

**SPEAKERS PANEL
(PLANNING)**

23 September 2020

Present: **Councillor McNally (Chair)**

**Councillors: Choksi, Dickinson, Glover, Gosling, Jones,
Lewis, Naylor, Owen, Ricci, Ward and Wild**

19. MINUTES

The Minutes of the proceedings of the meeting held on 19 August 2020, having been circulated, were approved and signed by the Chair as a correct record.

20. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Jones	Agenda Item 4 Public Spaces Protection Orders: OBJECTION REPORT TO PROPOSED PUBLIC SPACES PROTECTION ORDERS	Prejudicial	Pre-determined views against this proposal.

21. OBJECTION REPORT TO PROPOSED PUBLIC SPACES PROTECTION ORDERS

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods, outlining the objections received to the advertised Public Spaces Protection Orders (previously known as Gating Orders) within the Borough.

The report explained that the proposed Public Spaces Protection Orders (PSPO) were to make and extend Orders for existing measures at ten locations across Tameside:

- Churchbank to Brushes Avenue, Stalybridge
- Dales Brow Avenue to Langham Street, Ashton-under-Lyne
- Greenside Crescent, Droylsden
- Haddon Hall Road to Sunnybank Park, Droylsden
- Kenyon Avenue to Cheetham Hill Road, Dukinfield
- Laburnum Road to Ash Road, Denton
- Maddison Road to Lyme Grove, Droylsden
- Pear Tree Drive to Honeysuckle Drive, Stalybridge
- Sunnyside Road to Lumb Clough, Droylsden
- Waterloo Gardens, Ashton-under-Lyne

Members were informed that the Anti-Social Behaviour, Crime and Policing Act enacted in 2014 gave the Council powers to introduce Public Spaces Protections Orders to restrict the way in which the public could access or use public places to reduce activities that would have a detrimental impact on the quality of life of those in the locality. The Council's Executive Cabinet had previously

supported the use of PSPOs in the Borough, where justified, to deter anti-social behaviour and criminal acts. Delegated approval was therefore given on 21 August 2020 to advertise the 10 proposed PSPOs and one objection relating to all ten of the advertised PSPOs was received.

The Sustainable Travel Officer informed Members that the objection had been received from the Ramblers' Association (Greater Manchester & High Peak area) which argued that all ten of the routes be accessible at all times. In addition to the general objection to having any PSPO restrictions, the objection also highlighted the suggested alternative routes at Churchbank to Brushes Avenue, Stalybridge; Kenyon Avenue to Cheetham Hill Road, Dukinfield; and Maddison Road to Lyme Grove, Droylsden, were particularly onerous. A late written representation was also received from, Dr Edgar Ernstbrunner, of the Ramblers' Association requesting that the item be deferred until an analysis of current crime and anti-social behaviour statistics at the respective locations had been conducted and brought to the Panel.

The Panel considered the views of, Councillor Mike Smith, who supported the continuation of the gating scheme between Ash Road and Laburnum Road in Denton. It was explained that the continuation of the scheme had the support of ward Members, the Member of Parliament, the police and local residents, as it had been successful during the previous three years in deterring crime and anti-social behaviour in the area. In addition, the proposal did not add any significant length to the journey of anybody wishing to access the area.

In response to the objection raised, the Sustainable Travel Officer explained that prior to advertising the ten proposed PSPOs, an early engagement exercise was conducted that sought the views of Greater Manchester Police and the relevant ward Councillors. Messages of support were received from the Police and ward Members in relation to all ten locations with concern expressed that if the gates were to be removed then the problems with crime and anti-social behaviour would return. The opinion of the police and the relevant Councillors was that the retention of gates at all ten of the locations as part of a PSPO was justified. A number of statements of support from local residents were also received during the consultation period.

Following concerns raised about the perceived circuitous routes at three of the locations it was explained that timed closures to mitigate this issue were not considered appropriate as the onus would be upon local residents to lock and unlock the gates. Officers believed that there was no practical means by which a timed closure of these passageways could operate without significant impact on the Council in terms of staff and financial resources as well as potential increased liability. Doubt was also expressed about the effectiveness of a PSPO if the gates were unlocked during the day.

RESOLVED

That the Panel are satisfied that the criteria for making the Public Spaces Protection Orders as set out in the appendices to the report are met and that the Council be authorised to make or extend the Orders in their current format for a further three year period and that the restrictions continue to operate at all times during this period.

