

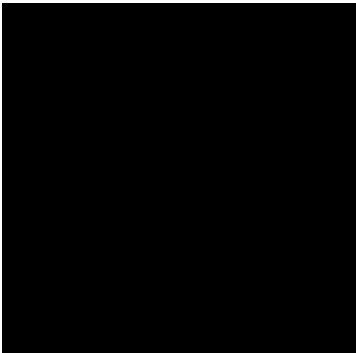
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 15 March 2019 21:32
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24292740
Service Id: 440
Dated: 15/03/2019 21:32:06

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to object to planning application 18/00259/FUL

The Planning statement is incorrect - This site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose.

The UDP states that the council will not permit built development on any Protected Green Space. It is important we save Protected Green Space.

Brownfield sites should be developed first.

Green space has the following benefits:

- Healthy places are restorative, uplifting, and healing for both physical and mental health conditions
- Improves air quality - Trees and shrubs help to capture CO2 and other pollutants such as particulates.
- Less noise pollution
- Benefits to active users of these spaces whether that's physical recreation or through children interacting with nature
- The impacts on mental well being, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.

I enjoy the benefits of this open space with my family.

This development will destroy the wildlife which includes badgers and bats

**UDP: H10 - this proposed development does not meet the criteria.
Wildlife**

This development will destroy wildlife including badgers and bats in this area

Environmental Impact

Manchester's Air pollution is one of the highest in the UK.

This development could result in approx. 60+ cars trying to exit onto YewTree Lane which will further increase the air pollution.

Access to the site is at the back of my house, resulting in us having a road at the front, to the side and the back i.e. 3 sides if this development goes ahead.

Plus this development will result in all the established trees being removed which helps clean the air.

The BMA (British Medical Association (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use

Car use is also associated with a number of adverse health impacts. 16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia."

A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken. Andy Burnham has also raised this as an issue.

UDP policy 1.12 states:

'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'..

'All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area' There has already been 2 housing estates built and this is a planning application for a third.

Building estates upon estates should not happen

Revised planning statement point 2.4 is incorrect - This is not wasteland, there is no fly tipping and no youths congregate in fact there is a 'Tee' on the land.

Increased crime

I enjoy walking on the public footpath and across the Golf Course.

One side of the public path has hedging with the other side completely open and visible by the surrounding houses.

The plans show a wall/fence which would make the public footpath enclosed and no longer visible by the surrounding houses which means it would become 'muggers alley', a place for drug taking and anti-social behaviour.

This will be detrimental to local residents.

'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'.

Access to the site will be at the back of my house and as a consequence of the development the road is sited next to my boundary and shows the current shrubbery at the back (which acts as a security feature) looks to have been removed on the plans.

Traffic/Safety

Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this.

The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely.

There is no clear site line entering/exiting the site which puts both drivers/public/children on foot at risk plus the cyclists that use the public right of way.

Traffic Congestion

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

Flood Issues.

Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Yew Tree Lane and Sandringham Way. Flooding is already an issue on YewTree Lane and Sandringham Way.

There is a drop in level of 2/3 ft between my garden (which backs onto the site) and the proposed development site. This increases as you go down the houses on Yew Tree (backing onto the site) with the last house No. 33 having a drop of approx. 10ft. The gardens currently suffer from pluvial flooding, by removing the large clump of trees which occupy a large area of the site and building houses on to it will only impact this further.

Privacy

Due to the topography some of the houses will look directly into some of the properties adjacent to the site on YewTree Lane.

Education Facilities

This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are oversubscribed.

UDP H6

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

Process

Admin process of the application has not been consistent - online it states the consultation ends on the 28th February, however, 1 lamp post sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March.

This site is not sustainable and the development will be detrimental to the existing residents.

