

“Haughton Green”

A Supplementary Planning Document

Consultation Statement

This statement has been prepared in order to comply with the requirements of the Planning and Compulsory Purchase Act 2004, for the adoption of Supplementary Planning Documents by Local Planning Authorities

Published by

Tameside Metropolitan Borough Council
Planning Policy

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1.0	Final	GH	PT	PT	SLT

1.0 Introduction

1.1 Under the Planning and Compulsory Purchase Act 2004 and Town and Country Planning (Local Planning) (England) Regulations 2012, it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents, including Supplementary Planning Documents (SPD's). This document has been prepared to comply with the requirements of Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 12(a) requires that before a local planning authority adopt a Supplementary Planning Document (SPD), it must prepare a consultation statement setting out:

- a) The persons the local planning authority consulted when preparing the SPD
- b) A summary of the main issues raised by those persons, and
- c) How those issues have been addressed in the SPD

2.0 Statement of Community Involvement

2.1 In addition, Tameside Council adopted its Statement of Community Involvement (SCI) on 31 August 2016. The SCI sets out how the public will be consulted on new planning policy and planning applications, where this statement details how these requirements have been met.

3.0 Background

3.1 The Supplementary Planning Document has been prepared for a distinct area of Haughton Green and aims to enhance a number of relevant policies within the Tameside Unitary Development Plan particularly in relation to local character.

3.2 Haughton Green had previously been identified as an area of distinctive character, which local residents and Councillors were keen to see recognised. As such a number of steps were undertaken to identify how future development could be influenced to positively contribute to the character of the area. The SPD will be an important material consideration in the determination of planning applications for this area of the borough.

4.0 Consultation undertaken drafting the SPD

4.1 To inform the draft SPD a community workshop was undertaken by planning consultants IBI Group in conjunction with council officers on 4 March 2015 which engaged a number of local residents and Ward Councillors. This generated an understanding of local interest in the areas distinctive character, issues and threats.

4.2 The range of planning tools and interventions that exist were presented at the above workshop and it was considered that although the area has distinctive and definable characteristics it was unlikely to be appropriate to designate as a formal Conservation Area. The site of the former Old Rectory Hotel was also discussed and identified as being vulnerable to inappropriate development and change. As a result it

was agreed that an SPD would be the most appropriate planning tool to progress in addressing concerns.

- 4.3 Prior to producing the SPD a Sustainability Appraisal Scoping Report was produced, highlighting the Councils intentions and described the scope of the Sustainability Appraisal to be carried out for the SPD. This report was circulated to statutory consultees during February and March 2016 for a five week period. A list of consultees and a summary of comments received is detail at Appendix 1.
- 4.4 In seeking to develop the SPD a scoping consultation letter (Appendix 2) was issued to a number of specific consultation bodies (Appendix 3) detailing the Councils intentions to provide further planning guidance for the area of Haughton Green. The letter broadly outlined that Policy C1 of Tameside's Unitary Development Plan (UDP) which concerns distinctive areas of townscape and urban form would act as the primary policy upon which the SPD would be based.
- 4.5 The Council invited comments during February and March 2016 as part of this initial scoping consultation which would assist in informing the SPD. Comments were received from the Environment Agency and Historic England confirming at this stage they did not wish to make comment, from Network Rail requesting sight of the document once adopted and from Oldham Council commending the positivity of providing further planning guidance in promoting high standards of design and ensuring new development respects existing built fabric and landscape character.
- 4.6 An accompanied site visit walk-around was undertaken with community stakeholders on 16 February 2016 and of the former Old Rectory site, the principle redevelopment opportunity in the area, accompanied by the land owner's agent on 26 February 2016 to understand key concerns and opportunities.
- 4.7 Following on from this a wider community workshop event took place at St Marys Church Lounge, Meadow Lane on 16 March 2016 attended by 14 local residents and 3 Councillors for the Denton South Ward. Issues and opportunities of both the Haughton Green area and the site of the former Old Rectory were identified. Issues focused on existing congestion and parking problems especially on Meadow Lane; local level changes on and surrounding the Old Rectory site and issues of overlooking; and concerns of future development scale and density which have been incorporated in the SPD.
- 4.8 As a brief summary the workshop identified the opportunities as follows: the enhancement of wildlife and retention of trees; continuing the character of Meadow Lane; improving the setting of listed buildings; encouraging sensitive development with design cues taken from and respect of the local character and vernacular. The identified opportunities aided by informing policy areas to be addressed within the Draft SPD.

5.0 Officer and Member Consultation

- 5.1 Prior to the public consultation stage internal consultation was undertaken with Council Officers and specific Elected Members of the Council (Appendix 4) to ensure a robust and accurate draft document had been prepared.
- 5.2 Officers were consulted on the first draft document from 1 November until 22 November 2016 for a period of 3 weeks, following which comments were considered and amendments made to the SPD where appropriate.
- 5.3 Following consultation with Officers, consultation was carried out with the Deputy Executive Leader, Councillor John Taylor (who has responsibility for Planning matters) and then Local Ward Councillors for Haughton Green. This presented Members with the opportunity to feed into the production of the final draft SPD.
- 5.4 The draft Supplementary Planning Document was finalised during February taking full account of the consultation responses from Officers and Members of the Council.

6.0 Consultation on the Draft SPD

- 6.1 The draft SPD and its supporting material were the subject of a 6 week formal public consultation from Monday 27 March 2017 to Monday 8 May 2017. During this time the SPD together with its accompanying documents were made available via the Councils' website, with reference copies also available at the Customer Service Centre, Planning Departments Principal Office and Council Libraries during normal opening hours.
- 6.2 Consultees on the Draft SPD included local politicians, statutory bodies and other interested parties including attendees of previous workshop events who requested to be notified and those held on the Local Plan Consultation database. Emails or letters (Appendix 5) were sent to individuals and organisations informing them of the consultation. In addition a press release was issued (Appendix 7) and a notice was placed in the press (Appendix 6).
- 6.3 Consultees were invited to provide in writing either via post or email, comments to the Planning Department prior to the end of the consultation period.

7.0 Summary of representations received

- 7.1 The Council received 19 responses within the consultation period, 2 were received late (references 20 and 21 within the schedule). Due to the points raised all of the consultation responses have been considered.
- 7.2 On completion of the consultation period, all the responses were gathered, read and assessed and a precis of the main points produced. Responses to comments received during the consultation are detailed in Appendix 8, together with any revisions made to the Supplementary Planning Document as a result.
- 7.3 The majority of responses (67%) were received from residents, where just under half these highlighted the positive nature of the document and commended the

recognition which the SPD provides of local character and heritage assets. The vast majority of residents (93%) however highlighted concerns with the identified potential to create a secondary access to/from the Old Rectory site in draft policy HAU13 and as shown on figure 1.14.

- 7.4 7 statutory bodies and national organisations commented on the draft SPD. 4 stated they had no comment to make. The remaining 3 included Natural England, the Coal Authority and National Grid. Natural England made suggestions in relation to green infrastructure, landscape and biodiversity while the Coal Authority and National Grid highlighted infrastructure considerations associated with the site of the Old Rectory.

Appendix 1 – Sustainability Appraisal Scoping Consultation

The following organisations were consulted directly on the Sustainability Appraisal Scoping Report which was also placed on the Councils website:

Natural England
Environment Agency
Historic England
Oldham Council
High Peak Borough Council
Stockport Metropolitan Borough Council
Manchester City Council

Natural England and the Environment agency confirmed they wished to make no comment.

