

**SPEAKERS PANEL
(PLANNING)**

16 December 2020

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

Apologies: **Councillor Dickinson**

35. MINUTES

The Minutes of the proceedings of the meeting held on 18 November 2020, having been circulated, were approved and signed by the Chair as a correct record.

36. DECLARATIONS OF INTEREST

There were no declarations of interest declared by Members.

37. OBJECTIONS TO THE PROPOSED TAMESIDE METROPOLITAN BOROUGH COUNCIL BUS STOP CLEARWAY (24 HOUR) CLARENDON ROAD, HYDE 2019

Consideration was given to a report of the Assistant Director, Operations and Neighbourhoods, outlining the objections received to the proposed 24 hour bus stop clearway.

It was explained that the Council had been approached by Transport for Greater Manchester (TfGM) on behalf of one of their bus operators whose services had experienced difficulties accessing the bus stop that was located on Clarendon Road, Hyde at its junction with Bedford Avenue. Parked vehicles at this location had caused the issue. Consequently, passengers using this stop had to alight and embark from the bus whilst it was stopped in a live lane of traffic presenting a risk to both passengers and causing congestion on an already busy road.

In response to the issues outlined, the Council proposed the introduction of a 24 hour bus stop clearway on Clarendon Road at its junction with Bedford Avenue for a distance of 30 metres in a north easterly direction.

The frontages to where the bus stop clearway was proposed were notified of the Council's intention in October 2019. During the 21 day consultation period one objection to the proposal was received. The objector raised concerns that the implementation of the bus stop clearway at this location would result in the loss of 4-5 on street parking spaces in an area where residents did not have access to off street parking and where parking was already at a premium. They suggested that the proposed 24 hour bus stop clearway was a disproportionate response given that buses only needed to access the stop for a couple of minutes at a time. The objector requested that the proposed restrictions were limited to hours during the working day, which would allow residents to park on street in the evenings and overnight at the location.

The Highways Manager advised that a late written representation had been received from TfGM in support of the proposals. The statement outlined that parked vehicles at bus stops could cause serious problems for buses, bus passengers and other road users. In particular, if buses were unable to align parallel against the boarding kerb, this could cause issues for passengers boarding and alighting, especially those passengers with mobility issues and pushchair users. It was TfGM's aspiration to have bus stop clearway markings and associated signage installed at all bus stops in Greater Manchester in order to ensure that bus services remained fully accessible to all passengers.

The Service Delivery Manager for Stagecoach Manchester, Ross Stafford, addressed the Panel in support of the proposals. Mr Stafford explained that the issue of vehicles parking at the bus stop was a longstanding one and it was therefore difficult for buses to pull up to the kerbside to allow passengers to alight and board as a result. It was explained that Stagecoach Manchester was striving to improve its service delivery under the Equalities Act and ensuring that wheelchair users and those with mobility issues were able to use buses safely was an important part of this endeavour. The introduction of a bus stop clearway at the location would help to improve both accessibility and the passenger experience. Addressing resident's concerns in relation to parking, Mr Stafford informed the Panel that there was parking on Bedford Avenue and an alleyway behind the properties meant residents could access their homes from the rear.

Members questioned if the bus stop could be relocated further down Clarendon Road towards Hyde town centre where there were fewer properties and less need for on-street parking.

In response to the objections raised, the Highways Manager informed Members that whilst it was desirable for residents to park outside their home there was no legal entitlement to do so and easy access on all bus services should be facilitated wherever possible. The Panel were advised that enquiries had been made with the bus operator with regard to the bus stop clearway being introduced Monday to Saturday between the hours of 08:00 and 18:00. However, as the service operated between 06:00 and 23:20 the bus stop clearway was required to cover all operational times of the day. The Highways Manager would hold discussions with TfGM regarding the relocation of the bus stop and it was:

RESOLVED

That the item be deferred to a future meeting to allow for further review and consideration of alternative proposals.

38. 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:	20/00129/FUL Rowlinson Construction
Proposed Development:	Redevelopment of land to support 16 houses and 18 apartments including associated works. Former Site of St Anne's Nursery, Manchester Road, Audenshaw, M34 5PZ
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:	20/00463/FUL Mr Wilcox
Proposed Development:	Construction of 2 number 4 bedroom town houses, 2 number 2 bedroom town houses and 12 apartments. Land on Stamford Road, Mossley

Speaker(s)/Late Representations	Councillor Tafheen Sharif and Mr John Morris addressed the Panel objecting to the application. Paul Judge, 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.

Name and Application No:	20/00823/FUL Pillar Denton Ltd
Proposed Development:	Full planning permission to vary condition 2 attached to planning consent 12/00466/FUL to increase the amount of convenience goods that can be sold from units 3 and 4 within the overall retail development. Units 3 and 4, Crownpoint Shopping Centre, Denton
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:	20/00441/FUL Mr P and Mrs S Styler
Proposed Development:	Erection of a single 3 bed dwelling (resubmission) Land Opposite 28 Ashes Lane, Stalybridge
Speaker(s)/Late Representations	Mr Alan Schofield and Cllr Clive Patrick addressed the Panel objecting to the application. John Flinn, 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.

39. APPEAL / COST DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
APP/G4240/W/20/3255343 1 The Winnows, Denton, M34 3QR	Proposed erection of an office block (Use Class B1)	Appeal dismissed and appeal for costs refused

CHAIR