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<<-Server:[public.tameside.gov.uk] Path:[/plan/f422planapp.asp]->>

Kristina Myers

From: Steven Kirkham
Sent: 04 March 2019 19:20
To: Planning Mail
Subject: FW: 18/00259/FUL

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Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Growth

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Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 3119
Mobile. 07583058058

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Sent: 28 February 2019 23:41
To: Steven Kirkham
Subject: 18/00259/FUL

Dear Steven,

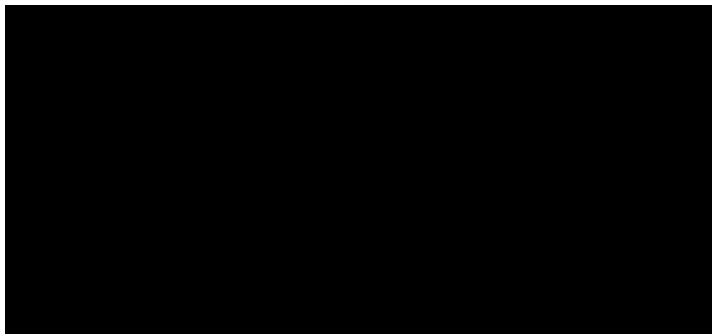
First I would like to quote [18/00259/FUL](#).

I would like to officially object to the proposal to build 33 houses on dukinfield golf course.
My reasons are listed below;

- Our house's value will go down due to our private space having a house directly behind it overlooking our southern facing "private" back garden, which was a huge draw for us in the purchase of our home.
- This area is supposed to be a designated green space.
- The traffic on yew tree lane is bad already, not to mention the pollution!
- The habitat of the bats that I see around my garden at night would be compromised.
- The congestion on yew tree lane in rush hour is already terrible. This will only worsen causing problems to me and my family.

My name and Address are listed below:





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0161 342 4101

www.tameside.gov.uk/fostering/moreinfo/private
www.privatefostering.org.uk

Tameside
Council

Sent: 28 February 2019 23:34
To: Steven Kirkham
Subject: 18/00259/FUL

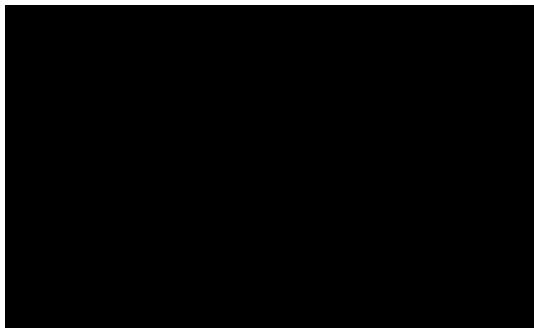
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- The habitat of the bats that I see around my garden at night would be compromised.
- The congestion on yew tree lane in rush hour is already terrible. This will only worsen causing problems to me and my family.

My name and Address are listed below:



Kristina Myers

From: [REDACTED]
Sent: 03 March 2019 21:57
To: Planning Mail
Cc: [REDACTED]
Subject: Re: 18/00259/FUL

Good Evening Tameside Council,

Please consider this email as a separate oppose against the plans to develop thirty three properties on Dukinfield Golf Course.

I share the same views and opinions as [REDACTED]

[REDACTED]

Sent: 18 February 2019 13:43
To: planningmail@tameside.gov.uk
[REDACTED]
Subject: Ref: 18/00259/FUL

Fao: Martyn Leigh
Development Manager

Dear Sir,

Please see attached correspondence opposing the development of 33 houses, land part of Dukinfield Golf course, Yew Tree Lane, Dukinfield. Also attached is an email which was sent to the council on 20/7/2018 voicing my concerns, but this was never acknowledged.

I await your early reply.

[REDACTED]

Kristina Myers

From: Steven Kirkham
Sent: 04 March 2019 19:18
To: Planning Mail
Subject: FW: I wish to object to planning application 18/00259/FUL

Hi,

I've received another round of objections to the above application.

Can these please be indexed and recorded on uniform.

Thanks

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Growth

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www.privatefostering.org.uk



Sent: 28 February 2019 21:40
To: Steven Kirkham
Subject: I wish to object to planning application 18/00259/FUL

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Brownfield sites should be developed first.

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- The impacts on mental wellbeing, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.

This development will destroy the wildlife which includes badgers and bats

UDP: H10 – this proposed development does not meet the criteria.