Historic England suggested a screening opinion should have been and consulted on prior to the issuing of the SA scoping report and that the contents of the scoping report should be updated to reflect changes in policy and baseline information which have occurred between the Council consulting on its Core Strategy Preferred Option DPD Sustainability appraisal and updates be reflected in the SA objectives.

Appendix 2 – Draft SPD Scoping consultation letter

PLACE DIRECTORATE

Damien Bourke
Assistant Executive Director
Development, Growth and Investment

Council Offices
Clarence Arcade
Stamford Street
Ashton-under-Lyne
OL6 7PT

www.tameside.gov.uk
e-mail : planpolicy@tameside.gov.uk

Direct Line **0161 342 3346**

Date 17 February 2016

Dear Sir / Madam

Draft Haughton Green Supplementary Planning Document Scoping Consultation

We are writing to you as you have previously commented on, or expressed interest in, one of Tameside's planning documents.

The Council currently provides planning guidance for the area of Haughton Green based on policies contained within its Unitary Development Plan (UDP) and from a range of other Supplementary Planning Documents (SPD). The Council however has recognised the need to provide further character and design based guidance to potential applicants preparing proposals in the specific area of Haughton Green.

Policy C1 of Tameside's UDP provides the main policy supporting the SPD which concerns distinctive areas of townscape and urban form and outlines that urban design frameworks and further guidance will be produced for particular areas and corridors in the borough setting out fundamental principles which should be followed and from which detailed design may be interpreted.

The Council is currently inviting comments as part of this initial scoping consultation on its intention to introduce a Haughton Green SPD where we would welcome any comments which will assist us in informing the SPD.

The council's preferred communication method is via email and therefore if you have received this letter by post, we would be grateful if you could provide an email address for all future correspondence to assist us in minimising our use of paper.

All comments should be received by the Council by no later than 25 March 2016.

Comments may be submitted in writing by any of the following means:

By email to: planpolicy@tameside.gov.uk

By post to: Strategic Planning, Clarence Arcade, Stamford Street, Ashton-under-Lyne,
Tameside MBC, OL6 7PT

Subject to the nature of comments received, we intend to prepare a draft version of the SPD which would be subject to formal consultation later this year.

If you have any queries regarding the proposed Draft Haughton Green SPD please contact the spatial planning team on 0161 342 4460 or via planpolicy@tameside.gov.uk

Yours Sincerely

Paul Moore
Head of Planning

Appendix 3 – Draft SPD Scoping Consultation

Environment Agency
Historic England
Natural England
Oldham Council
Stockport Metropolitan Borough Council
Manchester City Council
High Peak Borough Council
Derbyshire County Council
Mossley Town Council
Greater Manchester Police Authority
Greater Manchester Police and Crime Commissioner
Highways England
Homes and Communities Agency
Network Rail
Peak District National Park Authority
Coal Authority
Tintwistle Parish Council
Tameside and Glossop Clinical Commissioning Group
Marine Management Organisation
Charlesworth Parish Council
Chisworth Parish Council
Saddleworth Parish Council
Relevant electricity and gas companies
Relevant water and sewerage undertakers
Relevant telecommunications companies

Appendix 4 – Officer and Haughton Green Member Consultation

The draft Supplementary Planning Document was circulated internally (via email) for comments between 1 November 2016 and 22 November 2016 for a period of 3 weeks to the following departments within the Council:

Development Control
Highways and Engineers
Planning Policy
Operations and Greenspace
Legal Services
Assistant Executive Director, Development, Growth and Investment

Comments were received from the Operations and Greenspace team and the Planning Policy team, elements of which have been taken on board and amendments made to the draft SPD.

Deputy Executive Leader

The views of the Deputy Executive Leader, Councillor John Taylor were sought prior to issuing the SPD to the Denton South Ward Councillors.

Haughton Green Member Consultation

The draft Supplementary Planning Document was circulated to the Elected Members for the area of Haughton Green (Denton South Ward) for comment between 16 December 2016 and 20 January 2017. The following Councillors were consulted:

Councillor Mike Fowler
Councillor George Newton
Councillor Claire Reid

Appendix 5 – Draft SPD Consultation Letter

PLACE DIRECTORATE

Damien Bourke
Assistant Executive Director
Development, Growth and Investment

Council Offices
Clarence Arcade
Stamford Street
Ashton-under-Lyne
OL6 7PT

www.tameside.gov.uk
e-mail : planpolicy@tameside.gov.uk

Doc Ref DHGC.Letter

Direct Line **0161 342 3346**

Date 27 March 2017

Dear Sir / Madam

Draft Haughton Green Supplementary Planning Document

Notice is given that Tameside Council has prepared a Draft Supplementary Planning Document (SPD) for a specific area of Haughton Green and that this along with its supporting material are published for public consultation.

The role of the Draft SPD is to highlight the importance of adopting a character based, design led approach to development proposals, ensuring they respect and enhance the character of the area within the Draft SPD boundary and so help to sustain an attractive and vibrant community.

The Draft SPD contains a number of policies which will assist both developers and residents alike when designing schemes and it will help the Council to make consistent decisions when assessing planning applications. Allied with these policies focused on future development, the SPD highlights specific projects which could aid in further enhancing the areas character.

Comments on the Draft SPD and its supporting material should be made during the **6 week** consultation period running from **Monday 27 March 2017** to **Monday 8 May 2017**.

Documents are available to view on the Councils website throughout the consultation period:

www.tameside.gov.uk/haughtongreenspd

In addition, reference copies of the Draft SPD and its supporting material are also available at Council Libraries, its Customer Service Centre and the Planning Departments Principal Office during normal opening hours:

Customer Services & Planning Departments Principal Office

Clarence Arcade, Stamford Street, Ashton-under-Lyne, OL6 7PT

Tameside Central Library | Old Street, Ashton-under-Lyne, OL6 7SG
Denton Library | Town Hall, Market Street, Denton, M34 2AP
Droylsden Library | Manchester Road, Droylsden, M43 6EP
Dukinfield Library | Concord Way, Dukinfield, SK16 4DB
Hattersley Library | The Hub, Stockport Road, Hattersley, SK14 6NT
Hyde Library | Town Hall, Greenfield Street, Hyde, SK14 1AL
Mossley Library | George Lawton Hall, Stamford Street, Mossley, OL5 0HR
Stalybridge Library | Trinity Street, Stalybridge, SK15 2BN
Ryecroft Hall | Book Access Point, Manchester Road, Audenshaw, M34 5GJ

Details of opening times can be obtained:

On the council's website: <http://www.tameside.gov.uk/libraries/openingtimes>

On the council's website: <http://www.tameside.gov.uk/customerservices>

By telephoning the Customer Service Centre: 0161 342 8355

Comments should be made in writing, include the name and address of the respondent and be returned by either e-mail or by post to:

By email: planpolicy@tameside.gov.uk

Or by post: Planning Policy, Tameside MBC, Clarence Arcade, Stamford Street, Ashton-under-Lyne, OL6 7PT

Please note that all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Tameside Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.

