**MOSSLEY TOWN COUNCIL**

**7 April 2021 at 7.30pm**

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|  | **Present**Councillor Frank Travis (Chair) (In the Chair); Councillors Dean Aylett, James Hall, Jack Homer, Stephen Homer, Helen Jamison, Ruth Kerfoot,Idu Miah and Pat Mullin.Five members of the public was present at the meeting. |
| **2105** | **Declarations of Interest**Councillors and officers were invited to declare any interests they had in any of the items on the agenda for the meeting.No declarations were made. |
| **2106** | **Public Engagement** |
|  | 1. Mossley Beach

Mrs Chris Lyness referred to the discussion which had taken place at the last meeting (see minute 2085 (iv)) and reported on the outcome of further discussions which had taken place with Emmaus and action they proposed to assist any persons occupying the site.The Clerk reported that the police were aware that a local resident had raised issues with the area and had made numerous visits to the site at various time of the day/night over the last two weeks. This was in addition to previous patrols.  The police had not witnessed any undue disturbance at the site. The police had interviewed the resident who had raised the issue together with officers from Tameside MBC and the police would continue to monitor the site.The Chair added that officers from Tameside MBC administering the ‘Rough Sleeping Initiative’ had assisted two people associated with the site. One had been transferred to supported accommodation in Tameside. Another had returned to his hometown. 1. Career Education in Schools – Ofsted Initiative

Mrs Chris Lyness referred to the discussion at the last meeting (see minute 2085 (vi)) and advised members that Mossley Hollins High School were preparing pro-forma for use by those persons interested in assisting with the initiative. The Clerk undertook to circulate the pro-forma to all members upon receipt.Mrs Lyness added that discussions were taking place within the school about leadership opportunities for children at the school and that it was proposed to hold meetings with members of the Town Council to assist with the initiative including the possibility of establishing a ‘Junior Town Council’.The Chair undertook to consider the initiative in consultation with member colleagues. |
|  | 1. Development at Richmond Crescent/ Micklehurst Road

Mrs Christine Lyness informed the meeting that it was her understanding that a fresh developer was to re-commence work on the residential development at Richmond Crescent/Micklehurst Road and that the footpath which had been ‘temporarily’ closed would be re-opened soon.1. Police Update

The Police were unable to attend the meeting but an update had been provided which the Clerk delivered as follows:Former Jonathan Grange Nursing HomeThere had been an increase in youths gathering at site with youths removing wooden boards. The Police had established that the owner of the site resided in the Middleton area. The owners had been made aware of their obligations about public safety and discussions were taking place with Tameside MBC about potential action. The Police had identified some of the youths gathering and would speak with them over the coming days. Crime There had been a spike in the number of thefts from motor vehicles in the ‘Top’ Mossley area. From CCTV records it appeared that incidents were opportunist as the offenders were seen to be riding around on pedal cycles. Unfortunately, the police had been unable to identify the persons responsible Off RoadingThere had been reports of youths riding and causing a nuisance on motorcycle/off road bikes around Egmont Street, Winterford Road and the Micklehurst area. The police had information about one of the offenders and had subsequently visited the offender advising that the cycle may be seized, and the rider prosecuted. Town Councillor Helen Jamison referred to an alleged incident involving 'marbles' being thrown at a house window on Stamford Road, possibly from a passing vehicle or cycle and causing significant damage. The Clerk undertook to raise the issue with the police and report any subsequent action to a future meeting.Police PatrolsThe Police had also advised that responsibility for patrolling the ‘M1 Footbeat’ had been transferred from the Mossley Police Team to the Stalybridge North Team with effect from 19 April 2021. The net effect of the change should involve additional policing time in the remainder of the Mossley ‘beat’.In closing the debate on policing issues, the Chair issued a reminder that all crimes should be reported for inclusion in police statistics. |
|  | 1. Royal British legion “Tommy” Silhouette Figures

