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| **Mossley Town Council** | | | | | | | | | | | |
| **7 June 2023 at 8.00pm** | | | | | | | | | | | |
|  |  | | | | | | | | | | |
|  | **Present:**  Councillor Frank Travis (Chair) (In the Chair); Councillors Dean Aylett, Hamza Aslam, Amelia Bayliss, Sally Davies, Stephen Homer, Idu Miah, Mary Mitchell and Pat Mullin. | | | | | | | | | | |
|  | Seven members of the public were present at the meeting. | | | | | | | | | | |
| **2397** | **Apologies for Absence**  There were no apologies for absence from the meeting because all members of the Town Council were present. | | | | | | | | | | |
| **2398** | **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.  The Chair (Councillor Frank Travis) declared a prejudicial interest in respect of agenda item 10 (Mossley Twinning Committee), as a member and Chair of the Mossley Twinning Committee. After making a brief statement, the Chair left the meeting during the consideration of this item and took no part in the discussion or decision-making on the item. | | | | | | | | | | |
| **2399** | **Public Engagement**  Members of the public were invited to address the meeting.  **Police**  PC Carrie Davies, the local Carrbrook based officer and PC Bradley Wild the new Mossley based officer attended the meeting.  Introductions were exchanged and the officers advised members about various Police working practices in the locality. The officers were not aware of any changes to Police staffing levels in the locality at the present time.  The officers indicated that members could contact them via email about any issues of concern and the Clerk undertook to provide members with the email contact addresses.  In response to a question from a member, PC Davies undertook to look into the possibility of an advisory leaflet for distribution in the community advising members of the public of their local Police officers and contact details. | | | | | | | | | | |
|  | Councillor Idu Miah (Vice-Chair) in the Chair | | | | | | | | | | |
| **2400** | **Mossley Twinning Committee** (See minute 2365 of 5 April 2023)  The Clerk submitted a report (copies of which had been circulated) informing the Town Council about correspondence received from Mossley Twinning Committee inviting the Town Council to assume responsibility for twinning in Mossley. The report outlined options available to the Town Council for consideration.  Consideration of the report had been deferred at the meeting on 5 April 2023. | | | | | | | | | | |
|  | RESOLVED: | | | | | | That to enable members of the Town Council to better understand the role of the Twinning Committee and issues involved in twinning, all members of the Town Council be invited to attend future meetings of the Twinning Committee for the next 6 months after which the Town Council will give further consideration to future arrangements. | | | | |
|  | Councillor Frank Travis (Chair) in the Chair. | | | | | | | | | | |
| **2401** | **Public Engagement (continued)**  **Applications for Financial Assistance**   1. Application from ‘Manchester Candle Makers’ (based at Woodend Mill) for a small grant (£300) to assist with seasonal craft-based workshops for the local community and pop-up stalls at Woodend Mill   Proprietor, Tricia Glynn attended the meeting and responded to questions from members about the application.   1. Childflight   At the meeting in June 2017, the Town Council agreed that consideration would be given to the making of future donations to Childflight at the Town Council meeting in June each year.  The Clerk reminded members that over recent years the Town Council had awarded an annual donation of £150 to Childflight.  Chris Lyness represented Childflight at the meeting and outlined how Childflight operated and the benefit afforded to a significant number of children in the town. Last year, 27 children had benefitted from the service.  **Pond at rear of Staley Road, Mossley**  Liam Charles and Rob Ollerenshaw attended the meeting and made a brief presentation outlining work they had undertaken and the potential local amenity value afforded by the pond located at the rear of Staley Road.  Whilst ownership of the pond had yet to be determined, it appeared that the pond was in the ownership of the builder responsible for developing the adjacent housing site.  The residents were seeking any assistance which the Town Council may be able to offer in making environmental improvements to the site.  Members were supportive of the proposal and expressed gratitude to the residents for their work on behalf of the community.  Members acknowledged that the Town Council had neither the funds or manpower to assist with the proposal but emphasised the potential for the works to attract grants from various resources. Legal ownership of the pond was likely to be a requisite prior to any formal grant aid being applied for.  The Chair suggested that a meeting between members of the Town Council possibly on site may assist at which opportunities for grant aid might be discussed further.  The Clerk undertook to provide members of the Town Council with the contact details of the residents to enable further correspondence. | | | | | | | | | | |