Should you wish to discuss any issues or require any further information please do not hesitate to contact the Planning Policy Team:

by phone on: 0161 342 3346

or by email: planpolicy@tameside.gov.uk

Yours sincerely



Paul Moore BA (Hons) Dip URP MRTPI
Head of Planning

Appendix 6 – Public Notice

TAMSEIDE METROPOLITAN BOROUGH (CHAIN BAR LANE, MOTTRAM - IN LONGGONDALE) (TEMPORARY PROHIBITION OF TRAFFIC) ORDER 2017
TEMPORARY PROHIBITION OF RIGHT TURNING TRAFFIC ORDER 2017
 Tamseide Metropolitan Council, intend, not less than seven days from the date of this notice, to make an order under 114(1) of the Road Traffic Regulation Act 1984 to enable works to be executed on or near the highway. Order (1) will temporarily prohibit vehicular traffic from proceeding along Chain Bar Lane at its junction with Dogger Ave. The alternative route will be via Chain Bar Lane and Ashford Lane.
 Order (1) & (2) will become operative on 3 April 2017. Order (1) will continue in force until the gas main renewal works have been completed expected to last 6 weeks. Order (2) will be in force for 2 weeks until new high voltage electric cables are laid. Date 23 March 2017.
 I, Simon, Assistant Executive Director, Ashton Market Hall, Market Street, Ashton under Lyne, OL8 7JU

TAMSEIDE METROPOLITAN BOROUGH (SOUTH SERVICE ROAD REAR OF GROVEVIEW STREET, STALYBRIDGE) (TEMPORARY PROHIBITION OF TRAFFIC, REVOCATION OF WAITING RESTRICTIONS & TEMPORARY PROHIBITION OF WAITING) ORDER 2017
 Tamseide Metropolitan Borough Council intend to make an Order 114(1) of the Road Traffic Regulation Act 1984 to enable works to be executed on or near the road. The Order will temporarily prohibit vehicular traffic from proceeding along South Service Road rear of Groveview St, Stalybridge for its entire length (private access will be maintained). There will be no alternative route.
 The Order TAMSEIDE METROPOLITAN BOROUGH (STALYBRIDGE TOWN CENTRE) (PROHIBITION AND RESTRICTION OF WAITING AND LOADING) ORDER 2007 shall have the effect as though Schedule 1 - South Service Road rear of Groveview St (south side) is temporarily suspended and is replaced with 'no waiting at any time' restrictions. The Order will become operative on 27 March 2017.
 Date 23 March 2017
 I, Simon, Assistant Executive Director, Ashton Market Hall, Market Street, Ashton under Lyne, OL8 7JU

SECTION 123 (3A) OF THE LOCAL GOVERNMENT ACT 1972
TAMSEIDE METROPOLITAN BOROUGH (PROPOSED DISPOSAL OF OPEN SPACE
 Notice is given that the Council intends to dispose of an area of 3,261 Square Metres of open space land at the site of land at Burroughs, Ashton-under-Lyne.
 Any objection relating to the proposed disposal must be sent or delivered in writing addressed to the Assistant Executive Director Development and Investment, Clarence Arcade, Stamford Street, Ashton-under-Lyne, OL8 7PT not later than 7th April 2017. Objections may be made to the Assistant Executive Director Development and Investment, Clarence Arcade, Stamford Street, Ashton-under-Lyne, OL8 7PT or emailed to development@tamseide.gov.uk.
 Damien Soukai, Chief Executive, Ashton Executive Director

NOTICE OF PUBLIC PATH ORDER AND COUNTRY PLANNING ACT 1990, SECTION 257 AND PARAGRAPH 1 OF SCHEDULE 14 TAMSEIDE METROPOLITAN BOROUGH COUNCIL
TAMSEIDE METROPOLITAN BOROUGH FOOTPATHS (A) WHITE CROSSING ORDER 2017
 The above order was made on 18 March 2017. The effect of the order will be to divert the public footpath starting from point A (SU 8770 9540) for a distance of 22 metres in a west-south-westerly direction to point B (SU 8773 9525) as shown by a bold continuous line on the order map and create an alternative footpath from point A (SU 8770 9540) in a generally west-south-westerly direction for a distance of 23 metres to point B (SU 8773 9525) as shown by a bold broken line on the order map.
 A copy of the order and the order map have been placed and may be seen free of charge at Clarence Arcade, Stamford Street, Ashton-under-Lyne, OL8 7PT from 9 a.m. to 4 p.m. on Monday to Friday. Copies of the order and map may be bought there at the price of £1.00.
 Any representations about or objections to the order may be sent in writing to the Borough Solicitor, Dukinfield Town Hall, King Street, Dukinfield, SK16 4LA not later than 27 April 2017. Please state the grounds on which they are made.
 If no such representations or objections are duly made, or if any so made are withdrawn, Tamseide Metropolitan Borough Council may confirm the order as unopposed order. If the order is sent to the Secretary of State for Environment, Food and Rural Affairs for confirmation any representations or objections which have not been withdrawn will be sent with the order.
 Persons wishing to make representations or objections are advised that in the order making process, representations or objections may become public information and therefore the personal and addresses of those persons making representations or objections would also be made public available.
 Should you have any general enquiries please contact Kaitie Day, Assistant Borough Solicitor by telephone on 0161 342 1241 or email on: k.day@tamseide.gov.uk
 Dated 17 March 2017

PUBLICS

Town Police Clauses Act 1847
Local Government (Miscellaneous Provisions) Act, 1976
Licensing of Hackney Carriage and Private Hire Vehicles

VARIATION OF FEES
 NOTICE is hereby given that pursuant to Section 70(3)(a) of the Local Government (Miscellaneous Provisions) Act, 1976 the High Peak Borough Council has resolved to vary the fees for Hackney Carriages, and for the operation of Private Hire Vehicles as specified in Section 70(2)(b) (i) and (c) of the said Act-

	Proposed Fee
Hackney Carriage Vehicle	(1yr) £180.00
Private Hire Vehicle	(1yr) £160.00
Change of Hackney Carriage/Private Hire Vehicle	£50.00
Private Hire Operators Licence	(1yr) £105.00
Private Hire Operators Licence	(5yr) £315.00

Within a period of 28 days from the first appearance of this Notice any objections shall be submitted, in writing, stating the reasons for such objections to the undersigned, the last date for such objections being 19th April 2017. If no objections are received or are received but withdrawn, such variations shall come into effect on 19th April 2017.

The following fees, which are not subject to the above provisions, will be implemented with effect from 1st April 2017.

	Proposed Fee
Hackney Carriage/Private Hire Vehicle Driver's Licence	(1yr) £75.00
Hackney Carriage/Private Hire Vehicle Driver's Licence	(3yr) £150.00
Replacement Plate/Badge/Decal	£10.00 each
Re-writing Knowledge Test	£20.00
Disclosure & Barring Service Admin Charge	£17.00
DVA Admin Charge	£7.00

Pursuant to Section 70(3)(b) of the said Act a copy of this Notice will be available for public inspection for a period of 28 days at the under mentioned address at all reasonable hours and without payment.

