(s)/Late Representations:	Gareth Salthouse of Emery Planning, spoke in support of the application.												
Additional Comments/Information	<p>The Development Manager, Planning, circulated the following information in respect of 106 contributions.</p> <p>It was explained that, within paragraph 18.2 figures had been quoted incorrectly, with the full 106 contributions quoted as per unit amounts. Paragraph 18.2 should read:</p> <p>In this case, the obligation generator suggests the following amounts per unit:</p> <table border="1" data-bbox="564 887 1439 1155"> <thead> <tr> <th></th> <th>Green Space</th> <th>Education</th> <th>Highways</th> </tr> </thead> <tbody> <tr> <td>Amount per each 2 bed unit</td> <td>£471.52</td> <td>£821.79</td> <td>£584.63</td> </tr> <tr> <td>Amount per each 3 bed unit</td> <td>£707.28</td> <td>£1232.68</td> <td>£876.94</td> </tr> </tbody> </table> <p>It is intended that the Education Contribution be used towards a scheme for increasing admission numbers per year group from 156 to 180 at Mossley Hollins High School. This will be phased over 5 years from September 2018 to remodel classrooms. The suggested highways contribution is to be used towards installing a controlled pedestrian crossing on A670 to improve pedestrian access to both St George's and Livingstone Primary Schools.</p> <p>The Development Manager, Planning, further confirmed that the Green Space contribution would be utilised for enhancements to the infrastructure at Roaches including footpaths.</p>		Green Space	Education	Highways	Amount per each 2 bed unit	£471.52	£821.79	£584.63	Amount per each 3 bed unit	£707.28	£1232.68	£876.94
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Decision:	<p>Approve subject to:</p> <p>The completion of a Section 106 Agreement to secure the above contributions; and</p> <p>the conditions as set out in the report, with the following amended Condition 16:</p> <p>Prior to the commencement of any development a scheme shall first be submitted to an approved in writing by the Local Planning Authority providing details of further ground investigations including as necessary further borehole investigations, soil testing and a watching brief to enable a slope stability assessment to provide evidence to show how the risk of a landslip will be addressed. The scheme shall</p>												

	include details of any retaining structures and foundations and a specific methodology for the structures. The development shall then be carried out, maintained and managed in accordance with the submitted details.
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Name and Application No:	17/00784/FUL Mr Bardsley
Proposed Development:	Conversion of the vacant public house and associated apartment to 5 dwellings and formation of a new car park. The White Hart Inn, 91 \market Street, Mottram
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to the conditions as set out in the report.

Name and Application No:	17/00982/REM BDW Trading Ltd (Barratt Manchester)
Proposed Development:	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00959/OUT. Site north of Hattersley Road West (east of Fields Farm Road), Hattersley
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to the conditions as set out in the report.

Name and Application No:	17/00983/REM BDW Trading Ltd (Barratt Manchester)
Proposed Development:	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00960/OUT. Site off Hattersley Road West (bound by Hattersley Road West to the north west and Sandy Bank Avenue to the south and west), Hattersley.
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to conditions as set out in the report.

Name and Application No:	17/00985/REM BDW Trading Ltd (Barratt Manchester)
Proposed Development:	Application for the approval of reserved matters (means of access, landscaping, layout, scale and appearance) relating to the residential phase of development approved under outline planning permission 16/00963/OUT. Site off Hattersley Road West (bound by Hattersley Road West to the north west and Sandy Bank Avenue to the south and west), Hattersley.
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to conditions as set out in the report.

43. URGENT ITEMS

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

CHAIR