

**SPEAKERS PANEL
(PLANNING)**

23 May 2018

Commenced: 10.00am

Terminated: 11.50am

Present: Councillor McNally (Chair)
Councillors Glover, Pearce, Ricci, Ward, Wild and Dickinson

Apologies for absence: Councillor Quinn

Newly appointed Members: Councillors Gosling and Sharif did not take part in the business of the Panel and observed proceedings from the public gallery.

1. MINUTES

The Minutes of the proceedings of the meeting held on 25 April 2018 having been circulated, were taken as read and signed by the Chair as a correct record.

2. DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

3. 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:	17/00864/FUL Mr A Rothwell
Proposed Development:	Change of use from dwelling to 9 bed House of Multiple Occupation (HMO) (Sui generis), including minor elevation change. 35 Stamford Road, Mossley
Speaker(s)/Late Representations:	Councillor Sharif and Simon Wilde, local resident, spoke in objection to the application. Grant Erskine, on behalf of the applicant, spoke in support of the application
Decision:	The decision was to go against officer recommendation to approve. Members listened to the arguments for and against the application and were of the view that the proposed change of use of the building from a dwelling house to a House in Multiple Occupation (HMO) would result in an intensification of the use of the building which is likely to be harmful to the

	<p>character of the area and have a material detrimental impact on the amenity of neighbouring properties. In particular, the proposals would likely result in a significant increase in the coming and goings by residents, create additional demand for on street parking where space is already constrained, and the applicant has failed to demonstrate that sufficient space is available for the number of refuse and recycling bins required for the number of proposed residents. As such, the proposals are contrary to the requirements of Unitary Development Plan Policy H10 which seeks to ensure that development complements or enhances the character and appearance of the surrounding area and causes no unacceptable impact on the amenity of neighbouring properties.</p>
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Name and Application No	<p>18/00306/REM Wainhomes (North West) Ltd, Warrington</p>
Proposed Development:	<p>Reserved matters application for appearance, landscaping, layout and scale for 145 dwellings (following the granting of outline planning permission re. 15/00704/OUT) Former Oldham Batteries site, Edward Street, Denton</p>
Speaker(s)/Late Representations:	<p>Mr Harris (agent) spoke in support of the application.</p>
Additional Comments/Information	<p>The Development Manager explained that Andrew Gwynne MP had written in objection to this application and the following application, 18/00307/REM, stating the following reasons:</p> <p>“I am formally objecting to the above two planning application for reserved matters approval for appearance, landscaping, layout and scale for 145 and 55 dwellings respectively.</p> <p>In line with National Planning Policy Framework guidelines, this site should achieve maximum density, given its good public transport links into Manchester and close proximity to the motorway network.</p> <p>There is also a new draft planning consultation that reaffirms the desire to maximise densities on brownfield sites and utilise town centre infrastructure. This site has benefitted from £1million of public growth money to open this site up and the current proposals do little to justify this expense.</p> <p>Since planning permissions originally started to be submitted for this site there has been significant movement in legislation around housing densities and the local authority has had updated housing targets that I would expect a site like this and a developer to support.</p> <p>This land is heavily contaminated and the developer should be encouraged to minimise the public’s access to the soil and outside spaces.</p>

I do not believe that the proposals put forward achieve the standards of design that are suitable for such a prominent location in my constituency.

For the above reasons I request that these applications be deferred.”

Officers responded to the above comments as follows:

In respect of the concerns about density, the outline planning permissions for both plots established the parameters in terms of the quantum of development. This provides a ceiling number of 150 dwellings on the larger parcel and 56 on the smaller parcel. The current applications, which seek approval of the ‘reserved matters’ of landscaping, layout, appearance and scale, do not provide an opportunity to revisit the principle of the proposed development, as this has already been granted under the outline approval.

In relation to 18/00306/REM (the western side of Edward Street), paragraph 10.7 of the published report explains that, whilst the number of dwellings proposed at the reserved matters stage is below that approved by the outline planning permission, the density of development remains the same at 44 dwellings per hectare. This is a consequence of the reduction in the site area following the highway works associated with the construction of Lance Corporal Andrew Breeze Way.

Whilst it might be possible for the density to be increased to compensate for the reduction in the site area it is likely this would be at the expense of residential amenity standards created by the development and/or the compatibility of the scheme with the character of the surrounding area. As detailed in the main report, the revised scheme already includes a number of apartments to increase density and three storey buildings to increase the scale of the development.

The improvement in design, the mitigating circumstances provided by the reduction in the site area, and the need to increase delivery of housing schemes in the Borough are matters which lead officers to conclude that the deficit in the number of units does not result in a level of harm that would significantly and demonstrably outweigh the benefits of the proposals. The NPPF states that in these circumstances, planning permission should be approved.

Officers are therefore of the view that the amended scheme has addressed the design concerns associated with the lower density of the refused scheme.