| **2402** | **Minutes**  The Minutes of the Annual Meeting of the Town Council held on Wednesday 10 May 2023 were approved as a correct record and signed by the Chair. | | | | | | | | | | |
| **2403** | **Tameside MBC Standards Committee**  The Clerk reported that Tameside MBC had appointed Town Councillor Frank Travis as the reserve member on the Standards Committee. | | | | | | | | | | |
| **2404** | **Financial Update to 31 May 2023**  The Clerk submitted a report (copies of which had been circulated) showing the financial position as at 31 May 2023 and listing all bills paid since the last meeting as follows: | | | | | | | | | | |
|  | Layershift | | | | | | | | | | £27.22 |
|  | Mossley Methodist Church | | | | | | | | | | £80.00 |
|  | Zoom | | | | | | | | | | £15.59 |
|  | PAYE (March 2023) | | | | | | | | | | £116.40 |
|  | M Iveson (Salary and Expenses – April 2023) | | | | | | | | | | £470.92 |
|  | Yorkshire Internal Audit Services | | | | | | | | | | £355.00 |
|  | Frank Travis (Minuteman Printing reimbursement) | | | | | | | | | | £125.00 |
|  | Zoom | | | | | | | | | | £15.59 |
|  | PAYE (April 2023) | | | | | | | | | | £116.40 |
|  | Mossley Methodist Church | | | | | | | | | | £40.00 |
|  | Layershift (Email accounts) | | | | | | | | | | £176.54 |
|  | M Iveson (stationery reimbursement) | | | | | | | | | | £13.50 |
|  | Zurich Insurance | | | | | | | | | | £751.08 |
|  | M Iveson (Salary and Expenses – May 2023) | | | | | | | | | | £181.22 |
|  | Total | | | | | | | | | | £2784.46 |
|  | RESOLVED: | | | | That the report be noted. | | | | | | |
| **2405** | **Annual Town Meeting**  Members were invited to consider the minutes (copies of which had been circulated) of the Annual Town Meeting held on Wednesday 10 May 2023.  Arising out of the discussion which had taken place at the Annual Town Meeting on the Town Council’s proposals for activities for 2023/2027, the Chair advised that in consultation with the Clerk, a list of proposed activities had now been prepared for publication (subject to any additional comments from members), on the Town Council website and on social media. | | | | | | | | | | |
|  | RESOLVED: | | That the Clerk be requested to publish the Town Council’s list of proposed activities for 2023/2027 on the Town Council’s website and social media. | | | | | | | | |
| **2406** | **Neighbourhood Plan**   1. **Update**   The Chair advised that the next stage in the process was to arrange a meeting between interested parties including the dedicated officer from Tameside MBC who would assist the Town Council.   1. **Mossley Neighbourhood Plan Steering Group – Constitution and Draft Terms of Reference**   The Clerk submitted a report (copies of which had been circulated), inviting the Town Council to consider the constitution and draft terms of reference for the Mossley Town Council Neighbourhood Plan Steering Group.  Since publication of the report, a member had suggested minor changes to the draft terms of reference report and the Clerk invited members to consider establishing quoracy for Steering group meetings. | | | | | | | | | | |
|  | RESOLVED: | | | | (1) | | | That the Constitution and draft terms of reference for the Mossley Town Council Neighbourhood Plan Steering Group incorporating the suggestions made by members be approved and adopted. | | | |
|  |  | | | | (2) | | | That a quorum of 3 members of the Town Council and one other ‘external’ member be established for meetings of the Mossley Town Council Neighbourhood Plan Steering Group. | | | |
|  |  | | | | (3) | | | That quoracy for meetings of any working groups be established by the Mossley Town Council Neighbourhood Plan Steering Group. | | | |
| **2407** | **Mossley Walking and Cycling Strategy – Update**  Councillor Pat Mullin delivered a report on the enormously successful ‘Mossley Walks’ initiative.  It was envisaged that the event would now take place on an annual basis and more advanced publicity would further increase participation.  Discussions were taking place with cycling groups with a view to establishing a ‘cycle library’ in the town to which cycles could be donated for repair/refurbishment. | | | | | | | | | | |
|  | RESOLVED: | | | | | | (1) | | | That the report be noted. | |
|  |  | | | | | | (2) | | | That gratitude be conveyed to Town Councillor Pat Mullin for his excellent work in organising the ‘Mossley Walks’ initiative. | |
| **2408** | **Provision of Cycle Racks**  The Chair reported that arrangements were to be made for a site meeting with officers from Tameside MBC to consider the siting of racks in both ‘Top’ and ‘Bottom’ Mossley.  A member suggested that consideration might also be given to the establishment of a rack in proximity to the Egmont St Pavilion. | | | | | | | | | | |
| **2409** | **Mossley Park Bowling Green (See minute 2291 of 19 October 2022)**  Councillor Pat Mullin reported on informal discussions he had with bowlers at Mossley Park during which he had been advised that it was not possible to hold league games at the park due to an alleged potential danger from an adjacent rock face.  This matter had been raised at a previous meeting of the Town Council and a report on the issue sought from officers at Tameside MBC. It was understood that Tameside MBC was awaiting a report from external specialists. | | | | | | | | | | |
