

**SPEAKERS PANEL  
(PLANNING)**

**16 January 2019**

**Commenced: 10.00am**

**Terminated: 11.50am**

**Present:** Councillor McNally (Chair)  
Councillors Dickinson, Glover, Pearce, Quinn, Ricci, Robinson  
Ward, Wills

**Apologies for absence:** Councillors Choksi, Gosling and Wild

**39. MINUTES**

The Minutes of the proceedings of the meeting held on 12 December 2018, having been circulated, were taken as read and signed by the Chair as a correct record.

**40. DECLARATIONS OF INTEREST**

There were no declarations of interest declared by Members.

**41. APPEAL DECISIONS**

Application reference/Address of Property.	Description	Appeal Decision
APP/G4240/D/18/3213381 17 Calico Crescent, Stalybridge. SK15 3FL	Single storey side extension.	Appeal allowed.

**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:-**

<b>Name and Application No:</b>	18/00930/FUL & 18/00946/LBC Infinity Property Investing Ltd
<b>Proposed Development:</b>	Change of use of a listed building from B1 (offices) to Sui Generis (12 no unit House of Multiple Occupation) 53 – 55 Stockport Road, Denton. M34 6DB
<b>Speaker(s)/Late Representations:</b>	Councillor A Gwynne spoke in objection to the submitted application. Ms Biden (Agent) spoke in support of the submitted application. Additional/amended information was supplied by the Principal

**Planning Officer as follows:**

**The following paragraphs should now supersede those originally published:**

**Paragraph:**

**9.4 – NPPF paragraph 11 states that where a 5yr supply cannot be demonstrated the presumption in favour of sustainable development should apply. For decision making where there are no relevant development plan policies this means granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.**

**9.7 – The Housing Needs Assessment makes no explicit reference to Houses in Multiple Occupation. It does, however, identify a recognised need for one bedroomed accommodation within the Borough. The private rented sector actively addresses housing requirements and at present only 3.5% of the housing stock within Denton South is privately rented which suggests there is no over-concentration of Houses in Multiple Occupation in this locality.**

**9.8 –The property is located with the Denton town centre boundary but does not fall within a defined Primary Shopping Area. Therefore, the premises are not subject to any protection against proposed changes of use to residential accommodation. The central location within Denton Town Centre means that the site is well located in terms of access to services, employment opportunities and public transport. Taken with the re-use and investment to a prominent listed building, the proposals would achieve the three dimensions of sustainable development (economic, social and environmental) identified within the NPPF through the contribution to the supply of housing within a sustainable location.**

**10.2 – Section 16 of the NPPF relates to Conserving and enhancing the historic environment. Specifically, Paragraph 192 provides guidance on the desirability of enhancing the significance of heritage assets. It states: *“In determining applications, local planning authorities should take account of:***

- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c) *The desirability of new development making a positive contribution to local character and distinctiveness.”***

**UDP policy C5 identifies that alternative uses of listed buildings are acceptable whereby the use would maintain the preservation of the building.**

	<p><b>10.5 – The proposal seeks to retain all existing timber frame sash style windows to reduce the impact on the heritage asset. The replacement door is of a classic Georgian appearance which is in-keeping with the buildings historical character. The details for all external works (including any external flues etc.) can be appropriately controlled by condition.</b></p> <p><b>The Principal Planning Officer further added that Andrew Gwynne, MP for Denton and Reddish, had also submitted an objection to the proposed application, expressing his concerns, particularly in respect of levels of anti-social behaviour/crime in the area, the size of the building and lack of outdoor space and inadequate parking provision.</b></p> <p><b>The Panel were also made aware of an error in the report which made reference to statistics for the Denton South Ward. The Panel were advised that the site falls in the Denton North East Ward and to therefore disregard references to the Denton South Ward.</b></p>
<b>Decision:</b>	<p><b>The decision was to go against officer recommendation to approve, accordingly Members refused the application for the following reasons:</b></p> <p><b>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 B1 (offices) to a House in Multiple Occupation (HMO) would be harmful to the character of the area and that the applicant had failed to demonstrate that sufficient parking spaces had been identified for the size of the property and number of proposed residents.</b></p>

<b>Name and Application No</b>	<p><b>18/00409/FUL</b></p> <p><b>Mr N Corbett</b></p>
<b>Proposed Development:</b>	<p><b>Use of outbuilding as two-bedroom bungalow</b></p> <p><b>Land adjacent to 30 Ivy Cottages, Denton</b></p>
<b>Speaker(s)/Late Representations:</b>	<p><b>Councillor Newton and David McGrath spoke in objection to the submitted application.</b></p> <p><b>Mr Corbett, applicant, spoke in support of the submitted application.</b></p>
<b>Decision:</b>	<p><b>The decision was to go against officer recommendation to approve, accordingly Members refused the application for the following reasons:</b></p> <p><b>Members listened to the arguments for and against the application and were of the view that the change of use of the outbuilding to a self-contained dwelling house would, because of the additional activity associated with that use and additional domestic paraphernalia, fail to preserve the openness of the Green Belt which is one of its essential characteristics. It would, therefore, represent 'inappropriate development' which is, by definition, harmful to the Green Belt, and no 'very special circumstances' had been shown to</b></p>

	exist which demonstrated that this harm was clearly outweighed by other considerations. The application was therefore contrary to Unitary Development Plan Policies OL1 and OL2 which seek to protect the Green Belt from inappropriate development and paragraphs 133, 143, 144 and 146 in the Revised National Planning Policy Framework 2018.
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<b>Name and Application No</b>	<b>18/01015/FUL</b> <b>Mr Halligan</b>
<b>Proposed Development:</b>	<b>Steel arched building to be used a storage and workshop – retrospective</b> <b>Tameside Transmissions, Albert Street, Droylsden. M43 7BA</b>
<b>Speaker(s)/Late Representations:</b>	<b>Mr Berry spoke in objection to the submitted application.</b> <b>Mr Halligan, applicant, spoke in support of the submitted application.</b>
<b>Decision:</b>	<b>Approved subject to the conditions as detailed within the submitted report.</b>

<b>Name and Application No</b>	<b>18/000961/FUL</b> <b>Maple Grove Developments</b>
<b>Proposed Development:</b>	<b>Full planning permission for variation of condition 18 (hours of operation of the units) of planning permission 14/00903/OUT to units 1 (foodstore), 2-6 (larger A1-A5 units) and 7-10 (smaller A1-A5 units).</b> <b>Land bounded by Ashworth Lane and Chain Bar Lane, Mottram</b>
<b>Speaker(s)/Late Representations:</b>	<b>Jean Rudd spoke in objection to the submitted application.</b> <b>Ms Cunningham, Agent, spoke in support of the submitted application</b> <b>The Principal Planning Officer informed Members that four additional letters of objection had been received after publication of the report, which raised concerns in respect of: highways safety; impact on amenity of neighbouring residents with regard to light pollution and noise; and the principle of the development. The Principal Planning Officer added that these issues had been addressed in the report.</b>
<b>Decision:</b>	<b>Approved subject to conditions as detailed within the submitted report.</b>

#### **43. URGENT ITEMS**

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

**CHAIR**