Privacy

Loss of privacy as the houses will look directly into my property.

Environmental Impact

Manchester's Air pollution is one of the highest in the UK.

This development could result in approx. 60+ cars trying to exit onto YewTree Lane which will further increase the air pollution.

Plus this development will result in all the established trees being removed which helps clean the air.

The BMA (British Medical Association (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use

Car use is also associated with a number of adverse health impacts. 16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia."

A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken.

Andy Burnham has also raised this as an issue.

UDP policy 1.12 states 'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'.

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Increased crime

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'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'.

Traffic/Safety

Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this.

The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely.

There is no clear site line entering/exiting the site which puts both drivers/public/children on foot at risk plus the cyclists that use the public right of way.

Traffic Congestion

Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

Privacy

Due to the topography some of the houses will look directly into some of the properties adjacent to the site on YewTree Lane.

In addition the houses look like they are positioned on much higher ground due to ground levels.

The golf course is currently approx 12 ft higher than ground level on the current houses on Yew Tree Lane (the bottom of the proposed site).

Education Facilities

This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are oversubscribed.

Flood Issues.

Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Sandringham Way. Flooding is already an issue on YewTree Lane and Sandringham Way. Removing the established trees will also have an impact.

UDP H6

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

This site is not sustainable

Process

Admin process of the application has not been consistent - online it states the consultation ends on the 28th February, however, 1 lamppost sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March.

There has never been any issues with youths congregating in the area as stated, police records would confirm this.

There has never been any issues with fly tipping in the area.

Kristina Myers

From: Steven Kirkham
Sent: 04 March 2019 19:19
To: Planning Mail
Subject: FW: I wish to object to planning application 18/00259/FUL

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Steven Kirkham
Principal Planning Officer (Major Developments)
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Growth

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www.privatefostering.org.uk



Sent: 28 February 2019 21:54
To: Steven Kirkham
Subject: I wish to object to planning application 18/00259/FUL

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Tameside
SUPPORTING COMMUNITIES

Sent: 28 February 2019 21:57

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The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely.

There is no clear site line entering/exiting the site which puts both drivers/public/children on foot at risk plus the cyclists that use the public right of way.

Traffic Congestion

Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

Privacy

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In addition the houses look like they are positioned on much higher ground due to ground levels. The golf course is currently approx 12 ft higher than ground level on the current houses on Yew Tree Lane (the bottom of the proposed site).

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This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are oversubscribed.

Flood Issues.

Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Sandringham Way. Flooding is already an issue on YewTree Lane and Sandringham Way. Removing the established trees will also have an impact.

UDP H6

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

This site is not sustainable

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Admin process of the application has not been consistent - online it states the consultation ends on the 28th February, however, 1 lamppost sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March.

There has never been any issues with youths congregating in the area as stated, police records would confirm this.

There has never been any issues with fly tipping in the area.

Kristina Myers

From: Steven Kirkham
Sent: 04 March 2019 19:20
To: Planning Mail
Subject: FW: I wish to object to planning application 18/00259/FUL

Please can this be indexed and recorded on uniform

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Growth

[Tameside MBC](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 3119
Mobile. 07583058058

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Are you caring for someone else's child?

Let us know and we can provide advice and support. If you are not their legal guardian or close relative, please get in touch.

0161 342 4101

www.tameside.gov.uk/fostering/moreinfo/private

www.privatefostering.org.uk



Sent: 28 February 2019 21:58

To: Steven Kirkham

Subject: FW: I wish to object to planning application 18/00259/FUL

I wish to object to planning application 18/00259/FUL

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Brownfield sites should be developed first.

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- **Healthy places are restorative, uplifting, and healing for both physical and mental health conditions**
- **Improves air quality -Trees and shrubs help to capture CO2 and other pollutants such as particulates.**
- **Less noise pollution**
- **Benefits to active users of these spaces whether that's physical recreation or through children interacting with nature**
- **The impacts on mental wellbeing, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.**

This development will destroy the wildlife which includes badgers and bats

UDP: H10 – this proposed development does not meet the criteria.