Mr Alec Hall attended the meeting to invite the Town Council to consider acquiring Royal British legion “Tommy” silhouette figures to display around the town on either a temporary or permanent basis.It was understood that one or more figures had been displayed during the recent centenary celebrations and that the figures had been provided by Tameside MBC and subsequently taken into storage for subsequent future use at appropriate times.The Chair expressed gratitude to Mr Hall for raising the issue and advised that the Town Council would consider his request in consultation with officers at Tameside MBC.  |
| **2107** | **Minutes** |
|  | RESOLVED: | That the minutes of the meeting of the Council held on Wednesday 24 February 2021 be approved as a correct record and signed by the Chair, subject under minute 2098 (Egmont St Pavilion), to the addition to the resolution of the words, “subject to TMBC making the building and any land available”.  |
| **2108** | **Matters Arising**There were no matters arising which did not appear elsewhere on the agenda. |
| **2109** | **Financial Update – to 31 March 2021**The Clerk submitted a report (copies of which had been circulated) showing the financial position as at 31 March 2021 and including a list of invoices paid between 1 February and 31 March 2021 as follows: |
|  | Tameside MBC\* | 500.00 |
|  | HMRC (Jan. 2021) | 106.20 |
|  | Zoom Video Conferencing (Feb-Mar) | 14.39 |
|  | M Iveson (Salary and expenses February 2021) | 436.39 |
|  | Friends of Mossley Park | 344.00 |
|  | HMRC (Feb. 2021) | 106.00 |
|  | Zoom Video Conferencing (Mar-Apr) | 14.39 |
|  | M Iveson (Salary and expenses March 2021) | 428.39 |
|  | Layershift | 10.80 |
|  | TMBC (Xmas lights)\*\* | 1229.00 |
|  | \* - authorised 24 Feb 2021 (minute 2089) |  |
|  | \*\* authorised 24 Feb 2021 (minute 2089) |  |
|  | At the end of the financial year, there was a balance of £55, 475 to carry forward into 2021/22. This amount has been amassed largely due to underspendings attributable to the pandemic. The amount would be used to meet projected overspends during the next few years. |
|  | RESOLVED: | That the report be noted. |
| **2110** | **Budget 2021/22**The Clerk submitted a report (copies of which had been circulated) to further assist the Council in finalising a Budget for 2021 /22 and beyond.The report included amendments to budget headings, the inclusion of amounts agreed for Egmont St and the Neighbourhood Plan agreed at the last meeting and minor administrative changes. Referring to underspending on the 2020/21 Budget, the Chair pointed out that this was largely attributable to the pandemic and it was hoped that initiatives could now proceed as the country emerged from the pandemic. |
|  | RESOLVED: | (1) | That the report be noted. |
|  |  | (2) | That the Budget for 2021/22 and provisional Budgets for 2022/23 and 2023/24 be approved. |
| **2111** | **Annual Review of Accounts for Year Ending 31 March 2021 –** **Annual Governance Statement 2021**The Clerk submitted a report (copies of which had been circulated) informing the Town Council about arrangements and timetable for the Annual Review of Accounts for Year Ending 31 March 2021.The annual return comprised two sections.Section 1 of the Annual Return comprised the Annual Governance Statement. The statement must be approved at a meeting of the Town Council as soon as possible after the year end and in any case before section 2, the Accounting Statements. The Accounting Statements must then be submitted to the external auditor.The internal audit of the Town Council’s accounts was scheduled to take place on Monday 12 April 2021.The Annual Governance Statement comprised 8 questions (question 9 was not relevant to the Council) which if answered in the affirmative would assist the Council in confirming that to the best of their knowledge and belief, there exists a sound system of internal control. The Clerk outlined arrangements in place to support questions 1 to 8 being answered in the affirmativeMembers believed all questions relevant to the Town Council could be responded to in the affirmative. |
|  | RESOLVED: | (1) | That the Annual Governance Statement be approved. |
|  |  | (2) | That the Clerk be authorised to complete the Annual Governance Statement and to respond to questions 1 to 8 in the affirmative. |
|  |  | (3) | That the Clerk and the Chair be authorised to sign off the Annual Governance Statement following completion. |
| **2112** | **Review of Town Council Procedural Documents**The Clerk submitted a report (copies of which had been circulated) inviting the Town Council to review the following procedural documents:* Statement on Internal Control
* Various documents required under the General Data Protection Regulations
* Standing Orders and Financial Regulations.