S. W. Baker,
 Chief Executive,
 Town Hall,
 Market Place,
 Buxton, Derbyshire, SK17 6EL.
 Dated 15th March 2017

DERBYSHIRE COUNTY COUNCIL
TEMPORARY ROAD CLOSURE
 86105 GLOSSOP
 WHEN: 10 April 2017 to 20 April 2017
 WHERE: Close the 86105 Un-Named Section, Glossop from its junction with Canley Road to its junction with the A628.
 REASON: To facilitate drainage works.
 ALTERNATIVE ROUTE: 86105 (from point of closure) - A57 - A628 and Via Vines.
 Access will be maintained, whenever reasonably possible, on the affected length of road. The road will re-open as soon as the work is finished. This may be earlier than advertised.
 Derbyshire County Council apologises for any inconvenience caused while work takes place. Anyone needing further information should ring Call Derbyshire 01629 531500.
 The County Council intends to make an Order under Section 14 of the Road Traffic Regulation Act 1984 (as amended) to prohibit its use by traffic.
 Mike Ashworth, Strategic Director - Economy, Transport and Communities, County Hall, MATLOCK DE1 3AG

TAMSEIDE METROPOLITAN BOROUGH COUNCIL
NOTICE OF APPLICATIONS FOR PLANNING PERMISSION
 Notice is given that the applications below have been submitted to the Council:
 Applicant: Ltd UK Child
 Location: LDK, Oldham Road Ashton-under-Lyne
 Proposed development: Amend conditions 1, 2 (see attached) and 3 (part of approved plan) of planning permission no. 17/0212P/L.
 Reason for Advertisement: Affect on the character or appearance of a Conservation Area Ashton Town Centre
 Reference: 17/0212P/L
 Members of the public may inspect the application, plans and other documents submitted with it on-line at <http://bit.ly/tamseide.gov.uk/planning>. They may also be inspected during all reasonable hours at the Council Office or at any local council service centre.
 Anyone who wishes to make representations about this application should write to the Council at Council Offices, Stamford Street, Clarence Arcade, Ashton-under-Lyne, OL8 7PT, or email to planning@tamseide.gov.uk quoting reference 17/0212P/L.
 On behalf of Tamseide MSC
 Dated: 23rd March 2017

TAMSEIDE METROPOLITAN BOROUGH COUNCIL
DRAFT HAUGHTON GREEN SUPPLEMENTARY PLANNING DOCUMENT NOTICE OF CONSULTATION
 Notice is given that Tamseide Council has prepared a Draft Supplementary Planning Document (SPD) for Haughton Green and that this along with its supporting material are published for public consultation.
 The SPD is to be used to guide future development within Haughton Green. The SPD highlights the importance of retaining a character based, design led approach to development proposals, ensuring they respect and enhance the character of the local area and so help to sustain an attractive and vibrant community.
 The SPD contains a number of policies which will assist both developers and residents alike when designing schemes and it will help the Council make considered decisions when assessing planning applications. Allied with these policies focused on future development, the SPD identifies specific projects which would act to further enhance the green character.
 Comments on the Draft SPD and its supporting material should be made during the 8 week consultation period running from Monday 27 March 2017 to Monday 5 May 2017.
 Documents are available to view on the Council's website throughout the consultation period:
www.tamseide.gov.uk/haughtongreen
 In addition, reference copies of the Draft SPD and its supporting material are also available at Council Libraries, to Customer Service Centres and the Planning Departments Principal Office during normal opening hours:
 Customer Services & Planning Departments Principal Office
 Clarence Arcade, Stamford Street, Ashton-under-Lyne, OL8 7PT
 Tamseide Central Library | Old Street, Ashton-under-Lyne, OL8 7SU
 Buxton Library | Town Hall, Market Street, Buxton, SK16 2AP
 Droyden Library | Manchester Road, Droyden, M43 6EP
 Dukinfield Library | Concord Way, Dukinfield, SK16 4DB
 Hattersley Library | The Hub, Stockport Road, Hattersley, SK14 6NT
 Hyde Library | Town Hall, Greenfield Street, Hyde, SK14 1AL
 Macclesfield Library | George Lenton Hall, Stamford Street, Macclesfield, SK10 0NR
 Stalybridge Library | Trinity Street, Stalybridge, SK15 2BN
 Royton Hall | Brook Avenue, Royton, Manchester Road, Audens, M34 5DU
 Details of opening times can be obtained:
 On the Council's website: <http://www.tamseide.gov.uk/libraries>
 On the Council's website: <http://www.tamseide.gov.uk/aboutus/contactus>
 By telephoning the Customer Services Centre: 0161 342 8305
 Comments should be made in writing, indicate the name and address of the respondent and be returned by either e-mail or by post to:
 By email: planning@tamseide.gov.uk
 Or by post: Planning Policy, Tamseide MSC, Clarence Arcade, Stamford Street, Ashton-under-Lyne, OL8 7PT
 Please note that all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.
 Tamseide Council maintains a database of consultees who wish to be kept informed about the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future Local Plan consultations please state this in your response.
 Should you wish to discuss any issues or require any further information please do not hesitate to contact the Planning Policy team:
 By phone on: 0161 342 8345 or by email: planning@tamseide.gov.uk
 Paul Moore BA (Hons) Dip URP MPTP
 Head of Planning
 On behalf of Tamseide MSC
 Dated: Monday 27 March 2017

PLANNING NOTICE
HIGH PEAK BOROUGH COUNCIL
 has received the following planning application for PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990 - DEVELOPMENT AFFECTING A CONSERVATION AREA LISTED BUILDING
 Application Number: HPK/2017/0090
 Applicant: Mr Philip Crawshaw
 Proposal: Demolition of existing conservatory at the rear of the house and erection of new single storey extension in its place.
 Location: 23 Back Lane, Chorleworth
 Location of file for inspection: Glossop
 Anyone wishing to comment on application HPK/2017/0090 should use the on-line comments form, or write to the Head of Development Services, Municipal Buildings, Glossop, SK13 8AF (tel: 0645 129 7777) by 13-April-2017
 These planning applications may be inspected on the High Peak Borough Council website (www.highpeak.gov.uk) or at the location shown. Opening times are:
 Buxton, Buxton Town Hall - Mon-Fri 9am - 4.00pm
 New Mills, Town Hall - Mon - Fri 9am
 Chapel-en-le-Frith, Town Hall & Whaley Bridge, Mechanics Institute - Mon-Fri 9am - 12 noon
 Glossop, Municipal Buildings - Mon-Fri 9.00am - 4.00pm

TAMSEIDE METROPOLITAN BOROUGH COUNCIL
NOTICE OF APPLICATIONS FOR PLANNING PERMISSION
 Notice is given that the applications below have been submitted to the Council:
 Applicant: Ltd UK Child
 Location: LDK, Oldham Road Ashton-under-Lyne
 Proposed development: Amend conditions 1, 2 (see attached) and 3 (part of approved plan) of planning permission no. 17/0212P/L.
 Reason for Advertisement: Affect on the character or appearance of a Conservation Area Ashton Town Centre
 Reference: 17/0212P/L
 Members of the public may inspect the application, plans and other documents submitted with it on-line at <http://bit.ly/tamseide.gov.uk/planning>. They may also be inspected during all reasonable hours at the Council Office or at any local council service centre.
 Anyone who wishes to make representations about this application should write to the Council at Council Offices, Stamford Street, Clarence Arcade, Ashton-under-Lyne, OL8 7PT, or email to planning@tamseide.gov.uk quoting reference 17/0212P/L.
 On behalf of Tamseide MSC
 Dated: 23rd March 2017

Trans-Pennine Upgrade Programme
 Your input means a lot to us

Our Trans-Pennine Upgrade Programme is part of a £15 billion government investment in motorways and A roads as part of its 2014 Road Investment Strategy.
 The programme will improve journey times, tackle congestion, reconnect communities divided by busy roads and reduce incidents between Manchester and Sheffield.
 We've launched the public consultation on the upgrade and its shortlisted options. We'd like to hear your views as well as views from local businesses and those who may have specialist knowledge that may help us to improve the options.
 The information will help us refine the proposals further and choose which options to take forward to the next stage of design.
 The consultation runs for four weeks, started on Monday 13 March and closes Monday 10 April 2017.
 To find out more about the programme, come visit us at one of our consultation events (details opposite).

