

**SPEAKERS PANEL  
(PLANNING)**

**12 February 2020**

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

**47. DECLARATIONS OF INTEREST**

There were no declarations of interest declared by Members.

**48. MINUTES**

The Minutes of the proceedings of the meeting held on 15 January 2020, having been circulated, were approved and signed by the Chair as a correct record.

**49. OBJECTIONS TO PROPOSED TAMESIDE METROPOLITAN BOROUGH COUNCIL (SHEPLEY ROAD, AUDENSHAW AND ASHTON STREET, DUKINFIELD) (PROHIBITION OF WAITING) ORDER 2019**

Consideration was given to a report of the Assistant 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 Hyde Aero Products Limited, located on Tudor Industrial Estate, Ashton Street, Dukinfield. The company had expressed concerns for employees and delivery drivers when exiting the narrow un-adopted access to their business onto Ashton Street due to the limited visibility caused by parked cars.

In response to the issues raised, the Council proposed the introduction of waiting restrictions along Shepley Road, Audenshaw and Ashton Street, Dukinfield.

A scheme was advertised in September 2019 and one objection was received from a local business owner on Tudor Industrial Estate. The objection raised concerns regarding the very limited access to parking within the boundaries of the industrial estate and the necessity for employees to park on Ashton Street. Whilst the objector appreciated the desirability for some waiting restrictions to be installed within the vicinity due to issues with visibility, they argued the original proposals would leave no space for parking near their business. Tameside MBC therefore proposed amended restrictions but the individual who made the original request suggested that the revised proposals would not protect drivers entering and exiting the industrial estate from vehicles travelling in a south westerly direction.

The Panel considered the views of Ms Thompson Holroyd and Ms Woolleson, local business owners, who addressed the Panel objecting to the proposals. Whilst there were concerns that if the full proposals were introduced one of the businesses would have to close due a lack of parking, it was also explained that if the originally advertised proposals were not introduced there could be further incidents involving the other business due to parked vehicles.

The Highways Manager explained that the Council appreciated that there was a requirement for on street parking and had proposed to reduce the waiting restrictions originally advertised to 15 metres either side of the entrance/exit of Tudor Industrial Estate. This had also been replicated

along the corridor. It was pointed out that the proposed reduction in waiting restriction length still exceeded the Highway Code's recommendation of no parking within 10 metres of a junction.

**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: TAMESIDE METROPOLITAN BOROUGH COUNCIL (SHEPLEY ROAD, AUDENSHAW AND ASHTON STREET, DUKINFIELD) (PROHIBITION OF WAITING) ORDER 2019 as follows:**

Shepley Road, Audenshaw (north side)	From a point 15 metres west of its junction with The Old Stables to a point 15 metres east of that junction
Shepley Road, Audenshaw (north side)	From a point 15 metres west of its junction with Birch Grove to its junction with Ashton Street
Shepley Road, Audenshaw (south side)	From a point 15 metres west of its junction with Broomstair Road to a point 15 metres east of that junction
Shepley Road, Audenshaw (south side)	From a point 15 metres north east of the entrance to Shepley South Industrial Estate to a point 15 metres south west of that junction.
Ashton Street, Dukinfield (south east side)	From a point 15 metres north east of Bridge Street to a point 15 metres south west of that junction.
Ashton Street, Dukinfield (south east side)	From a point 15 metres north east of Gate Street to a point 15 metres south west of that junction.
Ashton Street, Dukinfield (both sides)	From a point 15 metres north east of its junction with the un named adopted highway access road to Tudor Industrial Estate to a point 15 metres south west of that junction.
The un named adopted highway access road to Tudor Industrial Estate (both sides)	From its junction with Ashton Street for a distance of 20 metres in a south easterly direction.

