

**SPEAKERS PANEL  
(PLANNING)**

**14 November 2018**

**Commenced: 10.00am**

**Terminated: 11.45am**

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

**Apologies for absence:** Councillors Quinn and Robinson

**28. MINUTES**

The Minutes of the proceedings of the meeting held on 3 October 2018 having been circulated, were taken as read and signed by the Chair as a correct record.

**29. DECLARATIONS OF INTEREST**

There were no declarations of interest declared by Members.

**30. OBJECTIONS TO PROPOSED CHANGES TO THE OFF STREET PARKING ORDER TO INTRODUCE/EXTEND THE EXISTING PAY AND DISPLAY CAR PARK AT FLEET STREET, ASHTON-UNDER-LYNE**

Consideration was given to a report of the Director of Operations and Neighbourhoods explaining that a delegated decision report to advertise additional car parks in St Petersfield was signed on 27 February 2017, following consultation with statutory consultees, ward members, residents and other members of the public.

A public consultation in line with legislation covering the off street car parking order was undertaken and ended on the 1 June 2018 to advertise the extension of the pay and display car parking facilities on Fleet Street, Ashton.

Essentially, this involved the car park to the rear of the Ashton Primary Care Centre, which was not currently open to the public, becoming pay and display and able to be used by all drivers.

One objection was received from a worker at the Ashton Primary Care Centre. The point of objection and the response were detailed in the report.

There were no objectors present at the meeting.

Discussion ensued with regard to the proposal and consideration was given to the information provided including the objection raised and response given and it was:

**RESOLVED**

**That the changes to the TMBC Off Street Parking Places Order 2009 to extend the existing Pay and Display Car Park at Fleet Street, Ashton-under-Lyne, be approved.**

### 31. APPEAL DECISIONS

Application reference/Address of Property.	Description	Appeal Decision
APP/G4240/W/18/3204514 35 Stamford Road, Mossley. OL5 0BE	Change of use from a dwelling to a 9 bed House of Multiple Occupation (HMO) (Su Generis), including installations of rear dormer.	Appeal dismissed.
APP/G4240/W/18/3203685 Land between 255 and 281 Whiteacre Road, Ashton-under-Lyne. OL6 9QB	Construction of 4 no. two bedroom two storey dwellings with associated landscaping and car parking provision.	Appeal dismissed.
APP/G4240/W/18/3205278 120 Wakefield Road, Stalybridge. SK15 3DB	Erection of 2 new dwellings.	Appeal dismissed.

### 32. 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:-

<b>Name and Application No:</b>	<b>17/00719/OUT</b> <b>Tameside Metropolitan Borough Council</b>
<b>Proposed Development:</b>	<b>Outline application for residential development and associated works.</b> <b>Former Hartshead High Secondary School, Greenhurst Road, Ashton-under-Lyne.</b>
<b>Speaker(s)/Late Representations:</b>	<b>Councillor Drennan and Eric Clegg (Hartshead and Hurst Community Forum), addressed the Panel objecting to the submitted application.</b> <b>John Hughes, Housing Growth Lead, Tameside MBC, addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>Approved subject to conditions as detailed within the submitted report.</b>

<b>Name and Application No</b>	<b>17/01089/REM</b> <b>Wainhomes North West Ltd and Newton Works</b>
<b>Proposed Development:</b>	<b>Reserved matters (appearance, landscaping, layout and scale) for a proposed scheme of 64 dwellings following the grant of outline planning permission.</b> <b>Newton Business Park, Cartwright Street, Hyde</b>

<b>Speaker(s)/Late Representations:</b>	<b>Niall Mellan, Agent, spoke in support of the application.</b>
<b>Decision:</b>	<b>Approved subject to conditions as detailed within the submitted report.</b>

<b>Name and Application No:</b>	<b>17/00732/FUL Mr S Leach</b>
<b>Proposed Development:</b>	<b>Change of use of open land to private garden area and parking (resubmission of 16/00995/FUL) Land adjacent to 143 Manchester Road, Mossley</b>
<b>Speaker(s)/Late Representations:</b>	<b>No speakers. However, in addition to setting out objections and responses within the report the Head of Planning had included a letter at Appendix 1 clearly explaining the planning position for members to consider when making their decision.</b>
<b>Decision:</b>	<b>Approved subject to conditions as detailed within the submitted report.</b>

<b>Name and Application No:</b>	<b>18/00528/FUL Paul Cook Developments (Whitehaven Ltd)</b>
<b>Proposed Development:</b>	<b>Erection of 10 dwellings with associated access arrangements and parking. Former site of Christ Church, Quarry Street, Stalybridge.</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mike Stewart, spoke in objection to the submitted application.</b>
<b>Decision:</b>	<b>Approved subject to conditions as detailed within the submitted report.</b>

<b>Name and Application No:</b>	<b>18/00503/FUL Mr D Quinn</b>
<b>Proposed Development:</b>	<b>Removal and replacement of shop front. 73 Market Street, Stalybridge.</b>
<b>Speaker(s)/Late Representations:</b>	<b>Councillor Billington and Mr Quinn spoke in support of the submitted application.</b>
<b>Decision:</b>	<b>The decision was to go against officer recommendation to refuse, accordingly Members approved the application for the following reasons.  Members listened to the arguments for and against the application and were of the view that the application would not have a detrimental effect on the surrounding area as the frontage of the adjacent property had been recently altered to</b>

	<b>an identical design. The proposed design was also felt to be complementary giving uniformity along the street.</b>
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<b>Name and Application No:</b>	<b>18/00758/OUT Mr Richard Wedlock</b>
<b>Proposed Development:</b>	<b>Outline planning permission for the erection of 2 dwellings (the means of access to be approved at this outline stage). Land at the western end of Chapel Street, Hyde</b>
<b>Speaker(s)/Late Representations:</b>	<b>John Flinn, Agent, spoke in support of the application.</b>
<b>Decision:</b>	<b>That the application be refused for the reasons set out in the submitted report.</b>

### **33. URGENT ITEMS**

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

**CHAIR**