

**SPEAKERS PANEL
(PLANNING)**

18 November 2020

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

31. MINUTES

The Minutes of the proceedings of the meeting held on 21 October 2020, having been circulated, were approved and signed by the Chair as a correct record.

32. DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

33. 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:	20/00811/FUL Cassell and Fletcher Property Management Ltd
Proposed Development:	Conversion of the building into 33 x 1 bedroom apartments and associated works. Former Carson House Care Centre, 30 Stamford Street, Stalybridge
Speaker(s)/Late Representations	The Planning Officer advised Members of an additional objection received following publication of the submitted report. The objector cited concern that the proposed accommodation consisting of 33 x 1 bedroom apartments was overly intensive, would have an adverse impact on the local area, and believed that larger dwellings and fewer flats would be more appropriate.
Decision:	That Planning permission be granted subject to the prior completion of a Section 106 Agreement and the conditions as detailed within the submitted report.

Name and Application No:	19/00489/FUL Clements Court Properties Limited
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Proposed Development:	<p>Proposed residential development of 21no. family homes and associated works – Amended plan to create temporary construction access from Stamford Road.</p> <p>Land at Brookfields, Mossley</p>
Speaker(s)/Late Representations	<p>Councillor Tafheen Sharif and Mr David Jones addressed the Panel objecting to the application.</p> <p>Philip Millson, on behalf of the applicant, addressed the Panel in relation to the application.</p>
Decision:	<p>Officer recommendation was to approve.</p> <p>Members considered that:</p> <ol style="list-style-type: none"> 1) The application failed to make suitable arrangements for a safe and convenient access commensurate to the scale of development and, in the context of the development site and surrounding highway network, the proposals would result in a detrimental upon highway safety for two reasons. Firstly, the location of the temporary site access would be severely disruptive to highway users of Stamford Road. Secondly, by virtue of the terraced nature of the streets from which the site would be accessed, along with consideration to the local topography, associated traffic movements from the development were deemed to have a severe and disruptive impact to the detriment of highway safety. Consequently, the proposals were considered to be contrary to the requirement of paragraph 109 of the National Planning Policy Framework, and Policies T1 ‘Highway Improvement and Traffic Management’ and H10 ‘Detailed Design of Housing Developments’ of the adopted Tameside Unitary Development Plan which, amongst other things, required new development to provide suitable access arrangements which improved the safety of all road users; and 2) By virtue of the local topography and the tight terraced nature of Spring Street, Archer Street and Vernon Street from which the site would be accessed, vehicle movements associated with the residents of the development would have a significant and disruptive impact upon the amenity of existing residents. The substandard nature of these existing roads was likely to result in vehicle conflicts and further disruption to the significant detriment of the amenity of existing residents. In the absence of adequate mitigation the application was deemed contrary to Policy H10 ‘Detailed Design of Housing Developments’ of the adopted Tameside Unitary Development Plan; <p>and therefore refused planning permission.</p>

Name and Application No:	<p>20/00472/OUT</p> <p>Mr Shaun McGrath</p>
Proposed Development:	<p>Residential development comprising of 4no. houses (OUTLINE – for access, appearance, layout and scale).</p>

	Land on the west side of 327 Birch Lane, Dukinfield
Speaker(s)/Late Representations	Jason Dugdale, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be refused for the reasons outlined in the submitted report.

34. APPEAL / COST DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
APP/G4240/D/20/3244243 94 Granada Road, Denton, M34 2LA	Appeal by the applicant for a full award of costs against the Council.	Award of costs allowed
APP/G4240/C/3249746 Godley Green Cottage, Godley Green, Hyde, SK14 3BE	Breach of planning control.	Appeal dismissed
APP/G4240/D/20/3247982 18 Maddison Road, Droylsden, M43 6ES	Proposed retrospective single storey rear orangery and new proposed porch at front entrance.	Appeal allowed
APP/G4240/W/20/3247222 1 Moorcroft Street, Droylsden, M43 7YB	Proposed detached garage at the back left hand side of the property.	Appeal dismissed

CHAIR