**50. OBJECTIONS TO THE TAMESIDE METROPOLITAN BOROUGH (ST ALBAN'S AVENUE AREA, ASHTON UNDER LYNE) (PROHIBITION OF WAITING) ORDER 2018**

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

The Panel was informed that the Council had received numerous complaints over many years from local residents, parents/carers of pupils that attended Holden Clough Primary School and the school's Head Teacher who had expressed concerns about vehicles parking at or near the bend on St Alban's Avenue. In addition, a number of residents had white 'H-bar' markings installed to discourage parking across their driveways but these markings were not always being observed.

The Council proposed 'No waiting at any time' on St Albans Avenue (north side and south side) and at the junction of Whalley Grove and Stainmore Avenue (both sides).

A scheme was advertised in November 2018 and during the statutory consultation period five objections were received. The main issue of contention, raised by the three of the objectors, was that congestion outside the school on St Albans Avenue was only an issue at opening and closing times and that an order for 'No waiting at any time' was excessive. It was therefore suggested that parking restrictions were only necessary when the school was operational. It was also suggested that the proposed waiting restrictions should be reduced in length and more parking be provided on the school site.

The Highway's Manager explained that whilst the obstructions to traffic occurred predominantly at school opening and closing times, any parked vehicle at any time on the length of the road covered by the proposed waiting restrictions would obstruct the highway. It would therefore be wrong of the Council to give the impression that this was acceptable at any time by reducing the period that the waiting restrictions applied. In addition, whilst any changes to parking restrictions would displace vehicles to other parts of the estate, they would be less likely to obstruct traffic if parked elsewhere. Any suggestions regarding the parking provision within the school grounds were outside the remit of the Council's Highway and Transport Service.

#### **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 (ST ALBAN'S AVENUE AREA, ASHTON UNDER LYNE) (PROHIBITION OF WAITING) ORDER 2018 as detailed within the submitted report.**

#### **51. OBJECTIONS TO THE TAMESIDE METROPOLITAN BOROUGH (ARUNDEL STREET AREA, ASHTON UNDER LYNE) (PROHIBITION OF WAITING AND STOPPING ON FOOTWAY) ORDER 2019**

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

It was explained that the Council had received numerous complaints over a prolonged period from local residents, pedestrians and motorists who were struggling to walk and drive in the vicinity. Vehicles were parking on both sides of Arundel Street and fully on the footway on the north east side. The vehicles parked on the footway were blocking visibility from Darnton Gardens and Thorncliffe Grove which made it difficult for drivers to pull out on to Arundel Street.

Six letters of objection were received following the advertisement of the proposed scheme in October 2019. One objector stated that approximately 70 on street parking spaces would be lost if the restrictions were implemented when parking facilities at the college and hospital were already limited. A number of objectors also claimed to have witnessed no obstruction of the footways on Arundel Street and contended that the footways were wide enough to accommodate parked vehicles without causing an obstruction. The only obstruction one objector had noted was from the overgrowth of greenery. It was also suggested that should the proposed restrictions be implemented then drivers would be more inclined to park further along Arundel Street toward Stamford Square where housing was more concentrated, and unlike properties further along the street towards Darnton Road, had no access to private off road parking.

The Panel considered the views of, Mr Kisil, a frequent visitor to Tameside Hospital, who addressed the Panel objecting to the proposals. He was concerned that students at the college, support staff at the Stamford Unit and visitors to the hospital would have fewer places to park. He also reiterated a previous objection that parking issues would be exacerbated toward Stamford Square.

The Highways Manager addressed the objections concerning the reduced availability of on street parking but stressed that the primary purpose of the public highway was to facilitate the safe passage of pedestrians and vehicular traffic and not to provide overspill parking for local

institutions. It was advised that the local area had very good public transport links which included frequent bus services to the college and hospital and was within walking distance of Stalybridge railway station. In addition, the overgrowth of the greenery was not considered to be the primary cause of obstruction in the vicinity.