Privacy

Loss of privacy as the houses will look directly into my property.

Environmental Impact

Manchester's Air pollution is one of the highest in the UK.

This development could result in approx. 60+ cars trying to exit onto YewTree Lane which will further increase the air pollution.

Plus this development will result in all the established trees being removed which helps clean the air.

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Healthy transport = Healthy lives

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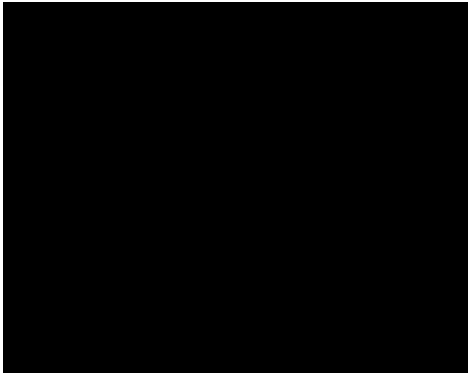
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 20:21
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24194889
Service Id: 440
Dated: 28/02/2019 20:20:30

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Would like to opppse this aplication as i believe there is a risk to pollution, safety, due to the number of extra vehicles travelling up and down yew tree lane with having 6 schools in the area two of which are for pupils with additional needs. The land is protecetd green space therefore will destroy all wildlife , their habitat and envrionment.

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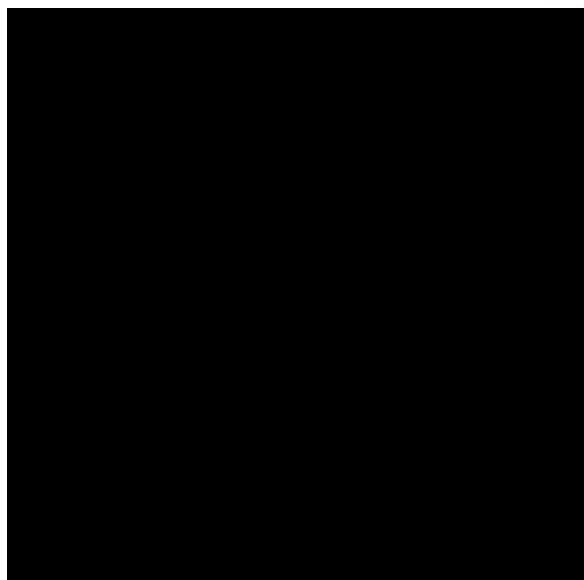
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 21:45
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195080
Service Id: 440
Dated: 28/02/2019 21:45:25

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



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Privacy

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Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 21:47
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195084
Service Id: 440
Dated: 28/02/2019 21:47:17

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside

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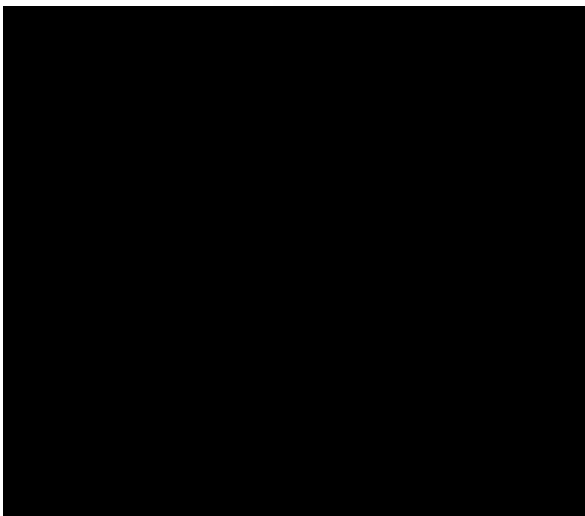
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 21:49
To: Planning Mail
Subject: Planning Application Comment

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
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Planning Application Comment
Allocated Request Number: 24195088
Service Id: 440
Dated: 28/02/2019 21:48:51

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



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The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

This site is not sustainable

Process

Admin process of the application has not been consistent - online it states the consultation ends on the 28th February; however, 1 lamppost sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March.

