**MOSSLEY TOWN COUNCIL**

**8 June 2022 at 8.00pm**

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|  | **Present**Councillor Frank Travis (Chair) (In the Chair); Councillors Dean Aylett, James Hall, Stephen Homer, Helen Jamison, Ruth Kerfoot, Idu Miah and Pat Mullin.18 members of the public were present at the meeting. |
| **2299** | **Former Town Mayor and Councillor, Marie Milne**With sadness, the Chair advised members of the recent death of former Town Mayor and Councillor, Marie Milne.The Chair paid tribute to the work undertaken by Marie not only as a former member of the Town Council but also as a leading member of the Mossley Whit Friday Committee.Members of the Town Council and those members of the public present at the meeting stood in silence as a mark of respect to the memory of Marie.  |
| **2230** | **Apologies for Absence**An apology for absence from the meeting were submitted on behalf of Councillor Jack Homer. |
| **2231** | **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. |
| **2232** | **Public Engagement** |
|  | 1. Her Majesty the Queen’s Platinum Jubilee Pageant

The Chair expressed great satisfaction at the participation of Global Grooves in Her Majesty the Queen’s Platinum Jubilee Pageant. Global Grooves had provided a stunning visible spectacle as part of the pageant which had been televised worldwide for which the Town of Mossley was justifiably proud.1. Police Update

The Clerk advised members that the Police were unable to attend tonight’s meeting for operational reasons. 1. Egmont St

The Clerk read out to members the content of an email from John Taylor, a resident of Egmont St seeking advice about the possibility of ‘gating’ the communal area at the rear of Egmont St following recent access by unauthorised people and burglaries.Mr Taylor attended the meeting to elaborate upon his request.The Chair outlined the likely procedural issues involved in ‘gating’ and the Clerk undertook to write to Tameside MBC on behalf of Mr Taylor seeking guidance on the suggestion.  |
| **2233** | **Applications for Financial Assistance**1. Application for a small grant (£300) from Mossley School of Dance to assist with the production of a charity dance show

Susan Furness attended the meeting and responded to questions from members about the proposal.Members considered the grant at a later stage during the meeting.1. Childflight