GOODS VEHICLE OPERATORS LICENCE
 Jake Robinson Property Services Ltd of 28 Furl, nival Street, Raddish, Stockport, SK5 6LW is applying for a licence to use Unit 70, Adamson Industrial Estate, Reglan Street, Hyde, SK14 2DX as an operating centre for 4 goods vehicles and 0 trailers.
 Owners or occupiers of land (including buildings) near the operating centre who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 6NF stating their reasons, within 21 days of this notice. Representations must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's Office.

TAMSEIDE METROPOLITAN BOROUGH COUNCIL
Local Government Finance Act 1992
Council Tax 2017/2018

NOTICE IS HEREBY GIVEN that the Tamseide Metropolitan Borough Council on 28 February 2017, in accordance with the provisions of the Local Government Finance Act 1992, set for the financial year commencing 1 April 2017, the following amounts in respect of the Council Tax for the area:

	A	B	C	D	E	F	G	H
Weekly Parish Council	1091.24	1227.58	1402.28	1577.41	1858.10	2078.79	2888.58	3108.28
Rate of Tamseide	1045.29	1219.68	1388.81	1568.24	1916.49	2284.28	3113.40	3178.28

Simon Pleasant, Chief Executive
 Tamseide MSC, Council Offices, Dukinfield Town Hall,
 King Street, Dukinfield, SK16 4LA

highways
 Trans-Pennine route

Trans-Pennine Upgrade Programme
 Your input means a lot to us

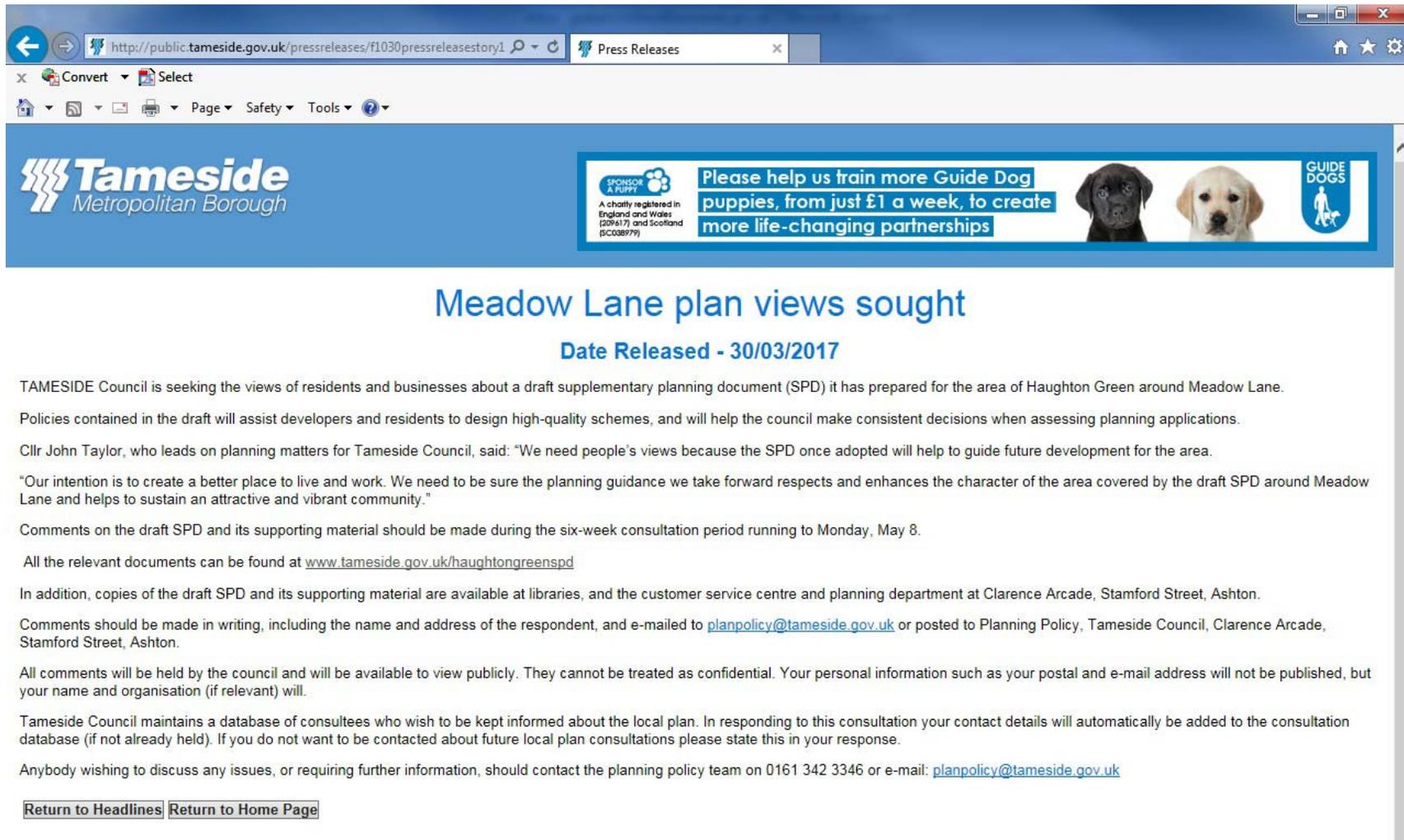
Consultation events

- Wednesday 22 March 12:00-18:00
 Tamseide Welfare Hall, Piley Lane, Tamworth, B76 3AP
- Friday 24 March 14:00-20:00
 Buxton Community Home, Market Street, Glossop, SK13 8AP
- Saturday 25 March 11:00-19:00
 Tesco Hattersley, Stockport Rd, Hattersley
- Saturday 1 April 10:00-16:00
 St Marys Church, Market Street, Hollingworth, SK14 6NE

Visit our website at www.highways.gov.uk/trans-pennine-upgrade/ or pick up a consultation brochure at the following places:

- Hattersley Hub
- Woods Ironmongers, Mottram
- Gamesley Community and Sports Centre
- Broadbottom Community Centre
- Magdalen Centre, Broadbottom
- Bank View Café, Langsett
- Penstone Library
- Stockbridge Library
- Barnsley Library
- Glossop Leisure Centre

Appendix 7 – Press Release



Tameside
Metropolitan Borough

SPONSOR A PUPPY
A charity registered in England and Wales (2029417) and Scotland (SC038879)

Please help us train more Guide Dog puppies, from just £1 a week, to create more life-changing partnerships

GUIDE DOGS

Meadow Lane plan views sought

Date Released - 30/03/2017

TAMESIDE Council is seeking the views of residents and businesses about a draft supplementary planning document (SPD) it has prepared for the area of Haughton Green around Meadow Lane. Policies contained in the draft will assist developers and residents to design high-quality schemes, and will help the council make consistent decisions when assessing planning applications.

Cllr John Taylor, who leads on planning matters for Tameside Council, said: "We need people's views because the SPD once adopted will help to guide future development for the area.

