

**SPEAKERS PANEL
(PLANNING)**

18 March 2020

Present: **Councillor McNally (Chair)**

Councillors: Dickinson, Glover, Lewis, Naylor, Ricci and Ward

Apologies for Absence: **Councillors Choksi, Gosling, Owen and Wild**

54. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Naylor	Agenda Item 6(b) Planning Application: 19/01038/FUL 211 Two Trees Lane, Denton, M34 7AJ	Prejudicial	Pre-determined views against this proposal.

During consideration of the above item, Councillor Naylor, removed himself from the Panel to be seated in the public gallery and spoke in objection to the relevant application, when invited to do so. He then left the meeting whilst deliberation and voting took place and paid no part in the discussion and decision making process thereon.

55. MINUTES

The Minutes of the proceedings of the meeting held on 12 February 2020, having been circulated, were approved and signed by the Chair as a correct record.

56. OBJECTIONS TO PROPOSED THE TAMESIDE METROPOLITAN BOROUGH (TOWN LANE, MELBOURNE STREET AND MERLYN AVENUE, DENTON) (PROHIBITION OF WAITING) ORDER 2018

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

It was explained that the Council had received numerous complaints from residents and local ward Councillors in relation to obstructive parking in and around the junction of Town Lane with Melbourne Street and Merlyn Avenue, Denton, which formed part of a route to two local schools. The complaints related specifically to vehicles double parking and parking too close to the junctions causing difficulties for both pedestrian and vehicular movements.

In response to the issues raised, the Council proposed the introduction of waiting restrictions around the junctions of Town Lane with Melbourne Street and Merlyn Avenue, Denton.

A scheme was advertised and two objections were received; one from a local resident and one from Transport for Greater Manchester (TfGM). The local resident objected to the proposals as they currently had an advisory bay road marking due to their disability and were concerned that if the proposals were implemented, displaced drivers may park within the bay. The individual believed parking issues had been exacerbated by local firms and requested that consideration be

given to traffic calming measures or the closure of the road to through traffic to prevent the area being used as a "rat run". The objection from TfGM related to a bus stop in the vicinity and concerns that this may become obstructed as a result of the proposals due to displaced vehicles. The Highways Manager explained that the current bus stop situated on the south side of Town Lane on its approach to the junction with Merlyn Street was only designated by a bus stop post and sign and there were currently no other road markings. TfGM agreed to remove their objection if the Council promoted a bus stop clearway for the bus stop in question and such a scheme was agreed by both parties with the legal processes having been undertaken to promote the proposal.

It was also explained to the Panel that the Council understood the local resident's objection to the proposed double yellow lines due to the limited on street parking resulting from the continued growth in car ownership. As a result of the objector's comments, an amended scheme was proposed that would reduce the length of the restrictions whilst maintaining the stipulation within the Highway Code that drivers should not park with 10 metres of a junction. However, the request to introduce additional measures to discourage through traffic was beyond the scope of this report.

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 (TOWN LANE, MELBOURNE STREET AND MERLYN AVENUE, DENTON) (PROHIBITION OF WAITING) ORDER 2018 as follows:

No Waiting at Any Time		
Town Lane (north side)	-	from a point 15 metres east of it junction with Melbourne Street to a point 10 metres west of that junction.
Town Lane (south side)	-	from a point 15 metres east of it junction with Merlyn Avenue to a point 15 metres west of that junction.
Melbourne Street (both sides)	-	from its junction with Town Lane for a distance of 10 metres in a northerly direction.
Merlyn Avenue (both sides)	-	from its junction with Town Lane for a distance of 10 metres in a southerly direction.

57. DIVERSION OF FOOTPATH ASH/50 AND STOPPING UP PART OF FOOTPATH ASH/51 IN LINE WITH PLANNING APPLICATION 19/00558/REM

Consideration was given to a report of the Director of Operations and Neighbourhoods that sought approval to divert footpath ASH/50 and stop up part of footpath ASH/51. The diversion and stopping up were needed to allow the new housing development to take place as approved in application 19/00558/REM.

Members were informed that footpath ASH/50 started at the end of Greenhurst Road and then ran in a north-easterly direction for 151 metres along a track to meet at the junction of Footpath ASH/52. The proposed diversion of ASH/50 would only affect approximately 30 metres of the original line of the footpath and would only place pedestrians around three to four metres away from the original line of the footpath.

Footpath ASH/51 started at the junction of Lees Road between houses 50 & 52 and then ran in a north-easterly direction for 281 metres coming out onto Greenhurst Lane. The route currently led to an obstructed dead end in the vicinity of Woodlands Road. Access was restricted and there was

no through route to Woodlands Road. The proposed stopping-up order for part of ASH/51 would mean that part of the footpath which started at Woodlands Road and ran in an easterly direction for approximately 211 metres would be closed. There were two proposed alternative routes outlined which pedestrians could use to re-connect with the public rights of way network.

The first alternative route would be on what is already an adopted public footpath and would add approximately 3.5 minutes onto a user's route. The second alternative route would be along an existing tarmac pedestrian footpath and would add approximately four minutes onto a user's route. All of the public rights of way organisations operating within Tameside were consulted and there were no objections to the slight diversion of ASH/50. In relation to ASH/51, the Council were advised by a consultee that "alternative route 2" would be less likely to face an objection. The Sustainable Transport Officer informed the Panel that whilst these diverted footpaths would be placed in closer proximity to vehicles, walkers would be on a properly constructed footway allowing them to reconnect with the public rights of way network.

RESOLVED

That the Borough Solicitor make and advertise the necessary legal order under Section 257 of the Town and Country Planning Act 1990 and, either confirm it as an unopposed order or should there be any objections to the order, submit it to the Secretary of State for confirmation.

58. 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:	19/01074/FUL Tameside MBC
Proposed Development:	Change of use from Training Centre (use class D1) to a homeless shelter (use class Sui Generis) providing 35 bed spaces with internal alterations. St Ann's Training and Development Centre, Newman Street, Ashton-under-Lyne
Speaker(s)/Late Representations	John Gregory, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	19/01038/FUL Wshear Dawar
Proposed Development:	Demolition of existing dwelling and erection of new build dwelling, new 1.7m high access gate and wall/fence to front of property and formation of driveway with creation of dropped kerb to front of property. Erection of detached single storey outbuilding to rear of property to accommodate indoor swimming pool.

	211 Two Trees Lane, Denton, M34 7AJ
Speaker(s)/Late Representations	Councillor Naylor addressed the Panel objecting to the application. Ahmed Choudhry, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	19/00899/REM BDW Trading Limited (Operating as Barratt Manchester)
Proposed Development:	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. 16/00945/OUT. Land off Bunkers Hill Road, Hattersley
Speaker(s)/Late Representations	Simon Artiss, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be granted subject to the conditions as detailed within the submitted report.

59. APPEAL DECISIONS

Application Reference/Address Property	Description	Appeal Decision
APP/G4240/D/19/3238821 5 Fern Crescent, Stalybridge, SK15 2RE	Proposed removal of rear conservatory, side garage extension, loft conversion with front and rear dormers and front canopy.	Appeal dismissed
APP/G4240/D/19/3238491 21 Winchester Avenue, Ashton-under-Lyne, OL6 8BU	First floor extension to front of property.	Appeal dismissed

CHAIR