The Clerk reminded members that over recent years the Town Council has awarded an annual donation of £150 to Childflight. At the meeting in June 2017, the Town Council had agreed that consideration would be given to the making of future donations to Childflight at the Town Council meeting in June each year.The organisation did not entirely meet the criteria for a grant under the Town Council’s small grants scheme but in view of the benefit gained by children in Mossley, the Town Council had, in recent years awarded an annual donation of £150 to Childflight.Due to the pandemic, Childflight had not operated in 2020 and 2021 but the flight was to resume in 2022.Chris Lyness attend the meeting to respond to any questions from members about the proposal.Members considered the donation at a later stage during the meeting. |
| **2234** | **Development Applications**In view of the attendance of a significant number of members of the public interested in hearing the debate on some planning applications, members considered the following applications at this point during the meeting:Members considered the applications and listened to the various concerns expressed by members of the public present at the meeting |
|  | (i) | Proposed residential development of 9 No. family homes and associated works in addition to offsite communal car parking and associated works at Brookfields Mossley (22/00383/FUL) |
|  | (ii) | Proposed development of 6 No. detached dwellings at Hanover Memorial Gardens, Hanover Street Mossley (21/01379/FUL) |
|  | (xiv) | Proposed residential development- 2 bungalows land adjacent to 24 Stablefold Mossley (20/00268/FUL). |
|  | RESOLVED:  | That the Clerk in consultation with the Chair, be requested to draft objections to the above applications in accordance with the comments made at the meeting for submission to Tameside MBC.(Note: For ease of reference, the objections agreed in consultation with the Chair and submitted to Tameside MBC are appended to these minutes.)  |
| **2235** | **Proposed Mossley Neighbourhood Plan**The Chair referred to previous decisions by the Town Council about the preparation of a Neighbourhood Plan for Mossley.The Town Council had not received a formal response to the request made in June 2021, making application to Tameside MBC for the designation of the administrative area of the Mossley Town (Parish) Council as the Mossley Neighbourhood Plan Area.Discussions were now taking place with the newly elected Leader of Tameside Council (Councillor Ged Cooney) about progressing the plan and a decisions was awaited. |
| **2236** | **Tree Planting Initiative**Councillor Dean Aylett and the Clerk reported on progress with the initiative. |
|  | RESOLVED: | That the Clerk be requested to pursue with local primary schools who have not yet responded, the likely numbers of trees required. |
| **2237** | **Mossley Walking and Cycling Strategy – Update**Councillor Pat Mullin updated members on progress made with the proposed Mossley Walking and Cycling Strategy.Councillor Pat Mullin reported that a successful bid had been made to the Transport for Greater Manchester Cycle & Stride for Active Lives initiative aimed at promoting the uptake of walking and cycling in Mossley. |
| **2238** | **Creative Mossley**The Chair updated members on the Creative Mossley initiative. |
| **2239** | **Town Twinning Event**The Chair updated members on the Mossley Town Twinning event programmed for September 2022. |
| **2240** | **Egmont St**The Chair updated members on the proposals to bring back the former Egmont St Pavilion into community use in partnership with Works4U.It was understood that additional works would be required to the pavilion than had at first been envisaged but this was unlikely to jeopardise the scheme. |
| **2241** | **Minutes** |
|  | RESOLVED: | That the minutes of the Annual Meeting of the Council held on Wednesday 11 May 2022 be approved as a correct record and signed by the Chair. |
| **2242** | **Financial Update to 31 May 2022**The Clerk submitted a report (copies of which had been circulated) showing the financial position as at 31 May 2022 and including a list of invoices paid between 1 April and 31 May 2022 as follows: |
|  | MMC Room Hire 6 April 2022 | 30.00 |
|  | HMRC (March 2022) | 128.00 |
|  | ZOOM (April 2022) | 14.39 |
|  | Yorks Int Audit Services | 335.00 |
|  | M Iveson (Salary and Exp April 22.) | 447.57 |
|  | Zurich Insurance \* | 725.46 |
|  | HMRC (April 2022) | 107.80 |
|  | ZOOM (May 2022) | 14.39 |
|  | MMC Room Hire (11 May 2022) | 30.00 |
|  | M Iveson (Salary and Exp May 22.) | 436.50 |
|  | Vinyl Banners | 242.01 |
|  | Friends of Mossley Park (grant) | 483.57 |
|  | Lesley Bill (Platinum Jubilee Payments)  | 300.00 |
|  | Mossley Time of your life Club (Grant) | 300.00 |
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|  | Total | £3594.69 |
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|  | * Authorised 6 April 2022 (Min. 2383)
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|  | RESOLVED: | That the report be noted. |
| **2243** | **Annual Town Meeting**The Clerk invited members to consider the draft minutes of the Annual Town Meeting held on Wednesday 11 May 2022 (copies of which had been circulated with the agenda). |
|  | RESOLVED: | That the draft minutes of the Annual Town Meeting held on Wednesday 11 May 2022 be noted. |
| **2244** | **Mossley Mayoral Robes**The Clerk submitted a report (copies of which had been circulated) inviting the Town Council to consider the future storage arrangements for the Mossley Mayoral Robes. |
|  | RESOLVED: |  (1) | That the Mossley Mayoral Robes be loaned to Tameside MBC for an initial one-year period with a review at the end of the first year. |
|  |  | (2) | That the Clerk be authorised to make the necessary arrangements. |
| **2245** | **Planning Issues** (continued)The Council considered the following remaining planning applications: |
|  | (iii) | Discharge of conditions 3 (Materials), 4 (Construction Environment Management Plan), 5 (Vehicle Charging Points), 6 (Secured Cycle Storage), 7 (Highways Details), 8 (Visibility Splay), 10 (Conditions Survey), 13 (Ground Investigation Reports), 14 (Surface Water Drainage & Calculations), 15 (Foul & Surface Water Drainage) of planning permission 21/00412/FUL at Jonathan Grange Nursing Home Micklehurst Road Mossley (22/00037/PLCOND) |
|  | (iv) | Front and rear dormer loft conversion at13 Brunswick Street Mossley (22/00518/FUL) |
|  | (v) | Proposed single storey rear extension and alteration to form door at Colliers Barn Broadcarr Lane (22/00485/FUL) |
|  | (vi) | Proposed single storey rear extension and alteration to form Door at Colliers Barn Broadcarr Lane Ashton-under-Lyne (22/00486/LBC) |
|  | (vii) | Non-material amendment to planning application reference 20/00516/FUL: Amendment to site layout, floor layout and elevations to Waterton Lane and Arundel Street at Fleece Inn 53 Stamford Street Mossley (22/00482/MATCH) |
|  | (viii) | Erection of external decking at 10 Quickmere Court Stamford Road Mossley (22/00287/FUL) |
|  | (ix) | Removal of existing single storey rear extension and construction of new single storey rear extension at 59 Staley Road Mossley (22/00448/FUL) |
|  | (x) | New outbuilding at 59 Staley Road Mossley (22/00450/CPUD) |
|  | (xi) | Rear elevation dormer loft conversion at 59 Staley Road Mossley (22/00449/CPUD) |
|  | (xii) | Non-material amendment to planning permission 20/01146/FUL - small adjustment to the footprint of the extension at 18 Ash Hill Drive Mossley (22/00442/MATCH) |
|  | (xiii) | Proposed upper-level side patio and external steps and other external alterations including render to front and side elevation, new windows to the front elevation and landscaping works (re-submission further to 21/01204/FUL) (part-retrospective) at 21 Richmond Crescent Mossley (22/00433/FUL) |
|  | RESOLVED: | (1) | That the Clerk in consultation with the Chair, be requested to issue an expression of support for the application for proposed upper-level side patio and external steps and other external alterations including render to front and side elevation, new windows to the front elevation and landscaping works (re-submission further to 21/01204/FUL) (part-retrospective) at 21 Richmond Crescent Mossley (22/00433/FUL), in accordance with the comments made at the meeting for submission to Tameside MBC.(Note: For ease of reference, the representation agreed in consultation with the Chair and submitted to Tameside MBC is appended to these minutes.) |
|  |  | (2) | That the remaining applications be noted. |
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| **2246** | **Chair’s Report**No additional reports from the Chair were delivered. |
| **2247** | **Updates and reports from Town Team and Other Agencies**No additional reports were delivered. |
| **2248** | **Correspondence** There were no items of correspondence to report.  |
| **2249** | **Applications for Financial Assistance**(i) Application for a small grant (£300) from Mossley School of Dance to assist with the production of a charity dance show |
|  | RESOLVED: | (1) | That a grant of £300 be awarded to Mossley School of Dance to assist with the production of a charity dance show. |
|  |  | (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. |
|  | 1. Childflight
 |
|  | RESOLVED: | (1) | That a donation of £150 be awarded to Childflight. |
|  |  | (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. |
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The meeting concluded at 10.25pm