"Our intention is to create a better place to live and work. We need to be sure the planning guidance we take forward respects and enhances the character of the area covered by the draft SPD around Meadow Lane and helps to sustain an attractive and vibrant community."

Comments on the draft SPD and its supporting material should be made during the six-week consultation period running to Monday, May 8.

All the relevant documents can be found at www.tameside.gov.uk/haughtongreenspd

In addition, copies of the draft SPD and its supporting material are available at libraries, and the customer service centre and planning department at Clarence Arcade, Stamford Street, Ashton.

Comments should be made in writing, including the name and address of the respondent, and e-mailed to planpolicy@tameside.gov.uk or posted to Planning Policy, Tameside Council, Clarence Arcade, Stamford Street, Ashton.

All comments will be held by the council and will be available to view publicly. They cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Tameside Council maintains a database of consultees who wish to be kept informed about the local plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). If you do not want to be contacted about future local plan consultations please state this in your response.

Anybody wishing to discuss any issues, or requiring further information, should contact the planning policy team on 0161 342 3346 or e-mail: planpolicy@tameside.gov.uk

[Return to Headlines](#) [Return to Home Page](#)

Appendix 8 – Summary of Consultation comments on the Draft Haughton Green SPD

The following section summarises the main comments received during the consultation period, which is presented in tabular form for ease of understanding.

Additional text is shown in red, deleted text is shown in red strikethrough. Two comments were received after the consultation closed but are included in the below schedule as the Council considers they raise material points as responses 20 and 21.

Refer ence	Organisation (and agent where applicable)	Representation	Council response	Implications for the Draft SPD
1.	Health and Safety Executive A Chippendale	We have concluded that we have no representation to make on this occasion.	The Council acknowledges this comment and thanks the consultee for responding.	None
2.	Network Rail D Clarke	Network Rail has no comments.	The Council acknowledges this comment and thanks the consultee for responding.	None
3.	Historic England E Hrycan	We do not have any comments to make on this consultation.	The Council acknowledges this comment and thanks the consultee for responding.	None
4.	Canal and River Trust S Tucker	We have reviewed the contents of the document and the area covered, and have no comment to make upon the document.	The Council acknowledges this comment and thanks the consultee for responding.	None
5.	Resident S Larkin	I have read the proposed document and congratulate you on its consideration of preserving the existing character of this area. I feel you should be commended for what is for 99% a very forward thinking yet heritage friendly document.	The Council acknowledges this comment and thanks the consultee for responding.	None
		My strong objection would be to any new access to the Old Rectory site via Dale View. I am sure that further consideration would lead you to the conclusion of the obviously ill-advised nature of such a proposal.	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
6.	Natural England	While we welcome this opportunity to give our	The Council acknowledges this comment	Policy HAU12

	A Rowe	<p>views, the topic of this Supplementary Planning Document covers is unlikely to have major effects on the natural environment, but may nonetheless have some effects. We therefore do not wish to provide specific comments, but advise you consider the following issues:</p> <p>Green Infrastructure This SPD could consider making provision for Green Infrastructure within development. This should be inline with any GI strategy covering your area.</p> <p>Biodiversity Enhancement This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework.</p> <p>Landscape Enhancement The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature.</p> <p>Other design considerations The NPPF includes a number of other design principles which could be considered, including the impacts of lighting on landscape and biodiversity.</p>	<p>and thanks the consultee for responding. The Council considers that appropriate consideration is given to urban green infrastructure and landscape through policies HAU10, 11 and 12.</p> <p>The Council however recognises the opportunity for biodiversity enhancement and proposes to insert text that consideration should be given to the incorporation of features which are beneficial to biodiversity enhancement.</p>	<p>Developers should ensure that proposals maximise the potential for biodiversity improvements through the design or layout of schemes by including biodiversity features such nesting or roosting boxes. As a guide a minimum average of one built in nesting or roosting site per residential unit should be provided across a development site.</p> <p>Paragraph 3.58 Moreover the rural fringe location of Haughton Green supports a range of habitats and species reflected in particular through the extent of environmental designations which contribute positively toward the areas character.</p> <p>Policy HAU13 Trees, soft landscaping and biodiversity maximise the potential for biodiversity improvements through the design or layout of schemes by including biodiversity features such nesting or roosting boxes</p>
7.	Resident S Cook	<p>We are writing to raise very strong objections to the proposal to create an access road off Dale View into the site of the Old Rectory Hotel.</p> <p>Removing the cul-de-sac character of Dale View would very detrimental because:</p> <ul style="list-style-type: none"> • Of the narrowness of Dale View • Increase in vehicular traffic thus creating 	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67</p>

		<p>more fumes</p> <ul style="list-style-type: none"> At the top left hand side of Dale View there is a new property very close to the road which is not shown on the plans On this stretch of Dale View there is pavement to one side only. It is a play area for many children From early evening there are 15 or so cars parked on both sides of Dale View making access difficult It would be detrimental to the environment having through traffic, making life for people in this area fearful of traffic, in addition to existing traffic using Meadow Lane. <p>We hope that these objections will be seriously noted.</p>	<p>parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
8.	<p>Resident & Friends of Haughton Dale M Smethurst</p>	<p>I would like to submit my comments on the planning document.</p> <p>I attended all the workshops along with other residents in my role as Chair of the Friends of Haughton Dale Residents Group.</p> <p>I would like to thank you for listening to our views and having read the draft SPD, I am pleased that many of our concerns have been incorporated into this Document. I am pleased to see the heritage of Haughton Green and Haughton Dale recognised and I welcome the comments about the quiet Lane Status for Meadow Lane.</p> <p>In particular I am in agreement with sections HAU1 Land Use through to HAU12 Trees and Soft Landscaping inclusive.</p>	<p>The Council acknowledges this comment and thanks the consultee for responding.</p>	<p>None</p>
		<p>The one section I cannot fully agree with is HAU13, Old Rectory Site Development Principles and the passage:</p> <p>'Additional secondary access may be considered appropriate, where it can be demonstrated in</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway</p>

		<p>consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.'</p> <p>My concern is how can Meadow Lane be a quiet lane if there is a proposal to bring another access point onto the Old Rectory site through Dale View which at the moment is a cul-de-sac?</p> <p>Dale view is fully parked up at evenings and weekends as not all the houses have driveways and other residents park there as this section of Meadow lane is single track and has no footpath.</p> <p>With an opening to the site from Dale View it will leave it possible for service vehicles to access the site by driving down the single track section of Meadow Lane up the congested Dale View and when vehicles are returning the same way it is a blind junction with Meadow Lane.</p> <p>As it states in Policy HAU9 'no footpath means multiple users typically share the same road space. While these functions are important, the Lane can be potentially uninviting and intimidating to non-car users.</p> <p>It is also worth noting the refuse wagon for Dale View has to manoeuvre on Meadow Lane in order to reverse into Dale View, the entrance to Dale View is so constrained.</p> <p>This is the one proposal that is most worrying for residents and I have been contacted by several anxious neighbours concerned about this, please can this proposal be retracted rather than risk the rejection of what is in the main a very good and well thought out piece of work.</p>	<p>and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
9.	Resident L and K MacDonald	<p>Having read through this document most of it seems to be beneficial to Haughton Green. However I am a resident of Dale View and I am concerned by HAU13 which discusses the site of</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local</p>