**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 (ARUNDEL STREET AREA, ASHTON UNDER LYNE) (PROHIBITION OF WAITING AND STOPPING ON FOOTWAY) ORDER 2019 as detailed within the submitted report.**

**52. 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>19/00963/FUL Onward Homes</b>
<b>Proposed Development:</b>	<b>Residential development comprising of 91 no. apartments with associated access, car parking and landscaping. Site of the Former District Centre, Hattersley Road East and Beaufort Road, Hattersley</b>
<b>Speaker(s)/Late Representations</b>	<b>The Development Manager advised and circulated a minor correction to materials stated within paragraph 1.2 to read:</b> <ul style="list-style-type: none"> <li>• <b>The materials in the finish of the upper floor are proposed to comprise of a vertically mounted tile and not a metal standing seam. The standing s eam will be used on the projecting balconies only.</b></li> </ul> <b>Jason Dugdale, on behalf of the applicant, addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>That planning permission be granted subject to the conditions as detailed within the submitted report.</b>

<b>Name and Application No</b>	<b>19/00264/FUL Scout Green Ltd</b>
<b>Proposed Development:</b>	<b>Full planning permission for the demolition of existing buildings and erection of 55 dwellings with associated car parking and access arrangements. Scout Green Depot, Mossley</b>
<b>Speaker(s)/Late Representations</b>	<b>Gareth Glennon, on behalf of the applicant, addressed the Panel in relation to the application.</b>
<b>Decision:</b>	<b>That planning permission be granted subject to conditions as detailed within the submitted report and the prior completion</b>

	of a Section 106 Agreement.
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<b>Name and Application No</b>	<b>19/00636/REM</b> <b>BDW Trading Limited (Operating as Barratt Manchester)</b>
<b>Proposed Development:</b>	Reserved matters application with respect to the means of access, appearance, layout, scale and landscaping for the construction of 15 dwellings, following the granting of outline planning permission ref. 16/00964/OUT.  Land off Fields Farm Road (between Bankside and Waterside), Hattersley
<b>Speaker(s)/Late Representations</b>	The Development Manager advised and circulated an amendment to condition 9: <ul style="list-style-type: none"> <li>• Since publication of the report, the applicant has produced amended house types to remove the windows in the side elevations of plots 7, 8 and 12 and so condition 9 is proposed to be revised to relate only to plots 17 and 18. The revised condition would therefore read as follows: <p>“Prior to the occupation of the dwellings located on plots 17 and 18 of the development hereby approved (as labelled on approved layout plan Drawing no. drawing number 483-PPL-01 Rev. 6), the windows in the following elevations of those units shall be fitted with obscured glazing (meeting Pilkington Standard Level 3 in obscurity as a minimum) and shall be non-opening below a height of 1.7 metres above the internal floor level of the room that they serve:</p> <ul style="list-style-type: none"> <li>- First floor window in north eastern (rear) elevation of plot 17</li> <li>- First floor window in north eastern (rear) elevation of plot 18</li> </ul> <p>The development shall be retained as such thereafter.”</p> <p>Simon Artiss and Nicole Clark, on behalf of the applicant, addressed the Panel in relation to the application.</p> </li> </ul>
<b>Decision:</b>	That planning permission be granted subject to conditions as detailed within the submitted report and the amended condition as detailed above.

<b>Name and Application No</b>	<b>19/00785/LBC</b> <b>Councillor Clive Patrick</b>
<b>Proposed Development:</b>	Repair north east corner of stone chimney stack. 11 Moorgate Cottages, School Lane, Carrbrook, Stalybridge
<b>Decision:</b>	That planning permission be approved subject to conditions as detailed within the submitted report.

