

**SPEAKERS PANEL
(PLANNING)**

17 June 2020

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

7. MINUTES

The Minutes of the proceedings of the meeting held on 27 May 2020, having been circulated, were approved and signed by the Chair as a correct record.

8. DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

9. 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:	18/00826/FUL W. Maher & Sons Ltd
Proposed Development:	Variation of condition 2 (time limit), condition 3 (construction aggregate), condition 4 (approved plans), condition 6 (access), condition 11 (phasing), condition 42 (restoration details) and condition 47 (removal of structures, plant and machinery) of planning permission 04/01800/FUL. Buckton Vale Quarry, Mossley
Speaker(s)/Late Representations	Alistair Hoyle, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be granted subject a new Section 106 Legal Agreement (for contribution of £20,000 towards funding and supporting further conservation, presentation and investigation of the archaeology of Buckton Castle) and the conditions as detailed within the submitted report.

Name and Application No:	20/01116/FUL Droylsden Properties Ltd
Proposed Development:	Full planning application for erection of 62 dwelling with associated works including car parking, access road and landscaping.

<p>Speaker(s)/Late Representations</p>	<p align="center">Former A Plant Hire site, Fairfield Road, Droylsden</p> <p>1. The case officer explained that the Canal and Rivers Trust (C&RT) had not raised any objections to the application but had made the following comments:</p> <ul style="list-style-type: none"> • Potential impact of the development on the contamination of the adjacent canal. • Potential impact of the development on the structural integrity of the canal embankment. • Concerns regarding the development backing on to the canal. • Concerns regarding potential detrimental forms of boundary treatments being installed along the canal frontage. • Suggestion that a landscaping buffer should be provided between the northern edge of the development and the canal. • Conditions recommended to ensure that the potential impact on the ecological value of the canal was mitigated. • Conditions recommended to ensure that the development was served by a suitable surface drainage strategy that would not result in the pollution of canal. <p>In response to the comments made by the C&RT, the case officer advised that conditions were attached to the recommendation to deal with the potential impact of contamination of the watercourse, structural integrity of the embankment, the biodiversity value of the canal and the means of draining surface water from the development.</p> <p>Officers considered that the three storey height of the houses proposed on the canal frontage would provide a presence to that edge of the development that would mitigate the fact that the main access to those units was on the elevations that face into the development. Positioning units close to the canal frontage provided the presence required in design terms, to relate effectively to the scale of development on adjacent sites, as assessed in the report. This requirement limited the amount of space available for a landscaped buffer on the northern edge, as did the retention of the established trees on the southern boundary, which officers considered to be a key benefit of the proposals.</p> <p>An additional condition was to be added to the recommendation to remove permitted development rights for the erection of fencing on the northern boundary, to prevent unsuitable installations along this prominent edge of the development.</p> <p>2. An update to the details of the highways scheme for the Section 106 Agreement:</p> <p>Council engineers had provided details of a scheme to upgrade connections to the Tameside Trail cycle route, part of which ran along the canal towpath immediately</p>
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	<p>adjacent to the site. The amount of funding for this scheme was detailed in the published report.</p> <p>3. Minor amendments were proposed to conditions 4, 9, 10 and 30 contained within the published report:</p> <ul style="list-style-type: none"> • Condition 4 included an erroneous reference to stone walling which was a copy and paste error. The condition would be limited to requiring the submission and approval of the details of the materials to be used in the construction of the external surfaces of the development. • Condition 9 as drafted required details of the cycle storage facilities to be provided within the car ports of each of the houses. This element of the condition was to be amended to allow the option of the installation of these facilities within the curtilage of the properties. • Conditions 10 (refuse collection and storage details) and 30 (car parking provision) currently required the provision of these facilities for all of the units before any of the properties within the development could be occupied. It was considered reasonable that these conditions be amended to allow the respective facilities to be provided for each dwelling, prior to the occupation of that unit. <p>Stephen Harris, on behalf of the applicant, addressed the Panel in relation to the application.</p>
<p>Decision:</p>	<p>That planning permission be granted subject to the prior completion of a Section 106 Agreement, the conditions as detailed within the submitted report and the verbal update to the conditions as detailed above.</p>

10. APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
<p>APP/G4240/W/19/3234776 Green Lane Farm, Green Lane, Hyde, SK14 3BE</p>	<p>Proposed conversion of an existing garage to living accommodation – one bed bungalow with morning room.</p>	<p>Appeal dismissed</p>
<p>APP/G4240/D/20/3246973 54 Palmerston Road, Denton, M34 2NY</p>	<p>Proposed ground floor rear extension and first floor side extension.</p>	<p>Appeal dismissed</p>
<p>APP/G4240/W/19/3242925 325 Birch Lane, Dukinfield, SK16 5AU</p>	<p>Proposed two-storey detached dwelling house.</p>	<p>Appeal dismissed</p>

11. CLOSING REMARKS

The Development Manager advised that the Planning website had recently been upgraded to facilitate easier access for residents and businesses to real-time planning information in Tameside. The new website provided planning information dating back to 1974 and showed full details of all planning applications and appeals.

CHAIR