In relation to 18/00307/REM (the eastern side of Edward Street), the reserved matters application is one unit less (55 dwellings proposed) than granted by the outline planning permission (56 units). However, the previous application for

	<p>reserved matters on that parcel (when 54 units were proposed) was not refused on density grounds, as this was considered not be a harmful element of that scheme, unlike the larger proposal to the west. To refuse this revised application, which now proposes one unit more, is a position that officers consider would not be reasonable and could not be successfully defended at appeal. In addition, the design improvements detailed in section 10 of the published report lead officers to conclude that this revised scheme is policy compliant.</p> <p>The agent further confirmed that if this application (and the following application: 18/00307/REM) were approved, the current appeals against the previously refused schemes would be withdrawn.</p>
<p>Decision:</p>	<p>Approve subject to the conditions as set out in the report and the following amended conditions 2, 8, 10 and 11:</p> <p>Condition 2 is to be re-worded to ensure that the trigger does not prevent the commencement of development. This is considered reasonable as the key issue is ensuring that the noise mitigation measures are applied prior to the occupation of the dwellings. The revised wording of this condition is as follows:</p> <p>‘Prior to the first occupation of any of the dwellings, the following details shall be submitted to and approved in writing by the Local Planning Authority:</p> <ul style="list-style-type: none"> - scaled plans showing the exact location and elevations of the acoustic fencing to be installed within the development site and a manufacturers specification of the fencing; and - scaled plans showing the location of windows to be treated with high specification glazing and mechanical ventilation and manufacturers specifications of each of the noise mitigation measures to be installed. <p>The noise mitigation measures shall be implemented in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.</p> <p>Condition 8 would be reworded as follows, to provide greater clarity as the information that is required to discharge the condition:</p> <p>“Prior to the occupation of any part of the development hereby approved, a scheme detailing specific measures to be incorporated into the design of the buildings/plots to reduce the risk of crime shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include the following:</p> <p>On plot security lighting</p> <p>External door/window/garage door locking mechanisms</p> <p>Locking mechanisms to be applied to gates on boundaries of</p>

	<p>plots</p> <p>Any other reasonable on plot security measures to be installed.</p> <p>The security measures shall be implemented in accordance with the approve details prior to the first occupation of any part of the development and shall be retained as such thereafter.”</p> <p>Condition 10 would also be reworded as follows, to provide greater clarity as the information that is required to discharge the condition:</p> <p>‘None of the dwellings/apartments hereby approved shall be occupied until details of the provision of storage for bicycles within each of the plots (minus those plots with garages) and secured storage areas for the apartments within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling/apartment in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.</p> <p>Condition 11 is considered not to be necessary as the Ecology reports submitted with the outline planning applications included mitigation measures and compliance with these was secured at the outline stage through listing these reports as approved documents. As such, this recommended condition is not necessary and should be deleted.</p>
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Name and Application No:	18/00307/REM Wainhomes (North West) Ltd, Warrington
Proposed Development:	Reserved matters application for appearance, landscaping, layout and scale pursuant to outline consent 15/00081/OUT (55 dwellings) Former Oldham Batteries site, Edward Street, Denton
Speaker(s)/Late Representations:	Mr Harris (agent) spoke in support of the application.
Additional Comments/Information	See additional comments above for 18/00306/REM.
Decision:	<p>Approve subject to the conditions as set out in the report and the following amended conditions 2, 8, 10 and 11:</p> <p>Condition 2 is to be re-worded to ensure that the trigger does not prevent the commencement of development. This is considered reasonable as the key issue is ensuring that the noise mitigation measures are applied prior to the occupation of the dwellings. The revised wording of this condition is as follows:</p> <p>‘Prior to the first occupation of any of the dwellings, the following details shall be submitted to and approved in writing</p>

by the Local Planning Authority:

- scaled plans showing the exact location and elevations of the acoustic fencing to be installed within the development site and a manufacturers specification of the fencing; and
- scaled plans showing the location of windows to be treated with high specification glazing and mechanical ventilation and manufacturers specifications of each of the noise mitigation measures to be installed.

The noise mitigation measures shall be implemented in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

Condition 8 would be reworded as follows, to provide greater clarity as the information that is required to discharge the condition:

“Prior to the occupation of any part of the development hereby approved, a scheme detailing specific measures to be incorporated into the design of the buildings/plots to reduce the risk of crime shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include the following:

On plot security lighting

External door/window/garage door locking mechanisms

Locking mechanisms to be applied to gates on boundaries of plots

Any other reasonable on plot security measures to be installed.

The security measures shall be implemented in accordance with the approve details prior to the first occupation of any part of the development and shall be retained as such thereafter.”

Condition 10 would also be reworded as follows, to provide greater clarity as the information that is required to discharge the condition:

‘None of the dwellings/apartments hereby approved shall be occupied until details of the provision of storage for bicycles within each of the plots (minus those plots with garages) and secured storage areas for the apartments within the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided for each dwelling/apartment in accordance with the approved details prior to the occupation of that dwelling and shall be retained as such thereafter.’