22. OBJECTION TO THE TAMESIDE METROPOLITAN BOROUGH COUNCIL (MOSSLEY ROAD, ASHTON UNDER LYNE) (PROHIBITION OF WAITING) ORDER 2020

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods, outlining objections received to the proposed No Waiting At Any Time restrictions.

It was explained that the Mayor of Greater Manchester had created the Mayor's Challenge Fund (MCF), following funding from national Government's Transforming Cities Fund, to boost cycling and walking across the city region. Tameside had been allocated a proportion of the £160 million MCF to deliver schemes between now and 2022.

One of the successful proposals related to Chadwick Dam in Ashton-under-Lyne that aimed to improve cycling and walking facilities within Stamford Park connecting towards Ridge Hill, Tameside Hospital and across Mossley Road.

The scheme also included the introduction of a number of restrictions and features, which were advertised by public notice in July 2020. The proposals advertised were:

- No Waiting At Any Time restrictions on Mossley Road and Rose Hill Road;
- An extension of the existing 20mph zone on Rose Hill Road;
- A parallel crossing on Mossley Road;
- A shared footway / cycle facility on Mossley Road and Rose Hill Road;
- A flat topped road hump on Rose Hill Road; and
- A 24 hour bus stop clearway on Mossley Road.

Members were informed that four responses were received to the advertised scheme. One was received from the Traffic Management Team at Transport for Greater Manchester (TfGM), relating to the proposed flat topped road hump. The issues raised by TfGM had been resolved through ongoing discussions. The other three responses were from local residents concerning the No Waiting At Any Time restrictions. Residents were concerned that the proposed restrictions would result in the loss of already limited kerbside parking and had requested that a parking permit scheme be considered for Rose Hill Road, to provide increased parking opportunities for residents and their visitors.

Responses received to the MCF consultation held in February / March 2020 were also highlighted, with four responses relating to parking concerns on Rose Hill Road. Three of the responses were supportive of introducing parking restrictions, three were supportive of measures to slow and control vehicles, two mentioned a need to restrict parking access for staff from the hospital, one did not support the use of double yellow lines and one highlighted concerns with parking at drop-off / pick-up times for the nearby Inspire Academy. In addition, one of the responses noted that parked traffic on Rose Hill Road presented an issue for buses that used the route.

The Cycling Development Officer explained that in response to the concerns raised about parking availability on Rose Hill Road, there would be a minor amendment to the extent of the proposed No Waiting At Any Time restrictions. The last 5m of the proposed restrictions on the west side of the road were originally drawn to coincide with the dropped kerb driveway access to property no.117. It was instead proposed that the last 5m of the advertised restrictions on the west side of Rose Hill Road be removed. Addressing further concerns regarding parking it was explained that the double yellow lines along Mossley Road would be extended north by 19m and 21m on the east and west side respectively. Taking into consideration that the first 6m on the east side had dropped kerb driveway access, it was estimated that there would be a limited loss of 2 parking spaces on the east side of Rose Hill Road and 4 parking spaces on the west side of Rose Hill Road.

Despite some residents expressing support for a residents parking permit scheme, the Cycling Development Officer advised that in order to implement a permit scheme over 50 per cent of the affected residents would need to be in support. The cost of implementing and administering a parking permit scheme would need to be met by local residents as well as an annual permit charge. At this particular location, it was considered difficult to define where a permit scheme would start and end. In addition, permit schemes were not considered particularly effective at preventing parking associated with school pick up / drop off. It was therefore explained that the request for parking permits would be kept on the system for consideration in the future but was deemed to be outside of the remit of the current scheme.

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 COUNCIL (MOSSLEY ROAD, ASHTON UNDER LYNE) (PROHIBITION OF WAITING) ORDER 2020 as follows:

'No Waiting At Any Time' restrictions from:

Mossley Road, south east side	from its junction with Park Square for a distance of 137 metres in a north easterly direction.
Mossley Road, north west side	from a point 50 metres south west of its junction with Rose Hill Road to a point 30 meters north east of that junction.
Mossley Road, south side	from a point 185 metres north east of its junction with Mellor Road for a distance of 70 metres in a north easterly direction.
Mossley Road, north side	from a point 15 metres west of its junction with Old Road to a point 15 metres east of that junction.
Old Road, both sides	from its junction with Mossley Road for a distance of 10 metres in a northerly direction.
Rose Hill Road, east side	from its junction with Mossley Road for a distance of 36 metres in a northerly direction.
Rose Hill Road, west side	from its junction with Mossley Road for a distance of 37 metres in a northerly direction.