		<p>the Old Rectory particularly section 3.67 which proposes a secondary access road from Dale View to Meadow Lane.</p> <p>I object to this proposal as I live in one of the houses at the end which is the part nearest to the Old Rectory where the road will be accessed.</p> <p>On the plans within the document a new dwelling, 8a, is not shown and following the development the road has become more congested with parked cars and is narrower.</p> <p>I would be concerned through traffic could potentially damage my vehicle, parked on the road outside my house. There are also other parked cars in this section.</p> <p>In addition number 9 is empty, but once this is occupied this may result in more cars in this section of narrow road.</p> <p>Also one of the reasons we moved to Dale View was that it was a safe road where our children could play. Although they have now grown up, our neighbours have children and this section of Dale View has always been an area where they can play safely without fear of traffic hurtling through.</p> <p>As our greenspaces are gradually being taken away and the fear for child safety from other factors increases it gives people peace of mind that the children can play here where there are people about that care about them and can be aware of their safety.</p> <p>Another factor would be if this became a through road then parking on it may increase as people from other roads such as Meadow Lane may choose to park on Dale View as there is easier access for them. This will cause problems for the residents and also reduce access for emergency</p>	<p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
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		<p>vehicles which is already an issue in this area.</p> <p>A through road will also increase pedestrian traffic and this could lead to an increase in theft from properties which is already affecting much of the village.</p>		
10.	Resident D Horseman	<p>I would like to confirm that I fully support the SPD proposed for Haughton Green and Haughton Dale. As a local resident I can see the proposals to be to the benefit of all.</p> <p>I congratulate the authors of the document for its comprehensive and detailed content.</p>	The Council acknowledges this comment and thanks the consultee for responding.	None
11.	Resident S Sanderson	<p>Please regard the following: HAU7 (3.34) given the number of households with multiple vehicles, on street parking is a rising issue everywhere.</p> <p>I await to see further in depth proposals of Policy HAU7 as the reasoned justification states the obvious and includes the flippant remark 'what can we fit where'. As the owner of any vehicle would prefer to have their property parked outside their own home.</p>	<p>The Council acknowledges this comment and thanks the consultee for responding.</p> <p>The Council agrees that careful consideration must be given to parking issues where it considers policy HAU7 deals positively with this matter in setting out a number of points which should be considered by developers in informing their proposals and parking solutions.</p>	None
		<p>Policy HAU13; on the presumption this will mean that Dale View would change from being a current Cul-de-sac to a through road, this will potentially increase the number of vehicles accessing Dale View, increasing the risk and likelihood of accidents and damage to parked vehicles.</p> <p>Dale View is a narrow street which has a number of families with small children who can play in relative safety on the street, as access is for residents who live here, people in vehicles are aware that children may be playing on the street, proposing a secondary access route will significantly reduce the safety levels for the children.</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>Policy HAU13</p> <p>Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67</p> <p>A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p>

		<p>Where the secondary access point is proposed doesn't seem to take into account that house number 8a has been built since the original 2009 plans were proposed, this does have a bearing on the turning area which the proposed secondary access point leads to.</p> <p>I also fail to see how this would alleviate traffic issues from the Meadow Lane entrance, as Dale View is the next access point down Meadow Lane, which can be no more than 150 metres down from the original entrance point.</p>		Figure 1.14 removal of potential secondary access option.
12.	Coal Authority M Lindsley	<p>The Coal Authority notes that Policy HAU13 relates to the Old Rectory and the requirements in respect of development proposals which may forward for this site.</p> <p>It should be noted that parts of the Old Rectory Development fall within the defined Development High Risk Area and therefore any proposals which come forward for this site will be required to be supported by a Coal Mining Risk Assessment.</p>	The Council acknowledges this comment, thanks the consultee for responding and proposes to insert text outlining the comments made by the Coal Authority within policy HAU 13 and at Appendix 3.	<p>Policy HAU13 Land Use: parts of the site fall within the Coal Authority defined Development High Risk Area and therefore any proposals which come forward should be supported by a Coal Mining Risk Assessment.</p> <p>Appendix 3 Coal - It should be noted that parts of the Old Rectory Development fall within the defined Development High Risk Area and therefore any proposals which come forward for this site will be required to be supported by a Coal Mining Risk Assessment</p>
13.	Resident G Burke	<p>I strongly object to the proposal to create an access road off Dale View onto the site of the Old Rectory Hotel.</p> <p>The rectory entrance off Meadow Lane is wider than the lane to Dale View and I cannot see the reason to use Dale View as a Through Road</p> <p>Already Dale View has limited space as residents have to double park</p> <p>Danger for children at play</p> <p>Will restrict emergency services access</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with</p>

		<p>Dale View is a cul-de-sac not a through road. All the years the rectory hotel traded, never did they have problems with the entrance or parking spaces.</p> <p>As meadow lane is a bridle path it will only accommodate one vehicle at a time so to access another through road would delay traffic further inviting a fatality.</p>	<p>seeking to make a case for acceptability in the future.</p>	<p>regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
14.	<p>Resident Mrs and Mrs RD Corbett</p>	<p>My wife and I object to the proposal to create an access road off Dale View onto the site of the Old Rectory Hotel in the strongest terms as Dale View is a cul-de-sac not a through road.</p> <p>Children play on the street because they know traffic will only approach from one direction.</p> <p>Home owners on this cul-de-sac park outside their house, where there is no drive to utilise. This make turning space and room for vehicles very restricted.</p> <p>Should access be opened from the Old Rectory site, lorries, plan and heavy machinery would attempt to negotiate the corner and manoeuvre through the street coming into contact with pedestrians, vehicles and animals.</p> <p>The Old Rectory was accessed only from Meadow Lane and at no time were there any issues with that, hence it must stay as it was.</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>Policy HAU13</p> <p>Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67</p> <p>A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
		<p>We don't have a problem with the proposed building or buildings, other than proximity to gardens on Dale View, but primarily the access through Dale View must be avoided at all costs.</p>	<p>The Council agrees that careful consideration must be given to the proximity of any development to existing dwellings as set out within the Councils existing Residential Design SPD and as indicatively shown in figure 1.15.</p>	<p>None</p>
15.	<p>Resident E Bowden</p>	<p>I am writing to express my opposition to the proposal to create an access road off Dale view</p>	<p>The Council agrees that careful consideration must be given to highway</p>	<p>Policy HAU13</p> <p>Additional secondary access may be</p>

		<p>onto the site of the Old Rectory Hotel.</p> <p>The reasons for my objection are as follows :</p> <ol style="list-style-type: none"> 1. The plan you are using does not include the house 8a which is a new build and this has a significant impact on the plans proposed. There are cars parked on both right and left of the road which makes a blind corner onto a narrow stretch of road also with cars parked quite dangerous. 2. Cars leaving Dale View onto Meadow Lane do so with a great deal of caution as visibility is restricted in both directions, and adding to the volume of traffic would cause further difficulties. 3. Meadow Lane is used by many people including school parties walking to and from Tame Valley Nature Reserve an increase in traffic would be a further hazard to them. 4. We have a number of children living on Dale View who enjoy being able to play out. To quote Cllr Taylor "Our intention is to create a better place to live and work" I do not believe that making Dale View a through road would fulfil that statement. <p>I trust these points will be taken into consideration at any future planning meeting.</p>	<p>arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
16.	Resident P Buckley	<p>The majority of the draft document is very positive and contains many ideas which will be beneficial to the area. It is evident that many local volunteers have worked alongside the council to draw the information together and I thank all concerned for their hard work.</p> <p>However, there is one point in policy HAU13 section 3.67 - which discusses development opportunities for the former site of the Old Rectory Hotel, and proposes that a second access road may be considered appropriate onto Dale View.</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to</p>

