

**SPEAKERS PANEL
(PLANNING)**

22 July 2020

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

12. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Owen	Agenda Item 4(b) Planning Application: 19/01090/REM - Land between Ford Grove, Atherton Avenue and Hyde Road, Mottram	Prejudicial	Pre-determined views against this proposal.
Councillor Owen	Agenda Item 4(g) Planning Application: 19/00994/FUL - Organ Inn, 81 Market Street, Hollingworth	Prejudicial	Pre-determined views against this proposal.

During consideration of the above items, Councillor Owen, left the meeting and played no part in the discussion and decision making process thereon.

13. MINUTES

The Minutes of the proceedings of the meeting held on 17 June 2020, having been circulated, were approved and signed by the Chair as a correct record.

14. 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:	20/00323/FUL Southway Housing Trust
Proposed Development:	Demolition of existing care home, erection of 42no 1B2P flats within a 3 storey block including associated landscape and parking works. Emmanuel Court, Henrietta Street, Ashton-under-Lyne, OL6

	8PH
Speaker(s)/Late Representations	<p>The case officer explained that a late written representation had been received from, Mr Peter Maynard, objecting to the application on environmental and social grounds.</p> <p>Elliot Denby, on behalf of the applicant, addressed the Panel in relation to the application.</p>
Decision:	That Planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	19/01090/REM BDW Trading Limited (Operating as Barratt Manchester)
Proposed Development:	<p>Seeking approval of the reserved matters with respect to access, appearance, layout, scale and landscaping for the construction of 16 new dwellings (pursuant to outline planning permission ref. 16/00944/OUT).</p> <p>Land between Ford Grove, Atherton Avenue and Hyde Road, Mottram</p>
Speaker(s)/Late Representations	<p>The case officer explained that a late written representation had been received from, Jonathan Reynolds MP, objecting to the application on the grounds of increased traffic congestion in the area.</p> <p>Councillor Janet Cooper addressed the Panel objecting to the application.</p> <p>Simon Artiss, on behalf of the applicant, addressed the Panel in relation to the application.</p>
Decision:	That Planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	20/00139/FUL Mr John Kerrison
Proposed Development:	<p>Variation of condition 9 (approved plans) of planning permission ref. 14/00821/FUL to make alterations to the external appearance of the building.</p> <p>Former Police Station, Corporation Street, Stalybridge</p>
Decision:	That Planning permission be granted subject to the prior completion of an amended Unilateral Undertaking and the conditions as detailed within the submitted report.

Name and Application No:	20/00194/FUL Mr Karl Illingworth
Proposed Development:	Demolition of public house and construction of 4 pairs of new semi-detached houses (8 dwellings), including site works.

	Penny Farthing, St Anne's Road, Denton, M34 3BP
Speaker(s)/Late Representations	<p>A late representation was received from a neighbouring resident regarding the separation distances to be retained between the proposed development and the properties to the north of the site. The case officer verbally updated the meeting on why the proposed separation distances were considered to be compliant with the policies in the adopted Residential Design Guide supplementary planning document (SPD).</p> <p>The applicant, Karl Illingworth, addressed the Panel in relation to the application.</p>
Decision:	That Planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	20/00325/OUT Mr R Dewsnap
Proposed Development:	Demolition of existing bungalow and construction of 3 new houses (outline). 19 Early Bank, Stalybridge, SK15 2RU
Speaker(s)/Late Representations	<p>Councillor Liam Billington and Mr Neil Goddard addressed the Panel objecting to the application.</p> <p>Luke Sugden, on behalf of the applicant, address the Panel in relation to the application,</p>
Decision:	That Planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	20/00415/FUL James Dadge
Proposed Development:	<p>Change of use of privately owned surplus former development wasteland to residential curtilage for 7 West End Way including the erection of a detached garage building, 1.8 metre high boundary fencing and associated works including retaining walls and landscaping.</p> <p>Land adjacent to 7 West End Way, Broadbottom, Hyde</p>
Speaker(s)/Late Representations	<p>Ruth Montgomery addressed the Panel objecting to the application.</p> <p>Jason Dugdale, on behalf of the applicant, addressed the Panel in relation to the application.</p>
Decision:	That Planning permission be granted subject to the conditions as detailed within the submitted report.

Name and Application No:	19/00994/FUL Mulbury Homes Ltd and Equity Housing Group Ltd.
Proposed Development:	Proposed residential development of 53 no. dwellings and the change of use of the former Organ Inn to 5 no. apartments and associated landscaping and car parking. Organ Inn, 81 Market Street, Hollingworth
Speaker(s)/Late Representations	A late written representation had been received from, Jonathan Reynolds MP, objecting to the application on the grounds of high levels of air pollution and increased traffic congestion in the area. Molly Leonard, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That Planning permission be granted subject to the completion of a Section 106 Agreement and the conditions as detailed within the submitted report.

15. APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
APP/G4240/D/20/3246633 15 Ashfield, Denton, M34 3TL	Proposed second storey side extension above existing single storey side extension, internal alterations and creation of a vaulted ceiling in existing rear extension.	Appeal allowed
APP/G4240/D/20/3249064 103 Circular Road, Denton, M34 6NQ	Proposed double and single rear extension to dwelling.	Appeal dismissed
APP/G4240/W/19/3243671 Doctor's Surgery, 156 Stockport Road, Ashton-under-Lyne, OL7 0NW	Proposed installation of security barbed wire on roof.	Appeal dismissed

CHAIR