Chair

**Proposed residential development of 9 No. family homes and associated works in addition to offsite communal car parking and associated works at Brookfields Mossley (22/00383/FUL)**

The Town Council has considered the previous application for 21 dwellings on this site and the revision proposing access from Stamford Road on numerous occasions and has been constant in opposing the development for the following reasons:

(1) the access to the proposed development via Mill Lane and Archer St is inappropriate, in particular due to its narrow width and close proximity to the nearby Milton St John’s School; and

(2) the proposed development will have a detrimental effect on the rich amount of wildlife in the immediate locality which contributes to the wellbeing and amenity of the local community.

In giving consideration to the ecological survey submitted on behalf of the developer, the Town Council by Dunelm Ecology, Environmental Consultants on behalf of the applicant, the Town Council supported the views expressed by local residents that:

• The descriptions about existing trees on the site were unrealistic;

• The comments about wildlife on the site were inadequate, making reference to parts of the site being inaccessible to survey. These are likely to be the very areas inhabited by wildlife; and

• Overall, the ecological aspects of the site had been largely overlooked in the report.

The Town Council urged Tameside MBC to closely examine the submitted ecological survey in order to adequately assess whether it accurately reflects the ecological environment of the site.

On 20 October 2020, the Town Council considered the amended plan to create temporary construction access from Stamford Road at Brookfields Mossley (19/00489/FUL).

