

**SPEAKERS PANEL
(PLANNING)**

4 September 2019

Present: Councillor McNally (Chair)
Councillors: Choksi, Dickinson, Glover, Gosling, Lewis, Naylor, Owen, Ricci, Ward and Wild

21 DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

22. MINUTES

The Minutes of the proceedings of the meeting held on 31 July 2019, having been circulated, were approved and signed by the Chair as a correct record.

23. 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.

In November 2018 a scheme had been introduced a Cashless Parking in 140 on street bays in Ashton Town Centre which was subsequently suspended. Following the suspension unregulated parking has been occurring within the defined area. Members of the Speakers Panel (Planning) were asked to consider whether to implement the proposed Traffic Regulation Order Tameside Metropolitan Borough (Stamford Street area, Ashton under Lyne) (restriction of waiting) Order 2019.

Members were advised six objections had been received to the proposed Order from local residents which sought the introduction of a residents parking scheme, with further proposals to amend the proposals to amend the time limits to end at 4pm rather than 6pm, and an increase in the allowed parking time from 1 hour to two hours.

The Panel considered the views of Mr Spencer Grady who addressed the Panel supporting the proposals on behalf of local businesses.

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.

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: Traffic Regulation Order Tameside Metropolitan Borough (Stamford Street area, Ashton under Lyne) (restriction of waiting) Order 2019.

Limited Waiting to 1 hour no return in 2 hours, 8.00am to 6.00pm

Road Name	Location
Alexandra Road (north west side)	from a point 15 metres south west of its junction with Union Street for a distance of 20 metres in a south westerly direction
Alexandra Road (south west side)	from a point 7 metres north east of its junction with Turner Lane to a point 15 metres south west of Union Street
Booth Street (east side)	from a point 2 metres north of its junction with Wood Street to a point 2 metres south of its junction with Wellington Street
Booth Street (east side)	from a point 5 metres north of its junction with Stamford Street Central to a point 3 metres south of its junction with Wood Street
Booth Street (east side)	from a point 5 metres north of its junction with Fleet Street to a point 5 metres south of its junction with Stamford Street Central
Booth Street (east side)	from a point 2 metres north of its junction with Wellington Street to a point 2 metres south of its junction with Wych Street
Church Street (north side)	from a point 15 metres west of its junction with Grey Street for a distance of 15 metres in a westerly direction
Church Street (north side)	from a point 65 metres west of its junction with Grey Street to a point 5 metres east of its junction with Warrington Street
Church Street (north side)	from a point 15 metres west of its junction with Warrington Street to a point 45 metres east of its junction with Delamere Street
Cotton Street East (north side)	from a point 13 metres east of its junction with Oldham Road to a point 40 metres west of its junction with Gas Street
Cowhill Lane (east side)	from a point 5 metres south of its junction with Wimpole Street to a point 10 metres north of its junction with Penny Meadow
Delamere Street (west side)	from a point 18 metres south of its junction with Fleet Street in a southerly direction to the cul de sac end
Delamere Street (east side)	from a point 5 metres south of its junction with Stamford Street Central to a point 5 metres north of its junction with Fleet Street
Delamere Street (west side)	from a point 20 metres south of its junction with Old Street to a point 3 metres north of its junction with Wellington Street
Enville Street (east side)	from a point 5 metres north of its junction with Penny Meadow to its junction with Wimpole Street
Fleet Street (south side)	from a point 29 metres west of its junction with Warrington Street for a distance of 9 metres in a westerly direction
Fleet Street (south side)	from a point 10 metres west of its junction with Warrington Street for a distance of 15 metres in a westerly direction
Fleet Street (south side)	from a point 10 metres west of its junction with Delamere Street to a point 50 metres east of its junction with Booth Street

Grey Street (west side)	from a point 5 metres south of its junction with Fleet Street to a point 5 metres north of its junction with Church Street
Mill Lane (west side)	from a point 5 metres south of its junction with Stamford Street to a point 5 metres north of its junction with Fleet Street
Newton Street (west side)	from a point 15 metres north of its junction with Penny Meadow to its junction with Wimpole Street
Old Street (south side)	from a point 75 metres east of its junction with George Street for a distance of 25 metres in an easterly direction
Old Street (south side)	from a point 20 metres east of its junction with George Street for a distance of 16 metres in an easterly direction
Old Street (south side)	from a point 45 metres east of its junction with George Street for a distance of 10 metres in an easterly direction
Old Street (south side)	from a point 30 metres west of its junction with Booth Street for a distance of 24 metres in a westerly direction
Old Street (north side)	from a point 14 metres east of its junction with Oldham Road to a point 43 metres east of its junction with Oldham Road
Penny Meadow (north side)	from a point 8 metres west of its junction with Wimpole Street to a point 8 metres east of its junction with Glebe Street
Penny Meadow (north side)	from a point 3 metres west of its junction with Newton Street to a point 3 metres east of its junction with Enville Street
Penny Meadow (north side)	from a point 3 metres west of its junction with Enville Street to a point 9 metres east of its junction with Cowhill Lane
Parking bay within the St Michaels Square parking area (west side)	between the easterly boundary of St Michael's Square and the eastern side of the southbound leg of the internal circulatory road, from a point 13 metres south east of its junction with Old Street for a distance of 16 metres in a southerly direction
Parking bay within the St Michaels Square parking area (east side)	a 3 metre wide strip to the east of the northbound leg of the internal circulatory road, from a point 10 metres south of its junction with Old Street for a distance of 24 metres in a southerly direction
Parking bay within the St Michaels Square parking area (south west side)	from a point 2 metres north of the north boundary of Stamford Street Central for a distance of 5 metres in a northerly direction and from the south western side of the northbound leg of the internal circulatory road in a westerly direction to a point approx. 2.7 metres from the frontage of 114 Stamford Street at the northern edge of the bay and to a point 4.6 metres from the frontage of 114 Stamford Street at the southern edge of the bay
Stamford Street Central (north side)	from a point 27 metres east of its junction with George Street for a distance of 51 metres in an easterly direction

