

**SPEAKERS PANEL
(PLANNING)**

31 July 2019

Comm: 10.00am

Term: 11.00am

Present: Councillor McNally (Chair)

**Councillors: Choksi, Dickinson, Glover, Gosling, Lewis, Owen,
Ricci, Ward and Wild**

Apologies for absence: Councillor Naylor

15. DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

16. MINUTES

The Minutes of the proceedings of the meeting held on 19 June 2019, having been circulated, were taken as read and signed by the Chair as a correct record.

17. OBJECTIONS TO THE TAMESIDE METROPOLITAN BOROUGH (STOCKPORT ROAD, WYCH FOLD AREA, HYDE) (PROHIBITION OF WAITING) ORDER 2018

Consideration was given to a report of the Director, Operations and Neighbourhoods, outlining objections received to the proposed waiting and stopping restrictions.

It was explained that the Council had been approached by a company called Superior Food Machinery (SFM) that operated from premises on Wych Fold. For many years the company had experienced problems with obstructive parking as there was a propensity for vehicles to park both opposite and adjacent to their works entrance. This was restricting the access/egress for their delivery vehicles which ranged in size from transit sized vans to 40ft articulated lorries and the company reported that parked vehicles had been damaged as a consequence. Concerns had also been raised by The Werneth House Community Centre, also sited on Wych Fold. Visitors to the Centre reported that they often had difficulty accessing the Centre's off street disabled parking area, owing to the entrance being obstructed by parked vehicles.

In response to the issues raised, the Council proposed waiting restrictions on the east and west side of Wych Fold and at various junctions within the Stockport Road, Wych Fold area, as defined in the scheduled of works.

A scheme was advertised in February 2018 and 14 objections were received. However, one was discounted as no grounds for the objection were specified. The majority of objections raised concerns in respect of the limited availability of on street parking for visitors to local amenities and shops with the vicinity. Further concerns included: elderly/people with mobility problems would be unable to park in close proximity when visiting the community centre; and that the proposed restrictions around the junction of Enfield Street and Stockport Road would displace parking and increase non-residential parking leaving some residents unable to park near to their properties.

One objector suggested that if restrictions were necessary that they be restricted to between the hours of 08.00 to 18.00.

Representations had also been received from a resident on Hudson Road; the resident fully supported the proposals at this location in the interests of road safety but felt that the proposals were not extensive enough.

Officer responses to the objections were detailed in the report. No objections to the proposed scheme were received from the statutory consultees.

The Panel considered the views of Mr Goddard and Mr Mann, local residents, who addressed the Panel objecting to the proposals. They explained how the proposed restrictions would affect their ability to park outside their property. It was suggested, should restrictions be necessary, that they be limited to weekdays 08.00 – 18.00.

Discussion ensued with regard to the proposal and consideration was given to the information provided including the objections raised, responses given and representations made at the meeting, 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 (STOCKPORT ROAD, WYCH FOLD AREA, HYDE) (PROHIBITION OF WAITING) ORDER 2019 as follows:

SCHEDULE	
No Waiting Monday – Friday 08.00 – 18.00	
Stockport Road (north side)	from a point 10 metres west of its junction with Tatton Street to a point 10 metres east of that junction.
Stockport Road (north side)	from a point 10 metres west of its junction with Enfield Street to a point 15 metres east of the extended south easterly kerb line of Enfield Street with Stockport Road.
Enfield Street (both sides)	from its junction with Stockport Road for a distance of 15 metres in a north-easterly direction.
Wych Fold (west side)	from a point 15 metres south of its junction with Stockport Road to its junction with Hudson Road.
Wych Fold (east side)	from a point 27 metres south of its junction with Stockport Road for a distance of 18 metres in a southerly direction.
Wych Fold (east side)	from its junction with Hudson Road for a distance of 15 metres in a northerly direction.
Hudson Road (north side)	from a point 10 metres west of its northerly junction with Wych Fold to a point 5 metres east of that junction.
Hudson Road (south side)	from a point 28 west of its southerly junction with Wych Fold for a distance of 23 metres in a westerly direction

18. 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:	19/00334/FUL Richmond Fellowship
Proposed Development:	Demolition of existing buildings and construction of a supported housing scheme (use class C2) and associated landscaping and access. Land at Rutland Street, Ashton-under-Lyne
Speaker(s)/Late Representations:	Councillor Sidebottom and Mr Smith addressed the Panel in objection to the proposal. Mr Sam Baird, Architect, addressed the Panel in support of the application.
Additional Information:	Mr Leigh, Development Manager, explained that post publication of the agenda, officers noted a drafting error: condition 16 referred to badgers but should refer to bats. However, also during this time, officers had been in discussions with the applicant regarding the wording of this condition, and therefore condition no 16 in the report be substituted by the following: <i>16. The development shall be carried out in accordance with the precautionary measures detailed in Section 4.5 of the Preliminary Bat Survey report produced by Brimstone Ecology (version 3 dated 17 march 2019) submitted with the planning application).</i>
Decision:	That consideration of the application be deferred to a future meeting to allow Panel Members to conduct a site visit to consider traffic issues, as raised by objectors both in the report and by representations at the meeting.

Name and Application No	19/00327/FUL Involvement Packaging Ltd
Proposed Development:	Erection of a single storey pitched roof warehouse to be used for storage and distribution purposes (Use Class B8). Land at car park to the north of Frederick House, Dukinfield Road, Hyde.
Speaker(s)/Late Representations:	Charlotte Fowler, agent, addressed the Panel in support of the application.
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

Name and Application No	19/00399/FUL Onward Homes
Proposed Development:	Enabling works including site clearance and engineering operations including removal of contaminants and re-formation of site levels. Site of Former District Centre, Land Bounded by Hattersley Road East, Mottram, Tameside. SK14 3EQ
Speaker(s)/Late Representations:	Jason Dugdale, on behalf of the applicant, addressed the Panel in support of the application.
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

19. APPEAL DECISIONS

Application reference/Address of Property.	Description	Appeal Decision
APP/G4240/D/19/3227164 9 Hawthorn Drive, Stalybridge. SK15 1UE	Re-modelling of rear garden area including construction of steps/raised platform and erection of 2.3m high boundary fence.	Appeal allowed.
APP/G4240/W/19/3226399 Land adjacent to 30 Ivy Cottages, Denton. M34 7PZ	Use of an outbuilding as a two-bedroom bungalow.	Appeal dismissed. Award of costs refused.

20. CHAIR'S CLOSING REMARKS

The Chair announced that this was the last Speakers' Panel (Planning) meeting for the Head of Legal Services, Aileen Johnson, who was retiring at the end of August. He thanked Aileen for all her hard work and wished her well for the future.

CHAIR