The documents should be reviewed from time to time, and it was the convention that the documents were reviewed on an annual basis prior to formal re-adoption at the Annual Council Meeting.Members made no amendments to the documents. |
|  | RESOLVED: | That the following documents be commended without amendment, for re-adoption at the Annual Meeting of the Town Council:* Statement on Internal Control
* Various documents required under the General Data Protection Regulations
* Standing Orders and Financial Regulations.
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| **2113** | **Mossley Neighbourhood Plan** (See minute 2086 of 24 February 2021)The Chair informed members that the decision to designate the administrative area of the Mossley Town Council (which is congruent with the Tameside MBC Mossley Ward) as the Mossley Neighbourhood Plan Area, had been communicated to Tameside MBC and a response was awaited.At the suggestion of the Chair, members considered opportunities to publicise the Neighbourhood Plan initiative and ways in which public and community interest could be accommodated in formulating the plan.  |
|  | RESOLVED: | That consideration be given to ways in which public and community interest can be accommodated in formulating the plan prior to arrangements being made for an extensive public engagement opportunity to be conducted at the forthcoming Annual Parish Meeting. |
| **2114** | **Cultural Events and Festivals**Councillor Pat Mullin reported on enthusiastic discussions which had taken place about forthcoming and proposed cultural events and festivals in the town. Many events were under consideration including:* The Mossley Rainbow Festival
* The Mossley ‘Off the Rails’ Festival
* The Mossley Walking Festival