		<p>I wish to complain in the strongest terms about this suggestion. I am a resident of Dale View, and my children play on our street. If the access road goes ahead Dale View will become a 'through road' as opposed to a cul de sac.</p> <p>Traffic levels will increase which will increase risk of accidents. It will exacerbate the parking issues we already have.</p> <p>Pedestrian traffic will also increase, as will the likelihood of both accidental and criminal damage to our homes and cars.</p> <p>The plans are based on outdated maps - House 8a Dale View isn't shown on the plans, and it is positioned directly by the side of the suggested access road.</p> <p>I would also challenge the scale of the maps – the proposed access road appears to be shown as being wider than the current access road off Meadow Lane - in reality it is a very narrow road with a very tight turning at the end.</p> <p>The proposal is in contravention with one of the main aims of the SPD as a whole - which is to reduce traffic on Meadow Lane - as any traffic using the new 'access road' can only be directed back onto Meadow Lane.</p> <p>I suggest that any mention of 'potential secondary access from Dale View' be removed from the Supplementary Planning Document - as it is completely incongruous with the remainder of the proposals.</p>	<p>to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
17.	Resident S Clarke	<p>This letter is written with reference to Policy HAU13 Section 3.67 which considers creating a secondary access road from Dale View to the site of the former Old Rectory Hotel.</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate</p>

		<p>As residents of Dale View for the past 18 years, we wish to put forward our objections to the change of use of Dale View from a cul-de-sac to a through road on the grounds of:</p> <ol style="list-style-type: none"> 1. The cul-de-sac is unsuitable for additional traffic due to parking issues currently being witnessed by the road. 2. Cause significant environmental impact to the area. 3. Viewing angles are very restrictive. 4. The safety benefits of retaining the cul-de-sac status are significant due to children playing. 5. Site in proposal has full right of access from Meadow Lane into the proposed site. This would appear to be all that is needed to service and access the proposed development. 6. Cars currently parking on the road outside the residential properties would be forced to park on the pavement to allow adequate room for passing vehicles accessing the development, therefore meaning pedestrians and playing children would be forced to walk down the road, causing a significant risk, made even greater by an exacerbated level of traffic using the road to access the proposed development. 7. Section 3.62 figure 1.13 displaying the site layout is not an accurate representation of the site - property number 8A is not shown and has a significant impact on the buffer zones which apply to the proposed site. 8. It would devalue the properties on the road as it would change the volume of traffic. <p>We would be happy to discuss these objections further at a meeting should this be necessary.</p>	<p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>in the context of the existing highway network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
18.	<p>Resident B O'Grady</p>	<p>I have read the draft Supplementary Planning document for the Houghton Green Area around Meadow Lane and I wish to raise a concern.</p> <p>Policy HAU 13 - section 3.67 – development opportunities for the former site of the Old Rectory</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway</p>

		<p>Hotel. There is a statement that a second access road may be considered appropriate onto Dale View.</p> <p>I live on the section of Dale View which would become the access road, and I think it is an unrealistic proposal.</p> <p>The road is obstructed by parked cars and is too narrow to take more traffic. The junction halfway along Dale View is a very tight turning and is also obstructed by parked cars.</p> <p>Our children play happily on the street and we would be prevented from allowing this if it became a 'though road' due to extra traffic volumes.</p> <p>I welcome the majority of the ideas in the document as they will bring benefits to the area, but the section which suggests the secondary access road from Dale View should be removed.</p>	<p>and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
19.	<p>Resident A Horsfield</p>	<p>I wish to object strongly to the above proposal to create an access road off Dale View onto the site of the Old Rectory Hotel.</p> <p>There are enough vehicles already belonging to the residents of Dale View, with several residents having more than one vehicle per house. The parking issues which already exist would be exacerbated.</p> <p>The safety levels for the children playing would be reduced, and they are far from perfect at the present time.</p> <p>To make Dale View from a cul-de-sac to a through road would be a nightmare for the residents. The road is not wide enough to take through vehicles, taking into account the residents cars parked on the road.</p> <p>The comment of Cllr. John Taylor - " our intention</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>

		<p>is to create a better place to live and work" - if this proposal were to go ahead would create a far worse place to live.</p> <p>May I respectfully suggest that some members of the planning committee would come to see Dale View especially after 4.30.pm each day.</p> <p>Many vehicles use Dale View just as a turning point.</p> <p>In policy HAU13, section 3.67 suggesting a secondary access road, this may make the site more attractive to developers but I would urge the planning department to consider the wellbeing of the residents of Dale View before that.</p>		
20.	<p>Amec Foster Wheeler (National Grid) R Deanwood</p>	<p>National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf.</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the area.</p> <p>Whilst there is no implications for National Grid Gas Distributions intermediate / high pressure apparatus, there may however by Low Pressure / Medium Pressure Gas Distribution pipes present within proposed development sites.</p>	<p>The Council acknowledges this comment, thanks the consultee for responding and proposes to inset text at Appendix 3 'related advice and guidance'.</p>	<p>Appendix 3 Gas Distribution – Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus within the site, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com</p>

21.	<p>Resident L Bradley</p>	<p>I have some concerns to make regarding the draft SPD for the Haughton Green Area around Meadow Lane.</p> <p>I am worried about the proposition that a secondary access road may be 'considered appropriate' from Dale View onto the site of the Old Rectory Hotel (Policy HAU13, section 3.67).</p> <p>Currently our street is quiet enough for our children to play out safely, which was a major factor in our decision to set up home here. Obviously a new access point would increase traffic through the street and destroy this feeling of safety.</p> <p>The street is often lined with cars and parking is already difficult. It is far too constricted to service the extra traffic that would use the new access road.</p> <p>In addition, the plans don't include recently built house 8a, which is positioned on the corner of where the new access road would be and has significant impact on the 'buffer zones' for the development site as shown in the document.</p> <p>I ask that the suggestion to create a secondary access road from Dale View is removed from the document.</p>	<p>The Council agrees that careful consideration must be given to highway arrangements associated with the Old Rectory site.</p> <p>The council acknowledges the comment and agrees that Dale View is constrained in its access/egress onto meadow lane and also displays significant highway parking. As such text relating to a potential additional secondary access to/from the Old Rectory Site is proposed to be deleted, although it should be noted this does not prevent any applicant in seeking to make a case for acceptability in the future.</p>	<p>Policy HAU13 Additional secondary access may be considered appropriate, where it can be demonstrated in consultation with the Local Highway Authority this would be appropriate in the context of the existing highway network.</p> <p>Paragraph 3.67 A potential secondary access may be considered appropriate onto Dale View to assist in mitigating access issues on to Meadow Lane although the Local Highways Authority would have to be satisfied with regard to the acceptability of proposals.</p> <p>Figure 1.14 removal of potential secondary access option.</p>
		<p>I have no issues with the remainder of the document, which contains many constructive points, and I appreciate the hard work and research that must have gone into producing it.</p>	<p>The Council acknowledges this comment and thanks the consultee for responding.</p>	<p>None</p>