Stamford Street Central (north side)	from a point 23 metres west of its junction with George Street for a distance of 73 metres in a westerly direction
Stamford Street Central (north side)	from a point 10 metres west of its junction with Warrington Street for a distance of 46 metres in a westerly direction.
Stamford Street Central (north side)	from a point 10 metres west of its junction with Delamere Street to a point 21 metres east of its junction with Booth Street
Stamford Street Central (north west side)	from a point 15 metres west of its junction with Booth Street to a point 10 metres east of its junction with Mill Lane
Turner Lane (west side)	from a point 88 metres north of its junction with Wellington Road for a distance of 48 metres in a northerly direction
Turner Lane (east side)	from a point 15 metres south of its junction with Union Street for a distance of 45 metres in a southerly direction
Warrington Street (east side)	from a point 5 metres south of its junction with Fleet Street to a point 5 metres north of its junction with Church Street
Warrington Street (east side)	from a point 5 metres south of its junction with Stamford Street Central to a point 5 metres north of its junction with Fleet Street
Wellington Street (south side)	from a point 5 metres east of its junction with Booth Street for a distance of 15 metres in an easterly direction
Wellington Street (south side)	from a point 28 metres east of its junction with Booth Street for a distance of 26 metres in an easterly direction
Williamson Street (south side)	from a point 31 metres east of its junction with Oldham Road for a distance of 12 metres in an easterly direction

24. 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 Rutland Street, Ashton-Under-Lyne
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 Bill Jennings, an agent for the applicant, addressed the

	Panel in support of the application.
Additional Information:	The Development Manager, in introducing the application referred to a site visit undertaken by Members of the Panel prior to consideration of the application.
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

Name and Application No	19/00067/FUL D Woodman Developments Ltd
Proposed Development:	Demolition of existing buildings and erection of 8 houses Hill Street Works, Hill Street, Hyde.
Speaker(s)/Late Representations:	The Development Manager advised Members that the Council had received a late submission from the applicant demonstrating the availability of alternative sites. Mr Simon Ploughman, an agent for the applicant, addressed the Panel in relation to the application. Councillor Chadwick addressed the Panel in support of the application.
Decision:	That planning permission be deferred to a future meeting pending consideration of recently submitted documents by the applicant.

Name and Application No	18/00818/FUL B.A.K Building Contracts Ltd
Proposed Development:	Demolition of existing buildings formally occupied by Globe Works and the construction of 37 dwelling houses and 6 apartments (43 residential units) with associated car parking and landscape works. Former Globe Works, Brook Street, Hyde
Speaker(s)/Late Representations:	Mr Richard Hamill, an agent for the applicant, addressed the Panel in relation to the application.
Decision:	(i) That planning permission be approved subject to conditions as detailed within the submitted report and upon completion of a suitable legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure off Highways Improvements, Open Space and Education Contribution to the satisfaction of the Borough Solicitor. (ii) That the Borough Solicitor have discretion to refuse the application appropriately in the circumstances where a S106 agreement has not been completed within six months of the resolution to grant planning permission.

Name and Application No	19/00245/REM BDW Trading Ltd (Barratt Manchester)
Proposed Development:	Reserved matters approval sought for the mean of access, appearance, layout, scale and landscaping of a development of 37 dwellings approved under outline planning application 16/00948/OUT. Land to the west of Milverton Avenue, Hattersley
Speaker(s)/Late Representations:	Mr Simon Artiss, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

Name and Application No	19/00545/FUL Contour Homes
Proposed Development:	Variation of conditions 3 (car parking arrangements), 4 (boundary treatments) and 8 (refuse storage) of planning permission 17/00534/REM Site of former Samuel Laycock School, Mere Side, Stalybridge
Decision:	That planning permission be approved subject to conditions as detailed within the submitted report.

25. APPEAL DECISIONS

Application reference/Address of Property.	Description	Appeal Decision
APP/G4240/D/19/3230080 18 Hollybank, Droylsden, Tameside, Manchester M43 7SP	First floor extension to the front of the property	Appeal dismissed
APP/G4240/W/3227157 40 Ardenfield, Denton M34 7LN	Erection of two dwelling houses'.	Appeal dismissed.
APP/G4240/D/19/3228420 21 Mansfield Road, Hyde, SK14 5PF	Single storey rear extension with double storey side extension.	Appeal allowed

CHAIR