Councillor Mullin was currently engaged in formulating a Cultural Strategy for the town in which an inclusive approach was seen as paramount. It was hoped to bring a draft strategy to a meeting of the Town Council for approval and adoption in due course. |
|  | RESOLVED: | That the report be noted. |
| **2115** | **Egmont St Pavilion**The Chair reported that arrangements had been made for Tameside MBC Councillor Oliver Ryan (Executive Member for Finance and Economic Growth) to address the Town Council on the initiative. Regrettably, Councillor Ryan had submitted his apologies on the advice of the Monitoring Officer because of the local election ‘purdah’ requirements.Councillor Stephen Homer reported on progress made with several local organisations interested in developing the premises.The Town Council would continue to welcome interest from other parties. |
|  | RESOLVED: | That the report be noted. |
| **2116** | **Provision of Dog Waste Bins**The Clerk submitted a report (copies of which had been circulated) advising the Council on the outcome of discussions with external organisations about the provision of dog waste bins in the vicinity of 3 Counties Road.Considering advice received from Tameside MBC included in the report, members expressed the view that there was a need to undertake a review of ‘dog’ and ‘general’ waste bins in Mossley, and that a visit to sites in the town accompanied by appropriate officers from Tameside Council would be a useful starting point. Members referred to the outstanding work to collect litter from the town undertaken by ‘Mossley Litterbugs’ and considered a request to provide the organisation with bespoke refuse collection bags. Bespoke bags would enable litter collected by the group to be distinguished from fly-tipped material with which it was occasionally confused. A request by the group for Tameside MBC to provide informative ‘stickers’ which could be affixed to collection bags was currently pending.An estimate of cost (£160) of providing 1000 bespoke bin bags was reported.  |
|  | RESOLVED: | (1) | That the report be noted. |
|  |  | (2) | That approval be given to the purchase of 1000 bespoke bin bags for use by Mossley Litterbugs. |
|  |  | (2) | That in view of the direct benefit to the area, part of the area or to some or all its inhabitants, the expenditure be met from Section 137 funding. |
| **2117** | **‘Jacob’s Ladder’**Councillor Stephen Homer reported on work which had been undertaken by Tameside MBC to improve the condition of facilities for pedestrians using the route including:* Replacement seating
* Clearance of litter/rubbish
* Pruning of vegetation
* Planting
* On-going discussions about improved lighting
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|  | RESOLVED: | That the report be noted. |
| **2118** | **Commemorative Planter at Mossley Market Ground**Councillor Dean Aylett reported on progress made to install the previously approved planter at Mossley Market Ground. It was anticipated that the planter would be installed and planted within the next few weeks. |
|  | RESOLVED: | That the report be noted. |
| **2119** | **Planning Issues**The Council considered the following planning applications: |
|  | (i) | Discharge of condition 4 – (contaminated land of outline planning approval 16/00852/OUT) for construction of one dwelling house - outline application for access at land at Foxwood Drive Mossley (21/00033/PLCOND) |
|  | (ii) | Erection of single storey front extension and application of render to front elevation at 8 Lower Hey Lane Mossley (21/00240/FUL) |
|  | (iii) | Discharge of conditions 7, 9 & 12 of approved application 18/00811/FULCondition 7 - Final site validation / completion reportCondition 9 - Part 2 confirmation certificate road works have been completedCondition 12 - Highway Condition surveyat Marsden Close Dean Street Mossley (21/00025/PLCOND) |
|  | (iv) | Proposed single storey front/side infill extension to ground floor of existing two-storey side extension, alterations to front elevation including application of render at 24 Cemetery Road Mossley (21/00188/FUL) |
|  | (v) | Proposed residential development of 17 No. dwellings. Access and layout to be considered. Appearance, landscaping and scale reserved on land at Roaches, eastern side of Manchester Road Mossley (21/00196/OUT) |
|  | (vi) | Proposed single storey side and rear extension, conversion of garage and external alterations at 40 Vale View Mossley (21/00115/FUL) |
|  | (vii) | Minor material amendment to approved plans (condition no.2) of approved application 18/00626/FUL (erection of 2no residential dwellings including means of access and landscaping). Amendments to include :Plot 1- The insertion of door to side elevation.- The installation of 2 Roof-lights into rear roof elevation.- The replacement of Horizontal Roof-lights with Vertical Roof-lights to side roof elevations.- Parapet roof changed to conventional Fascia and Soffit roof.- Porch side walls inserted.- Patio Doors changed to Windows.- Bi-fold door size increased.Plot 2- The replacement of Horizontal Roof-lights with Vertical Roof-lights to the front and side roof elevations Milton St Johns Church of England Primary School Mill Lane Mossley (21/00324/FUL) |
|  | (viii) | Reserved matters application for 25 dwellings with associated works (layout, appearance, scale & landscaping to be considered) pursuant to outline planning permission ref. 16/00403/OUT on land at former Prospect House Stockport Road Mossley (21/00320/REM) |
|  | (ix) | Single storey rear extension. The length of the extension from the rear of the original house 4.00m. Maximum height of the extension 3.80m. Maximum height of eaves 2.80m at 3 Shadow Mews Shadows Lane Mossley (21/00392/HHPD) |
|  | (x) | Discharge of condition 19 (contaminated land assessment) of planning permission 13/00856/OUT at Carr Hill Mill Site Manchester Road Mossley (21/00039/PLCOND) |
|  | (xi) | Construction of 2 number 4-bedroom town houses 2 number 2-bedroom town houses and 12 apartments (resubmission of application 20/00463/FUL Land on Stamford Road Mossley (21/00344/FUL)  |
|  | RESOLVED: | (1) | That in respect of the application for proposed residential development of 17 no. dwellings. Access and layout to be considered. Appearance, landscaping and scale reserved on land at Roaches, eastern side of Manchester Road Mossley (21/00196/OUT), Tameside MBC be advised that the Town Council strongly objects to the proposal on the following grounds:It is the Town Council’s understanding that the site of the proposed development is allocated as ‘Employment Land’ in Supplementary Planning Guidance to the Tameside MBC Development Plan. The development of the land for residential purposes will represent a departure from this allocation and result in the loss of employment generating uses in the town.Whilst the Town Council acknowledges the need under current policies to allocate housing land, the benefits of developing this site for residential purposes do not outweigh the loss of a significant amount of employment land in the town for which there is a proven need and demand for units/developable land for this purpose. Demand is exceeding supply according to a local property portfolio manager with significant assets.No evidence has been made available in the application of any lack of demand for employment related land in the town and a full marketing exercise of the land in question should be undertaken before any decision to grant an alternative land use is considered. The Town Council has embarked upon the process of formulating a Neighbourhood Plan for the entire area administered by the Town Council of which this site forms part. The Town Council considers that to allow permission for an alternative use at this stage is premature in advance of the neighbourhood planning considerations. Tameside MBC are also working up a replacement plan for the borough which must surely consolidate the allocation of employment sites in the interest of local employment and the future economy of the borough, given the statistics at Greater Manchester Combined Authority level where Tameside is behind in aspects of job quality and income potential. GMCA’s Inclusive Growth Commission report (Inclusive Growth Strategy – IGC) specifically mentions Tameside (Executive Summary), “continues to struggle with economic indicators”, including access to job opportunities. The latter would include a form of “travel deficit” (especially for those on lower incomes) if workplaces do not remain local across the borough.In addition, there is increasing ambition to develop specific sites and/or support for emerging and green technologies. There is no reason that these should not be here in Tameside and in Mossley as opposed to being in existing “hotspots”, many of which would be outside of Tameside and inaccessible to local people to fulfil the ambition of the IGS. There is also evidence that the land was formerly used for industrial purposes which have left a legacy of contamination on the site. This renders the site inappropriate for residential development without appropriate measures being taken to decontaminate the land. We do recognise there is a condition report in the application which refers to this, but we need to reflect the concerns of residents who have long standing local knowledge. Access to the site via an industrial estate would be inappropriate and detrimental to the residential and visual amenity of the proposed occupiers of the residential accommodation.  |
|  |  | (2) | That in respect of the application for construction of 2 number 4-bedroom town houses 2 number 2-bedroom town houses and 12 apartments (resubmission of application 20/00463/FUL Land on Stamford Road Mossley (21/00344/FUL), Tameside MBC be informed that the Town Council strongly objects to the development as proposed on the following grounds:* The application is similar to the application which was recently refused permission by the Speakers’ Panel. The Town Council therefore reiterates the objection to this application.
* The proposed development involves overdevelopment on this site;
* The proposed amenity facilities for the proposed dwellings are inadequate and have the potential to create additional litter problems in the locality causing further detriment to residential amenity;
* The development as proposed is out of character with surrounding and nearby properties and would therefore be detrimental to residential and visual amenity;
* The proposed car parking arrangements are inadequate for the development proposed. It is not clear whether vehicles accessing the site can enter and leave the site in a forward gear which, if not possible will be seriously detrimental to highway safety on Stamford Road and the nearby 5-way traffic signal controlled junction;
* There are proposals to introduce a one-way system on Roughtown Road which will further exacerbate traffic difficulties on Stamford Road and the nearby 5-way junction;
* Vehicles waiting to make a right turn into the site from Stamford Road will cause traffic to back-up to the nearby 5-way traffic signal-controlled junction, further exacerbating the existing traffic difficulties at the junction and resulting in highway dangers;
* Bearing in mind the location of the site, there are no facilities to accommodate construction vehicles during the development process and construction traffic will be unable to park and deliver on the site leading to serious traffic hazards, indeed chaos on Stamford Road and again at the nearby junction.