The Town Council objected to the proposed development on the following grounds:

- the construction of an additional access onto Stamford Road even on a temporary basis will result in serious traffic problems on an extremely busy road resulting in additional danger to both pedestrians and other road users;

- the proposed access is inadequate for the types of construction vehicles visiting the site and is likely to result in construction vehicles parking on Stamford Road awaiting access or even unloading from Stamford Road and adding to traffic danger with vehicles accelerating downhill on Stamford Road having to give-way;

- the temporary access will involve the demolition of an existing historic dry-stone wall which is an important part of the street scene and even if rebuilt at the end of the temporary period, there will have a detrimental effect on the visual amenity of the locality;

Whilst focussing on the proposed amendment, the additional concerns expressed by residents about the main application were fully supported as follows:

- a strong objection from the Milton St John's Primary School in view of the close proximity to the school;

- the proposed development will result in an overdevelopment of the site;

- recent issues involving heavy vehicles in the locality becoming stranded highlight the traffic issues and unsuitability of roads in the area for development of this type.

These objections and expressions of concern are still relevant to application 22/00383/FUL and the Town Council has reaffirmed its opposition to access from Stamford Road on these grounds.

In noting that the appeal for residential development on land nearby at Greaves Street had been dismissed, the Town Council considered that:

- the decision to dismiss this appeal makes particular mention of the lack of open space and makes the point that though that site had no status as open space, it made an important contribution to that local amenity factor. The Town Council submits that this space at Brookfields should be treated in the same manner and although there is a small park on Carrhill Rd, that is a formal space and this offers a complementary and valuable amenity not only for local people, but as a wildlife habitat; and

- the site at Brookfields is also cut off from the wider space amenity by Stockport Road and Manchester Road. The Inspector in the appeal case also referred to the public opinion on its value and use over many years. The public opinion here has been expressed extensively through social media.

The Town Council therefore reaffirmed the objections to the development and urged Tameside MBC to closely examine the submitted ecological survey to adequately assess whether it accurately reflects the ecological environment of the site. The Town Council would like confirmation that Tameside MBC has assessed the accuracy of the ecological statement before proceeding to determine the application.

The Town Council has now been consulted upon a fresh application, similar in nature to the previous but with a reduced number of 9 dwellings.

The fresh application was considered at the Town Council meeting on 8 June 2022 and the meeting was attended by a significant number of local residents who are most vociferous in their opposition to the development.

The Town Council is firmly of the opinion that the principle of the objections fully remain in respect of this fresh application. The Town Council therefore reiterates the objections made to the previous application in respect of application 22/00383/FUL as follows:

(1) the access to the proposed development via Mill Lane and Archer St is inappropriate, in particular due to its narrow width and close proximity to the nearby Milton St John’s School; and

(2) the proposed development will have a detrimental effect on the rich amount of wildlife in the immediate locality which contributes to the wellbeing and amenity of the local community.

(3) The construction of an additional access onto Stamford Road even on a temporary basis will result in serious traffic problems on an extremely busy road resulting in additional danger to both pedestrians and other road users;

(4) The proposed access is inadequate for the types of construction vehicles visiting the site and is likely to result in construction vehicles parking on Stamford Road awaiting access or even unloading from Stamford Road and adding to traffic danger with vehicles accelerating downhill on Stamford Road having to give-way;

(5) The temporary access will involve the demolition of an existing historic dry-stone wall which is an important part of the street scene and even if rebuilt at the end of the temporary period, there will have a detrimental effect on the visual amenity of the locality;

Both residents and the Town Council feel is still unacceptable in its operation and time of construction which will create considerable inconvenience, impact road safety and impact local residential amenity, not only to the residents of Stamford Road, but as a wider impact on the residents of Mossley given the “lifeline” this road is across the town. The proposals to ameliorate this have not changed the view as “unacceptable”

Reference was made at the meeting by local residents to recent correspondence between a local resident and former Town Councillor and the TMBC Ecologist regarding the designation of the site as a site of biological importance (SBI), a non-statutory designation used by some local planning authorities to protect locally-valued sites of biological diversity described as local wildlife sites by the UK Government. The Ecologist has indicated that the site is to be added to the list of potential SBI’s but a guarantee cannot be given as to when designation will be considered due to funding issues. Local residents and the Town Council received this information with consternation in view of the development of such an important site being considered without assessment of the site taking place, especially when the planning authority has fully acknowledged the bio-diverse nature of the site.