Condition 11 is considered not to be necessary as the Ecology

	reports submitted with the outline planning applications included mitigation measures and compliance with these was secured at the outline stage through listing these reports as approved documents. As such, this recommended condition is not necessary and should be deleted.
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Name and Application No:	17/00856/FUL Mr Mustapha Matib
Proposed Development:	Erection of a detached dwelling house following demolition of existing dormer bungalow, garage and car port. Spring Haven, 61 Gibraltar Lane, Denton
Speaker(s)/Late Representations:	Mr Kibble spoke against the application. Mr Booth (agent) spoke in favour of the application.
Decision:	Approve subject to the conditions as set out in the report.

Name and Application No:	17/00949/OUT McKay Homes Ltd
Proposed Development:	Outline planning application for the demolition of the existing industrial buildings on the site and the erection of 14 dwellings (8 town houses and a block of 6 apartments) Unit 14, Glover Centre, Egmont Street, Mossley
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to the completion of a Section 106 Agreement to secure the following: Green Space contribution £8,845.79 to be used for improvements to play equipment at Egmont Street Playing Fields. And subject to conditions as set out in the report.

Name and Application No:	17/01033/FUL Cheshire Homes Limited
Proposed Development:	Construction of 11 No. dwellings and associated works. Land on the rear of and 81-95 Ridge Hill Lane, Stalybridge
Speaker(s)/Late Representations:	David Thorne spoke against the application. Jason Dugdale (agent) in support of the application.
Decision:	Approve subject to the completion of a Section 106 Agreement to secure the following : Green Space £5,426.22 to be used for improvements to play

	<p>equipment in Stamford Park.</p> <p>Highway upgrade - £8,617.69 towards cycleway improvements between Stalybridge and Ashton, as identified within Tameside Cycling Strategy Options Report (2015)</p> <p>And subject to conditions as set out in the report.</p>
Name and Application No:	<p>18/01034/FUL</p> <p>Droylsden Site Investments</p>
Proposed Development:	<p>Full Planning application for the erection of 116 no. dwellings with associated works including car parking, access road and landscaping.</p> <p>Vacant land at Edge Lane, Droylsden</p>
Speaker(s)/Late Representations:	<p>None.</p>
Decision:	<p>Approve subject to the completion of a Section 106 Agreement to secure the following revised open space contribution:</p> <p>£120k towards recreation improvements at Sunny Bank Park including playground and pitch improvements.</p> <p>£50k towards Copperas Fields improvements including footpaths, signage and new furniture.</p> <p>£60k towards play area improvements at Floral Gardens.</p> <p>And the other Section 106 contributions as listed in the report</p> <p>And the conditions as set out in the report.</p>

Name and Application No:	<p>18/00035/REM</p> <p>Ashton Alban (Central)</p>
Proposed Development:	<p>Approval of reserved matters (landscaping) for a development of 10 dwellings. The matters of appearance, layout, scale and access were all approved under outline planning permission ref. 17/00368/OUT</p> <p>Land at junction of St Mary's Road and Talbot Road, Hyde</p>
Speaker(s)/Late Representations:	<p>None.</p>
Decision:	<p>Approve subject to the conditions as set out in the report.</p>

Name and Application No:	<p>17/01058/FUL</p> <p>Mosscaire Housing and Rowlinson Construction</p>
Proposed Development:	<p>Works to the Grade II listed Engine House including; removal of the east elevation and roof, reduction in wall height of the north, south and west elevations to maximum 3.4m; and internal area to be made good and landscaped to forma</p>

	<p>garden area. (See also associated Listed Building consent 17/01059/LBC)</p> <p>Former Site of 10 – 12 Castle Street, Stalybridge</p>
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to the conditions as set out in the report.
Name and Application No:	<p>17/01059/LBC</p> <p>Mossclare Housing and Rowlinson Construction.</p>
Proposed Development:	<p>Works to the Grade II listed Engine House including; removal of the east elevation and roof, reduction in wall height of the north, south and west elevations to maximum 3.4m; and internal area to be made good and landscaped to form a garden area. (See also associated Full Planning Application 17/01058/FUL)</p> <p>Former Site of 10 – 12 Castle Street, Stalybridge</p>
Speaker(s)/Late Representations:	None.
Decision:	Approve subject to the conditions as set out in the report.

Name and Application No:	<p>17/01060/REM</p> <p>Mossclare Housing and Rowlinson Construction.</p>
Proposed Development:	<p>Approval of reserved matters for the erection of 18 apartments with associated landscaping, open space, and car parking (scale, layout, appearance and landscaping) following outline consent granted under 17/00019/FUL (Parcel B).</p> <p>Former Site of 10 – 12 Castle Street, Stalybridge</p>
Speaker(s)/Late Representations:	None.
Decision:	That the application be deferred given the outstanding response from the Environment Agency, in respect of new information submitted.

Name and Application No:	18/00102/FUL Mr James Ward
Proposed Development:	Proposed new one-bedroom bungalow, garden and detached outbuilding. Land off Winton Avenue, Audenshaw.
Speaker(s)/Late Representations:	Mr Elson (for the applicant) in support of the application.
Decision:	Approve subject to the 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