Notwithstanding the Town Council’s views on this development, it is acknowledged that this ‘brownfield’ site may be developable for residential purposes.In light of that, the Town Council considers that a less intensive development of, for example, 2 houses with adequate parking and other satisfactory amenity features may be acceptable.Whilst each application must be considered individually and the Town Council wishes to be a consultee, the Members have expressed the view is that applications of this intensity will continue to be opposed by the Town Council.  |
|  |  | (3) | That the remaining applications be noted. |
| **2120** | **Chair’s Report**The Chair advised members that the items upon which he proposed to report had been raised under various items considered earlier during the meeting and no further report was necessary. |
| **2121** | **Dates of Meetings in 2021 - 2022**The Clerk submitted a report (copies of which had been circulated) inviting the Town Council to consider dates for meetings in the 2021 – 2022 Municipal Year: and to consider arrangements for the Annual Council Meeting on 12 May 2021 and the Annual Parish Meeting (date yet to be considered). |
|  | RESOLVED: | (1) | That to enable the Annual Meeting of the Town Council to be conducted ‘remotely’ using Zoom Video Conferencing, the date of the meeting be brought forward to Wednesday 5 May 2021 with the meeting commencing at 7.30pm. |
|  |  | (2) | That the following dates of meetings in 2021/22 be commended for approval by the Annual Meeting of the Town Council:* Annual Parish Meeting be held at Mossley Methodist Church on Wednesday 19 May 2021 commencing at 8.00pm
* ‘Ordinary’ meetings of the Town Council be held on the following dates at Mossley Methodist Church (until such time as the George Lawton Hall becomes available for meetings) commencing at 8.00pm:

Wednesday 2 June 2021 Wednesday 7 July 2021Wednesday 1 September 2021Wednesday 20 October 2021Wednesday 8 December 2021Wednesday 12 January 2022Wednesday 23 February 2022Wednesday 6 April 2022* Annual Meeting of the Town Council in 2022, be held on Wednesday 11 May 2022 at 7.30pm.
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| **2122** | **Updates and reports from other agencies.**Members delivered an update on the recent proceedings of the Mossley Town Team as follows:* To enhance collaboration with the Town Council, a request had been made to include an item, ‘Town Team Issues’ on the agenda for ordinary Town Council meetings;
* Discussions had taken place about the establishment of an ‘Arts trail’ in the Town;
* A request was to be issued by the Town team inviting the Town Council to sponsor on an annual basis, a planter in the town; and
 |
|  | RESOLVED: | (1) | That the report be noted. |
|  |  | (2) | That subject to a formal request being received from the Town Team, the Town Council will consider the sponsoring on an annual basis, of a planter in the town. |
|  |  | (3) | That an item, ‘Town Team Issues’ be included on future Town Council agendas for ordinary meetings. |
| **2123** | **Correspondence**The Clerk advised members that following the Town Council agreeing a grant to Friends of Mossley Park to provide wildlife boxes in the park and the suggestion that some form of low-cost interpretive signing be provided to enhance the initiative, the Friends had sourced a provider who would carry out the work at a cost of approximately £105.76 for two signs.To proceed with the provision of the signs, the friends group were inviting the Town council to meet the cost of the additional work. |
|  | RESOLVED: | (1) | That Friends of Mossley Park be requested to complete a formal application for grant aid in respect of the additional work to provide interpretive signing. |
|  |  | (2) | That in view of the additional work having been suggested by the Town Council, the condition that an organisation may only submit one grant application in any 12-month period be waived to enable the Town Council to consider the application.. |
|  |  | (3) | That in the event of the grant application being approved by the Town Council, Friends of Mossley Park be requested to source a Mossley based company to provide the signs. |
|  |  | (4) | That an additional condition be included on the grant application form requiring that:“Applicants will be required to demonstrate that any goods or services to be acquired using grant money will be sourced from Mossley based companies. Alternatively, applicants must provide evidence why this is not possible.” |

The meeting concluded at 9.54pm

Chair