There has never been any issues with youths congregating in the area as stated, police records would confirm this. There has never been any issues with fly tipping in the area.

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Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 21:50
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195091
Service Id: 440
Dated: 28/02/2019 21:50:10

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



I wish to object to planning application 18/00259/FUL

The Planning statement is incorrect.

This site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose.

The UDP states that the council will not permit built development on any Protected Green Space. It is important we save Protected Green Space.

Brownfield sites should be developed first.

Green space has the following benefits:

Healthy places are restorative, uplifting, and healing for both physical and mental health conditions

- Improves air quality - Trees and shrubs help to capture CO2 and other pollutants such as particulates.
- Less noise pollution
- Benefits to active users of these spaces whether that's physical recreation or through children interacting with nature
- The impacts on mental wellbeing, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.

This development will destroy the wildlife which includes badgers and bats

UDP: H10 - this proposed development does not meet the criteria.

Privacy

Loss of privacy as the houses will look directly into my property.

Environmental Impact

Manchester's Air pollution is one of the highest in the UK.

This development could result in approx. 60+ cars trying to exit onto YewTree Lane which will further increase the air pollution.

Plus this development will result in all the established trees being removed which helps clean the air.

The BMA (British Medical Association (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use Car use is also associated with a number of adverse health impacts.16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia."

A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken.

Andy Burnham has also raised this as an issue.

UDP policy 1.12 states 'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'.

'All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area'

There have already been 2 housing estates built and this is a planning application for a third.

Building estates upon estates should not happen.

Increased crime

I enjoy walking on the public footpath and across the Golf Course

One side of the public path has hedging with the other side completely open and visible by the surrounding houses.

The plans show a wall/fence which would make the public footpath enclosed and no longer visible by the surrounding houses which means it would become 'muggers alley', a place for drug taking and anti-social behaviour. This will be detrimental to local residents.

'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'.

Traffic/Safety

Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this.

The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely.

There is no clear site line entering/exiting the site which puts both drivers/public/children on foot at risk plus the cyclists that use the public right of way.

Traffic Congestion

Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

Privacy

Due to the topography some of the houses will look directly into some of the properties adjacent to the site on YewTree Lane.

In addition the houses look like they are positioned on much higher ground due to ground levels.

The golf course is currently approx 12 ft higher than ground level on the current houses on Yew Tree Lane (the bottom of the proposed site).

Education Facilities

This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are oversubscribed.

Flood issues.

Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Sandringham Way.

Flooding is already an issue on YewTree Lane and Sandringham Way. Removing the established trees will also have an impact.

UDP H6

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

This site is not sustainable

Process

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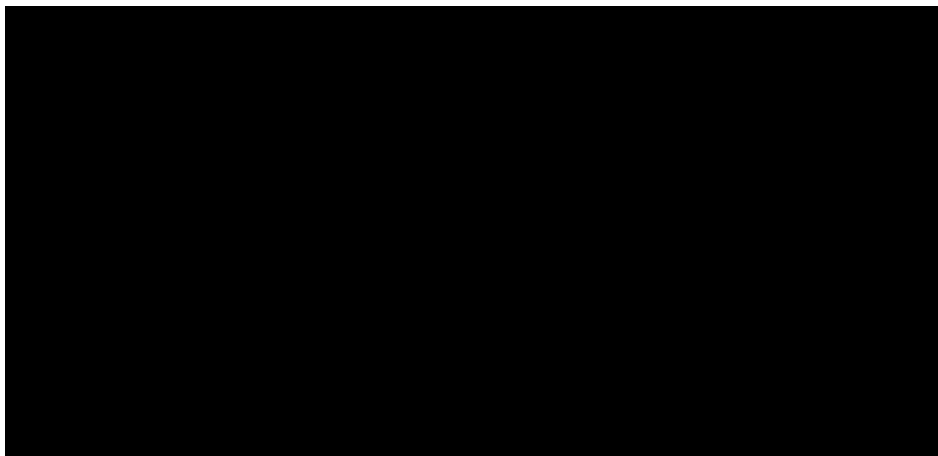
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 21:52
To: Planning Mail
Subject: Planning Application Comment

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
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Planning Application Comment
Allocated Request Number: 24195096
Service Id: 440
Dated: 28/02/2019 21:52:22

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



I wish to object to planning application 18/00259/FUL

The Planning statement is incorrect.