The Town Council insists that investigations into the designation of the site as an SBI must be undertaken prior to the application being considered for determination.

Notwithstanding the issues around the examination of the status as an SBI, the Town Council feels (now in and the case of previous applications) that the Ecological Survey submitted by the developer is flawed and the LPA has not given sufficient examination via its own expert, appropriately professionally qualified staff to its content. The credibility of any judgement made without that higher level of examination and report, we feel is undermining the planning process and will lead to insufficient weight being given to this aspect in the report to the Speaker’s Panel.

Although not directly attributed to this other applications (though this will become a repeat reason for objections in the light of public awareness), there is increased activity in reporting of wildlife sightings, supporting wildflower meadow planting, “Forest School” accreditations and tree planting initiatives with primary schools, etc.

This is a very welcome increased awareness in and the appreciation of, the natural environment. We should not forget also that considerable effort is made by volunteers and public investment in these initiatives, which the public feel, rightly, is undermined by insufficient work to address these issues before and during the planning application process.

The Town Council acknowledges that successive applications are forthcoming with the potential to wear down the wight of objection to the development of the site but it is clear that the Mossley community is united in total opposition to the development and are mobilising a serious campaign to object to the development in any form.

Please ensure that the Town Council’s comments made on behalf of the community are given full consideration prior to the application being determined.

**Proposed development of 6 No. detached dwellings at Hanover Memorial Gardens, Hanover Street Mossley (21/01379/FUL)**

This application was considered at the Town Council meeting on 8 June 2022.

The meeting was attended by a significant number of local residents who wished to oppose the development.

The Town Council considers that the application should be refused for the following reasons:

1. The proposed access to the number of dwellings is inappropriate and will be detrimental to highway safety.
2. The proposal will result in overdevelopment of a very limited site which will be detrimental to the residential and visual amenity of the proposed occupiers of the accommodation and existing nearby dwellings by reason of overlooking.
3. The layout and condition of this unstable site will result in unsafe conditions for the proposed occupiers and lead to the possibility of subsidence and flooding.
4. The report which accompanies the application in relation to (3) above, examines the issues and likely solutions, but it is felt that this does not provide any confidence in this development, especially in the light of historic and credible local knowledge

**Proposed upper-level side patio and external steps and other external alterations including render to front and side elevation, new windows to the front elevation and landscaping works (re-submission further to 21/01204/FUL) (part-retrospective) at 21 Richmond Crescent Mossley (22/00433/FUL)**

This application was considered at the Town Council meeting on 8 June 2022.

The meeting was attended by a number of local residents who wished to support the development.

The proposed development will result in a significant improvement to the appearance of this property and the street scene and is welcomed by local residents.

The applicant has already made improvements to the property not least of which is the reduced amount of surface water run off resulting in reduced flooding at times of severe rainfall.

The Town Council understands that all residents on Richmond Crescent have been consulted and are unanimous in supporting the development as proposed.

**Proposed residential development- 2 bungalows land adjacent 24 Stablefold Mossley (20/00268/FUL)**

The site is represented on the Tameside on-line UDP map as the same “status” as the Stablefold development. The limit of that development coincides with a clear change in the topography and landscape appearance, Beyond this, the proposed development land retains a more “natural” undulation with established trees and with reports of smaller mammal life and bats, apart from the species we expect at ground level.

The “Green Belt” has been raised by residents with the view that this forms a natural boundary for further definition in the expected Local and Neighbourhood Plans.

The Town Council considers that the application should be refused for the following reasons:

1. The proposed development represents a further encroachment into a rural setting.
2. It will be detrimental to the residential and visual amenity of existing residents on Stable Fold and in particular there is felt to be (a) a limit to the reasonable capacity of those classed as “local” streets within the highway hierarchy and (b) the road has a natural termination as it stands, (c) development volume here has also reached its reasonable limits.
3. That it is recognised that smaller developments do contribute to the housing supply as required to be fulfilled by national policies, but the continued approval of applications without updated and strategic views offered by sub regional plans and Local and Neighbourhood plans where a more balanced and view can be taken, especially following local consultation.
4. The site is part of or adjacent to land identified in the Development Plan as “Open Heathland”