<b>Name and Application No</b>	<b>19/01093/FUL</b> <b>Councillor Clive Patrick</b>
<b>Proposed Development:</b>	<b>Restructure of existing garden and construct 2 no. new retaining walls.</b> <b>11 Moorgate Cottages, School Lane, Carrbrook, Stalybridge</b>
<b>Decision:</b>	<b>That planning permission be approved subject to conditions as detailed within the submitted report.</b>

<b>Name and Application No</b>	<b>19/01037/LBC</b> <b>Councillor Clive Patrick</b>
<b>Proposed Development:</b>	<b>Restructure of existing garden and construct 2 no. new retaining walls.</b> <b>11 Moorgate Cottages, School Lane, Carrbrook, Stalybridge</b>
<b>Decision:</b>	<b>That planning permission be approved subject to conditions as detailed within the submitted report.</b>

<b>Name and Application No</b>	<b>19/01107/FUL</b> <b>Taylor Wimpey UK Ltd and Bellway Homes Ltd (Manchester Division)</b>
<b>Proposed Development:</b>	<b>Full planning application for the site preparatory works, comprising demolition of remaining structures, site remediation and earthworks.</b> <b>Former Robertson's Jam Factory, Williamson Lane, Droylsden</b>
<b>Speaker(s)/Late Representations</b>	<p><b>Following a consultation response received from the Canal and River Trust, the Development Manager advised that the following condition be attached to the recommendation and the following wording is recommended:</b></p> <ul style="list-style-type: none"> <li><b>“Prior to the commencement of any development on any land within 10 metres of the Canal (as identified on the approved plans), a method statement detailing the measures to be put in place to ensure that the structural integrity of the Canal embankment is not adversely affected by the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The measures contained within the method statement shall be implemented in accordance with the approved details on the first commencement of development and shall remain in force for the full duration of the construction works.”</b></li> </ul> <p><b>James Kenyon addressed the Panel objecting to the application.</b></p> <p><b>Anna Relph, on behalf of the applicant, addressed the Panel in relation to the application.</b></p>

<b>Decision:</b>	That planning permission be granted subject to conditions as detailed within the submitted report and the additional condition as detailed above.
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<b>Name and Application No</b>	19/00558/REM Taylor Wimpey Manchester
<b>Proposed Development:</b>	Application for the approval of Reserved Matters of outline planning application 17/00719/OUT (as varied by 18/01117/FUL) seeking approval of details of appearance, landscaping, layout & scale for a residential development of 195 dwellings including associated infrastructure, open space and any other associated development.  Former Hartshead High Secondary School, Greenhurst Road, Ashton
<b>Speaker(s)/Late Representations</b>	The Development Manager explained that post publication of the agenda, officers noted a drafting error: paragraph 1.2 of the report referred to improvements to Cheetham Park/Connections to Yew Tree Lane but should have referred to Hartshead Pike, Knott Hill and Smallshaw Fields. Therefore, the text associated with the first bullet point, which makes reference to Green Space, should be deleted from the recommendation and replaced with the following: <ul style="list-style-type: none"> <li>• “Green Space £174,997.28 – To be allocated towards infrastructure improvements at Hartshead Pike, Knott Hill and Smallshaw Fields.”</li> </ul> Eric Clegg addressed the Panel objecting to the application. Mark Calvert, on behalf of the applicant, addressed the Panel in relation to the application.
<b>Decision:</b>	That planning permission be granted subject to conditions as detailed within the submitted report and the prior completion of a Section 106 Agreement.

### 53. APPEAL DECISIONS

Application reference/Address of Property.	Description	Appeal Decision
APP/G4240/W/19/3237044 Land off Bailey Street, Droylsden	Proposed development of a two bedroom detached dwelling.	Appeal dismissed
APP/G4240/D/19/3238644 24 Eaton Close, Dukinfield, SK16 5SB	Proposed development of a new detached garage.	Appeal dismissed

<p><b>APP/G4240/W/19/3232854</b>  <b>Fairbottom Methodist Church, Alt Hill Lane, Ashton-under-Lyne, OL6 8AB</b></p>	<p><b>Conversion and extension of existing former Methodist chapel to 2 No. residential dwellings and new septic tank – part retrospective.</b></p>	<p><b>Appeal dismissed  Award of costs refused.</b></p>
<p><b>APP/G4240/W/19323</b>  <b>2 Harbour Farm Road, Hyde, SK14 4LP</b></p>	<p><b>Erection of new family dwelling house.</b></p>	<p><b>Appeal dismissed.</b></p>

**CHAIR**