

**SPEAKERS PANEL
(PLANNING)**

24 February 2021

Present: **Councillor McNally (Chair)**

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

40. MINUTES

The Minutes of the proceedings of the meeting held on 16 December 2020, having been circulated, were approved and signed by the Chair as a correct record.

41. DECLARATIONS OF INTEREST

Member	Subject Matter	Type of Interest	Nature of Interest
Councillor Dickinson	Agenda Item 5(f) Planning Application: 20/00861/REM – 19 Early Bank, Stalybridge, SK15 2RU	Prejudicial	Pre-determined views against this proposal.

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

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

Following deferral at December's Panel, further 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. Members had requested further clarification from Transport for Greater Manchester (TfGM) and Stagecoach Manchester on a number of points relating to the proposals.

It was explained that the Council had been approached by 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.

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.

In response to the concerns related to parking raised by the objector, Members previously requested that the item be deferred in order to ascertain whether the bus stop could be removed; whether the bus stop could be relocated; if the bus stop clearway had to be operational for 24 hours; and details of the patronage figures for the bus stop.

In response to the first two questions, TfGM and Stagecoach Manchester advised that it was TfGM policy not to remove bus stops unless there were road safety grounds to do so. In this particular instance, the removal of this stop was considered to be detrimental owing to the distance between the previous stop (Victoria Street) and the next stop (Clarendon Road, just past Hyde police station). It was further explained that due to the residential nature of Clarendon Road there was no suitable, alternative location for the stop, without placing it outside other residential properties.

Regarding the operational hours of the clearway, Members were informed that if the clearway was only in force between 7am and 7pm this would not take away the accessibility issue for passengers boarding a bus from the carriageway as the 346 operated outside these hours. It was argued that if overnight parking was allowed, this could lead to confusion in terms of enforcement and residents would perhaps be reluctant to move their vehicles before 7am.

The Highways Manager explained that in response to the question regarding patronage figures for this bus stop, TfGM had advised that due to the way that ticket machines on buses worked, there were a limited number of fare stages on any given route. Therefore, it was not possible to provide usage figures for an individual stop without manually conducting a survey.

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. Members were informed that the issue had been exacerbated during the Covid-19 pandemic, as there had been less movement of vehicles as more individuals worked from home. In order to ensure that disabled passengers and those with limited mobility could access the stop, it was considered vital that the bus stop clearway was introduced. In response to the query from Members that the bus stop appeared to have low usage, Mr Stafford hoped that the introduction of a clearway at the location would encourage more people locally to use the stop and it was:

RESOLVED

That authority be given to implement the 24-hour bus stop clearway on Clarendon Road, Hyde at its junction with Bedford Avenue for a distance of 30 metres in a north easterly direction.

43. 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:	15/01061/FUL English Braids Ltd
Proposed Development:	Outline planning application for the demolition of Britannia Mill and erection of approximately 750sqm retail floor space (A1)

	and approximately 62 apartments and associated access with all other matters reserved. Britannia Mill, Manchester Road, Mossley
Decision:	That planning permission be granted subject to the prior signing of a Section 106 Agreement and the conditions as detailed within the submitted report.

Name and Application No:	20/01058/FUL Mr Andrew Murphy
Proposed Development:	Erection of a timber pagoda structure and a timber summerhouse building and associated landscaping working in secondary garden area (part retrospective). Land Opposite 20 Hill End Cottages, Hill End Lane, Mottram, SK14 6JP
Speaker(s)/Late Representations	Russell Craig, on behalf of the applicant, addressed the Panel in relation to the application.
Decision:	That planning permission be refused for the reason outlined in the submitted report.

Name and Application No:	20/01113/FUL Jigsaw Homes
Proposed Development:	Development of 16 houses and refurbishment of existing shops and maisonettes. Rydal Walk, Ambleside, Stalybridge
Speaker(s)/Late Representations	David Smith, 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.

Name and Application No:	20/00006/FUL Mr M Rigby
Proposed Development:	Erection of 1 No. residential dwellings on land south of John Street, Heyrod Land off John Street, Heyrod, Stalybridge
Speaker(s)/Late Representations	Richard Mowat, 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.

Name and Application No:	19/00901/FUL Yu Group
Proposed Development:	Erection of a 4-storey building to provide two ground floor retail units and 49 residential apartments, with 13 parking spaces, following the demolition of the existing two and three storey building. 30-38 Old Street, Ashton-under-Lyne
Speaker(s)/Late Representations	Sam Thistlethwaite, on behalf of the applicant, addressed the Panel in relation to the application.
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:	20/00861/REM Mr R Dewsnap
Proposed Development:	Reserved matters approval for the demolition of existing bungalow and construction of three new houses pursuant to outline planning permission ref. 20/00325/OUT.
Speaker(s)/Late Representations	Councillor Doreen Dickinson addressed the Panel objecting to the application. Matt Hurst, 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.

Name and Application No:	20/00936/FUL Site of Former A-Plant Hire, Fairfield Road, Droylsden
Proposed Development:	Full planning permission to vary condition 2 (approved plans) of planning permission 20/01116/FUL.
Speaker(s)/Late Representations	Nick Scott, 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.

44. APPEAL DECISIONS

Application Reference/Address of Property	Description	Appeal Decision
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APP/G4240/D/20/3261633 15 Beechwood Drive, Mossley, Ashton-under- Lyne, OL5 0QJ	Proposed refurbishment of existing decking and construction of new decking to the side and rear of the property with balustrade and external steps.	Appeal allowed.
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45. URGENT ITEMS

The Chair advised that there were no urgent items of business for consideration by the Panel.

CHAIR