23. 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:	20/00105/REM Taylor Wimpey UK Ltd and Bellway Homes Ltd (Manchester Division)
Proposed Development:	Reserved matters application for the scale, layout, landscaping and appearance of a residential development of 338 dwellings on the site pursuant to outline planning permission ref. 18/00487/OUT. Former Robertson's Jam Factory, Williamson Lane, Droylsden
Speaker(s)/Late Representations	Olivia Carr, 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 and the correction of some typographical errors related to the revisions of the plan numbers.

Name and Application No:	20/00559/FUL Mr D Ross
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Proposed Development:	<p>Conversion of existing two storey workshop building to form two dwelling houses, demolition of existing single storey workshop building and erection of two single storey bungalows with associated works including car parking.</p> <p>218 Audenshaw Road, Audenshaw, M34 5QR</p>
Speaker(s)/Late Representations	<p>Mark Jones, on behalf of the applicant, addressed the Panel in relation to the application.</p>
Decision:	<p>That planning permission be granted subject to the making up of Eastwood Street, a private street, to enable development to take place, the completion of a Section 106 Agreement to secure those works at the cost of the developer and the conditions as detailed within the submitted report.</p>

Name and Application No:	<p>20/00585/FUL</p> <p>Mr Mark Crane</p>
Proposed Development:	<p>Demolition of existing conservatory and construction of single storey / two storey rear extension and new first floor balcony to side of property.</p> <p>4 Miller Hey, Mossley, OL5 9PP</p>
Speaker(s)/Late Representations	<p>Jennifer Crane, on behalf of the applicant, addressed the Panel in relation to the application.</p>
Decision:	<p>Officer recommendation was to refuse.</p> <p>Members did not consider the proposals amounted to being a disproportionate addition to the original building and was not therefore inappropriate development in the green belt.</p> <p>The application was, therefore, approved subject to the following conditions:</p> <ul style="list-style-type: none"> • The development must be begun not later than the expiration of three years beginning with the date of this permission. • The materials to be used in the construction of the external surfaces of the extension shall match as closely as possible the corresponding materials in the existing house. • The development hereby permitted shall be carried out in accordance with the following plans: <ul style="list-style-type: none"> a. Drawing number 792-00 (Location Plan); b. Drawing number 729-07 (Proposed Site Plans); c. Drawing number 736-04 (Proposed Ground Floor Plans); d. Drawing number 736-05 (Proposed First Floor Plans); and, e. Drawing number 736-06a (Proposed Elevation Plans).

24 APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
APP/TPO/G4240/7652 18 Water Gate, Audenshaw, M34 5QP	Proposed felling of a beech tree (T3).	Appeal dismissed
APP/G4240/D/20/3253884 70 Tennyson Avenue, Dukinfield, SK16 5DP	Proposed two-storey side extension and front porch.	Appeal dismissed
APP/G4240/D/20/3249221 22 Sandringham Avenue, Audenshaw, M34 5NE	Proposed first floor extension over existing rear ground floor extension to enlarge 2 number first floor bedrooms.	Appeal allowed
APP/G4240/D/20/3251980 29 Mollets Wood, Denton, M34 3TW	Proposed single-storey rear extension, two-storey rear / side extension.	Appeal dismissed
APP/G4240/Z/20/3247345 402 Manchester Road, Droylsden, Manchester, M43 6QX	Proposed installation of an illuminated 48-sheet advertisement display (6m by 3m) on gable wall.	Appeal dismissed
APP/G4240/D/20/3244243 94 Granada Road, Denton, M34 2LA	Proposed single storey rear extension and two storey side extension.	Appeal allowed
APP/G4240/W/3251879 12 Hall Avenue, Heyrod, Stalybridge, SK15 3DF	Proposed rear decking.	Appeal dismissed
APP/G4240/W/20/3253590 Land directly adjacent to 6 Green Hollow Road, Stalybridge, SK15 3RP	Proposed change of use of land to a private residential garden ancillary to 6 Green Hollow Fold, Stalybridge and associated erection of a boundary fence.	Appeal dismissed

CHAIR