|  | RESOLVED: | | | | That the Clerk be requested to seek an update on the current position from Tameside MBC. | | | | | | |
| **2410** | **Creative Space – Funding**  The Clerk reported that in accordance with the Town Council’s decision on 5 April 2023 (minute 2371), he had in consultation with the Chair, made administrative arrangements for awarding contributions from the Creative Space Funding allocation.  The detailed arrangements had been published on the Town Council’s Website and social media. | | | | | | | | | | |
|  | RESOLVED: | | | | | | That the report be noted. | | | | |
| **2411** | **Dates for Christmas 2023 Events in Mossley**  The Clerk reported that Tameside MBC had advised that in order to process licences, event notifications and road closure notices, organisers of Christmas events were required to submit their plans by the 7 September 2023. This would leave enough time to assess and triage the notifications.  The Town Council was invited to confirm the following dates for Christmas Events in Mossley:  Friday 24 November 2023 - Micklehurst  Saturday 25 November 2023 - Mossley | | | | | | | | | | |
|  | RESOLVED: | | | | | | That the dates indicated for the Christmas 2023 events in Mossley be confirmed. | | | | |
| **2412** | **Dedicated Councillor Email Addresses (See minute 2396 of 10 May 2023)**  The Clerk submitted a decision record (copies of which had been circulated) of urgent action taken in accordance with Standing Order 10 to procure dedicated email addresses for all members of the Town Council. | | | | | | | | | | |
|  | RESOLVED: | | | | That the action taken under Standing order 10 be noted. | | | | | | |
| **2413** | **Planning Issues**  The Council considered the following planning applications: | | | | | | | | | | |
|  | (i) | Construction of 3 x 3 bed dwellings and 6 x 2 bed dwellings including ancillary works/excavations (updated site plan and elevations with reconfiguration of public right of way) at land on Stamford Road, Mossley (22/00262/FUL) | | | | | | | | | |
|  | (ii) | Proposed construction of 4 no. new build, 4 bedroom houses, over three floors on land adjacent to 1 Regent Drive Mossley (23/00477/FUL) | | | | | | | | | |
|  | (iii) | Full discharge of condition 14 (Surface Water Drainage Scheme) and condition 15 (sustainable drainage management and maintenance plan) of planning reference 16/00403/OUT at land formerly Prospect House Stockport Road Mossley (23/00050/PLCOND) | | | | | | | | | |
|  | (iv) | Development of 6 no. detached dwellings (re-submission of 21/01379/FUL) at Hanover Memorial Gardens, Hanover Street Mossley (23/00497/FUL) | | | | | | | | | |
|  | RESOLVED: | | | | | | (1) | | | That the Clerk in consultation with the Chair be authorised to submit to Tameside MBC, objections to planning applications 22/00262/FUL, 23/00477/FUL and 23/00497/FUL. | |
|  |  | | | | | | (2) | | | That application number 23/00050/PLCOND be noted | |
|  | (Note: For ease of reference, the objections agreed with the Chair and submitted to Tameside MBC are appended to these minutes.) | | | | | | | | | | |
| **2414** | **Chair’s Report**  Post Office Provision in Mossley (See minute 2366 of 5 April 2023)  The Chair advised fellow members that he was in discussion with Jonathan Reynolds MP and Daniel Tischer, who had worked with Manchester, Bristol and currently Sheffield Universities. Daniel was part of the GMM banking group and a national expert on financial movement in the community and the effect it has especially on less well-off communities.  The correspondence suggested by the Town Council on 5 April 2023 would be drafted in due course.  Former Egmont St Pavilion  The Chair updated members on progress made with the scheme.  It was proposed to consult the community in due course. | | | | | | | | | | |
|  | RESOLVED: | | | That any necessary expenditure in carrying out consultations with the community be met from the ‘Egmont St’ budget. | | | | | | | |
| **2415** | **Updates and reports from Town Team and Other Agencies**  The highly successful Whit Friday events which had taken place in the Town were acknowledged.  The Town was soon to be visited and assessed by ‘Britain in Bloom’ judges. | | | | | | | | | | |
| **2416** | **Correspondence**  There were no additional items of correspondence to report. | | | | | | | | | | |
| **2417** | **Applications for Financial Assistance**   1. Application from ‘Manchester Candle Makers’ (based at Woodend Mill) for a small grant (£300) to assist with seasonal craft-based workshops for the local community and pop-up stalls at Woodend Mill | | | | | | | | | | |
|  | RESOLVED: | | | | | (1) | | | That a grant of £300 be awarded to ‘Manchester Candle Makers’ (based at Woodend Mill) to assist with seasonal craft-based workshops for the local community and pop-up stalls at Woodend Mill. | | |
|  |  | | | | | (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. | | |
|  | The meeting closed at 10.31pm. | | | | | | | | | | |