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Brownfield sites should be developed first.

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The impacts on mental wellbeing, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.

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UDP: H10 - this proposed development does not meet the criteria.

Privacy

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A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken.

Andy Burnham has also raised this as an issue.

UDP policy 1.12 states 'Development schemes must be designed to' 'incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'.

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'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'.

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Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this.

The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely.

There is no clear site line entering/exiting the site which puts both drivers/public/children on foot at risk plus the cyclists that use the public right of way.

Traffic Congestion

Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

Privacy

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In addition the houses look like they are positioned on much higher ground due to ground levels.

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Education Facilities

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Flooding is already an issue on YewTree Lane and Sandringham Way. Removing the established trees will also have an impact.

UDP H6

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

This site is not sustainable

Process

Admin process of the application has not been consistent - online it states the consultation ends on the 28th February, however, 1 lamppost sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March.

There has never been any issues with youths congregating in the area as stated, police records would confirm this. There has never been any issues with fly tipping in the area.

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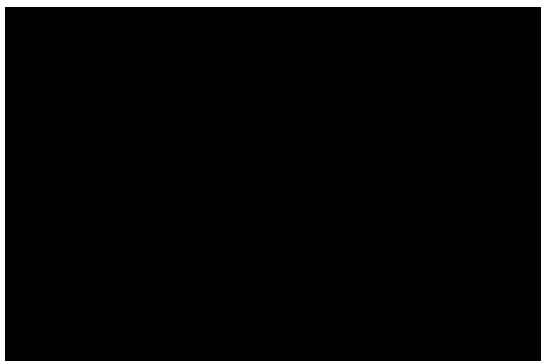
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 23:39
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195293
Service Id: 440
Dated: 28/02/2019 23:39:19

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to object to planning application 18/00259/FUL The Planning statement is incorrect - This site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose. The UDP states that the council will not permit built development on any Protected Green Space. It is important we save Protected Green Space. Brownfield sites should be developed first. Green space has the following benefits: Healthy places are restorative, uplifting, and healing for both physical and mental health conditions · Improves air quality -Trees and shrubs help to capture CO2 and other pollutants such as particulates. · Less noise pollution · Benefits to active users of these spaces whether that's physical recreation or through children interacting with nature · The Impacts on mental well being, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'. I enjoy the benefits of this open space with my family. This development will destroy the wildlife which includes badgers and bats UDP: H10 - this proposed development does not meet the criteria. Wildlife This development will destroy wildlife including badgers and bats in this area Environmental Impact Manchester's Air pollution is one of the highest in the UK. This development could result in approx. 60+ cars trying to exit onto YewTree Lane which will further increase the air pollution. Access to the site is at the back of my house, resulting in us having a road at the front, to the side and the back i.e. 3 sides if this development goes ahead. Plus this development will result in all the established trees being removed which helps clean the air. The BMA (British Medical Agency (July 2012 updated 21st June 2018)) have stated: Healthy transport = Healthy lives 4.1 The adverse health impacts of car use Car use is also associated with a number of adverse health impacts.16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include

lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children. There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia." A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken. Andy Burnham has also raised this as an issue. UDP policy 1.12 states: 'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'.. 'All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area' There has already been 2 housing estates built and this is a planning application for a third. Building estates upon estates should not happen Revised planning statement point 2.4 is incorrect - This is not wasteland, there is no fly tipping and no youths congregate in fact there is a 'Tee' on the land. Increased crime I enjoy walking on the public footpath and across the Golf Course. One side of the public path has hedging with the other side completely open and visible by the surrounding houses. The plans show a wall/fence which would make the public footpath enclosed and no longer visible by the surrounding houses which means it would become 'muggers alley', a place for drug taking and anti-social behaviour. This will be detrimental to local residents. 'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'. Access to the site will be at the back of my house and as a consequence of the development the road is sited next to my boundary and shows the current shrubbery at the back (which acts as a security feature) looks to have been removed on the plans. Traffic/Safety Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this. The access to the site is dangerous. Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely. There is no clear site line entering/exiting the site which puts both drivers/public/children on foot at risk plus the cyclists that use the public right of way. Traffic Congestion If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion. The traffic on Yew Tree Lane already backs up. Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked. Flood issues. Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Yew Tree Lane and Sandringham Way. Flooding is already an issue on YewTree Lane and Sandringham Way. There is a drop in level of 2/3 ft between my garden (which backs onto the site) and the proposed development site. This increases as you go down the houses on Yew Tree (backing onto the site) with the last house No. 33 having a drop of approx. 10ft. The gardens currently suffer from pluvial flooding, by removing the large clump of trees which occupy a large area of the site and building houses on to it will only impact this further. Privacy Due to the topography some of the houses will look directly into some of the properties adjacent to the site on YewTree Lane. Education Facilities This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are oversubscribed. UDP H6 Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6 H5 Open Space provision The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring? Process Admin process of the application has not been consistent - online it states the consultation ends on the 28th February, however, 1 lamp post sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March. This site is not sustainable and the development will be detrimental to the existing residents.

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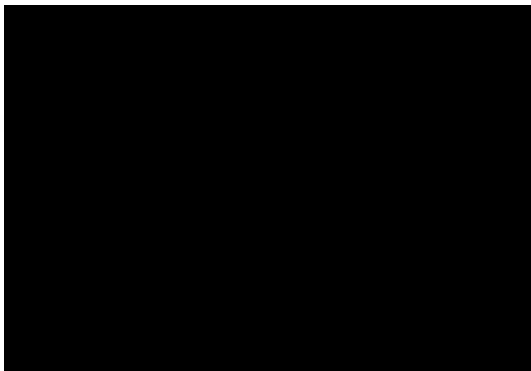
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 23:44
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195300
Service Id: 440
Dated: 28/02/2019 23:43:40

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to object to planning application 18/00259/FUL

The Planning statement is incorrect - This site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose.

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I enjoy the benefits of this open space with my family.

This development will destroy the wildlife which includes badgers and bats

UDP: H10 - this proposed development does not meet the criteria.

Wildlife

This development will destroy wildlife including badgers and bats in this area

Environmental Impact

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This development could result in approx. 60+ cars trying to exit onto YewTree Lane which will further increase the air pollution.

Access to the site is at the back of my house, resulting in us having a road at the front, to the side and the back i.e. 3 sides if this development goes ahead.

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Building estates upon estates should not happen

Revised planning statement point 2.4 is incorrect - This is not wasteland, there is no fly tipping and no youths congregate in fact there is a 'Tee' on the land.

Increased crime

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Privacy

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Education Facilities

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UDP H6

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6
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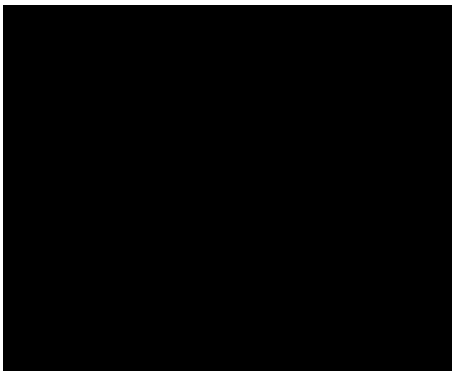
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 23:46
To: Planning Mail
Subject: Planning Application Comment

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
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Planning Application Comment
Allocated Request Number: 24195316
Service Id: 440
Dated: 28/02/2019 23:45:58

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal..