Chair

**Construction of 3 x 3 bed dwellings and 6 x 2 bed dwellings including ancillary works/excavations (updated site plan and elevations with reconfiguration of public right of way) at land on Stamford Road, Mossley (22/00262/FUL)**

The Town Council has considered and objected to 2 previous applications on this site as follows:

* 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)
* Construction of 9, 3 bed dwellings including ancillary works/excavation at land on Stamford Rd, Mossley (22/00262/FUL)

The Town Council considers that objections in respect of both previous applications are valid in respect of the above application.

The Town Council’s objections are summarised below:

1. Inappropriate siting and layout  
2. Inadequate parking provision  
3. Impact on local commercial and residential amenity  
4. Potential for unsafe parking and turning on a main road.  
  
  
The proposal seeks a more "traditional" development but uses inappropriate planning policy guidelines to support it.  
  
The Town Council requested that the following comments were taken into account in determining the application:  
  
The proposed development does not follow a historic street frontage townscape, which would historically be "back of pavement" in character.  
  
Neither does it achieve this with a set-back to achieve garden space. Although the need for space attached to a dwelling is acknowledged, this does not either serve well this principle or forms a credible frontage to the property.  
  
The development does not provide sufficient parking space. The planning policy which relaxes parking requirements in district centres, we believe is unsound and not in reality for situations such as Mossley. Although technically within a town centre boundary (in part and whatever historic decision this is based on, does not make any real logic as it only takes the rear part of the site into the “town centre”), we believe the policy applies to apartment/flat living and not to three bedroom family accommodation.  
  
Resident parking will result in surrounding streets, already overburdened, causing conflict and loss of amenity to other residents. In addition there may well be new pressure on Stamford Street space, which serves the few local residents and most importantly the businesses. The "casual" parking here generally works for now very well and this development could well impact on this so that both again are disadvantaged. It is also inevitable that residents will seek to unload, albeit briefly, on the road side, even to the point of mounting the footway to do so. This forms a safety hazard in the road and causes traffic passing and waiting for the traffic lights, to stand in the outer limit of the upward lane or even into the downward lane. This is a safety hazard.

Councillors expressed real concern that in previous comments from Highway Engineers, the issues raised here, which they feel are grounded in local knowledge, not only goes against what would appear to be clear issues of access and parking demand from future residents, but also follows the line that this is within the town centre boundary and therefore has exemption from “normal” parking and access considerations.  
  
Although not strictly within the remit of the application, we have to have some practical forethought here. It is almost inevitable that the new residents of this development will seek to have access to Stamford Road for cars parked within their front gardens. Although this may be constrained by condition, covenant and properly subject to formal application, this will not only return to concerns of direct access to Stamford Street and the danger and disorder this will bring, but also a totally inappropriate townscape is the result. In thinking of potential consequences, especially those which may be difficult to "police" by the LPA, this should be part of the real factors here.

The development of the site in question land which will inevitably involve excavations due to the topography, deliveries or construction would be totally inappropriate and cause chaos at the 5-way junction. This was exemplified during the recent temporary road closure during re-cabling works.

The Town Council notes that:

* the development site plot is bisected by a marked footpath leading from Stamford Road to George Street adjacent to The Blazing Rag public house. There is a series of stone steps ascending to George Street which possibly predate Stamford Road itself. The developers are proposing to divert the short footpath and to replace the historic steps with a new set of concrete steps which will be detrimental to the character of not only the development but also locality.
* the land survey refers to the development of 4 apartments and 2 town houses. The current proposals seem to envisage households comprising a significant number of occupiers using cycles. However laudable, this is unrealistic.

It appears that the revised application deletes all parking from some of the houses and then left some of them with in-front parking directly onto Stamford Road. This will result in vehicles driving into and reversing out of driveways on a very busy and dangerous part of the road, exacerbated by the likelihood of insufficient parking for all occupiers of the proposed development. Once again, the case that occupiers will have access to public transport whilst laudable does not bear out in reality. This is exemplified by the major parking issues we already have on a lot of Mossley streets.

The Town Council wholeheartedly requests that the application is refused on the grounds indicated in this response.

**Proposed construction of 4 no. new build, 4 bedroom houses, over three floors on land adjacent to 1 Regent Drive Mossley (23/00477/FUL)**

The development will be detrimental to road safety and will result in congestion.

There will be an increase in use of theaccess road, a single carriage lane which only has a separate footpath for half of its length and is utilised by Mossley-based walkers, cyclists and horse riders. 4 houses on top of the existing 6 at the hamlet in Miller Hey almost doubles the number of households. The effect is likely to be a much higher in practice as 4-bedroom houses are likely to have more than one car, deliveries and visitors etc. The proposal would result in severe safety concerns as well as significant congestion and damage to a road which is already under significant strain and is full of very large potholes regularly requiring maintenance and repair.

The development raises biodiversity, environmental and wildlife concerns.

The impact on biodiversity or protected species has not been addressed by the applicant. This site is greenfield land in an area which is entirely in the countryside (next to Miller Hey and Kershaw Hey). Protected species such as bats, badgers, toads and wild birds are present in the vicinity of the site. 4 houses would destroy the habitat for this wildlife as well as remove entirely the significant tree cover at the site which contributes to fighting climate change and providing natural green spaces in Mossley.

*Design concerns*.

The proposal does not take account of the topography of the site and potentially presents safety and structural concerns relating to the three properties which sit above it as well as the Mossley Cemetery wall. The pre-application advice of Tameside MBC reflects this.

The design of 4 no four-bedroom houses over three stories is entirely out of keeping with Miller Hey and Kershaw Hey. These are some of the oldest hamlets in Mossley and the proposal will be bulky and out of keeping with its surroundings. At Miller Hey, the properties are two storey (with the exception of one) and 4 of the six are less than 4 bedroom. This therefore represents a really significant additional block of building on green land.

Regarding the wider area, although there are some houses in the vicinity, they are mostly modest, older buildings in a rural setting. They are not obtrusive, where this would entirely change that.

The Town Council is preparing a Neighbourhood Plan and although we recognise the right to apply for planning permission at any time, we believe that the public will call for a review of such sites, linked to the Tameside local planning progress. We believe that call would be for this site to be reallocated to Green Belt to not only secure a solid boundary to the residential developments to the north, but to preserve the historic setting mentioned above. This is therefore a premature proposal which in our view would run contrary to policy consultation and review at the LP/NP planning stages.

**Development of 6 no. detached dwellings (re-submission of 21/01379/FUL) at Hanover Memorial Gardens Hanover Street Mossley23/00497/FUL**

(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.