I wish to object to planning application 18/00259/FUL The Planning statement is incorrect - This site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose. The UDP states that the council will not permit built development on any Protected Green Space. It is important we save Protected Green Space. Brownfield sites should be developed first. Green space has the following benefits: · Healthy places are restorative, uplifting, and healing for both physical and mental health conditions · Improves air quality -Trees and shrubs help to capture CO2 and other pollutants such as particulates. · Less noise pollution · Benefits to active users of these spaces whether that's physical recreation or through children interacting with nature · The impacts on mental well being, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'. I enjoy the benefits of this open space with my family. This development will destroy the wildlife which includes badgers and bats UDP: H10 - this proposed development does not meet the criteria. Wildlife This development will destroy wildlife including badgers and bats in this area Environmental Impact Manchester's Air pollution is one of the highest in the UK. This development could result in approx. 60+ cars trying to exit onto Yew Tree Lane which will further increase the air pollution. Access to the site is at the back of my house, resulting in us having a road at the front, to the side and the back i.e. 3 sides If this development goes ahead. Plus this development will result in all the established trees being removed which helps clean the air. The BMA (British Medical Agency (July 2012 updated 21st June 2018)) have stated: Healthy transport = Healthy lives 4.1 The adverse health impacts of car use Car use is also associated with a number of adverse health impacts.16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include

lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children. There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia." A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken. Andy Burnham has also raised this as an issue. UDP policy 1.12 states: 'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'.. 'All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area' There has already been 2 housing estates built and this is a planning application for a third. Building estates upon estates should not happen Revised planning statement point 2.4 is incorrect - This is not wasteland, there is no fly tipping and no youths congregate In fact there is a 'Tee' on the land. Increased crime I enjoy walking on the public footpath and across the Golf Course. One side of the public path has hedging with the other side completely open and visible by the surrounding houses. The plans show a wall/fence which would make the public footpath enclosed and no longer visible by the surrounding houses which means it would become 'muggers alley', a place for drug taking and anti-social behaviour. This will be detrimental to local residents. 'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'. Access to the site will be at the back of my house and as a consequence of the development the road is sited next to my boundary and shows the current shrubbery at the back (which acts as a security feature) looks to have been removed on the plans.

Traffic/Safety Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this. The access to the site is dangerous. Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely. There is no clear site line entering/exiting the site which puts both drivers/public/children on foot at risk plus the cyclists that use the public right of way. Traffic Congestion If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion. The traffic on Yew Tree Lane already backs up. Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked. Flood issues. Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Yew Tree Lane and Sandringham Way. Flooding is already an issue on YewTree Lane and Sandringham Way. There is a drop in level of 2/3 ft between my garden (which backs onto the site) and the proposed development site. This increases as you go down the houses on Yew Tree (backing onto the site) with the last house No. 33 having a drop of approx. 10ft. The gardens currently suffer from pluvial flooding, by removing the large clump of trees which occupy a large area of the site and building houses on to it will only impact this further. Privacy Due to the topography some of the houses will look directly into some of the properties adjacent to the site on YewTree Lane. Education Facilities This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are oversubscribed. UDP H6 Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6 H5 Open Space provision The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring? Process Admin process of the application has not been consistent - online it states the consultation ends on the 28th February, however, 1 lamp post sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March. This site is not sustainable and the development will be detrimental to the existing residents. Please enter details...

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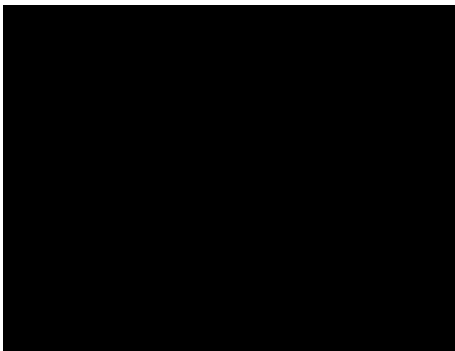
<<-Server:[public.tameside.gov.uk] Path:[/plan/f422planapp.asp]->>

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 22:24
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195157
Service Id: 440
Dated: 28/02/2019 22:23:42

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

The proposed site road ends with a 't' shape and the possibility of an access road being added at a later stage, with potentially more houses added onto more green belt and recreationally used land. The site will effect road congestion due the increase in cars and then will increase air pollution. The site is green space and has been used for recreational use.

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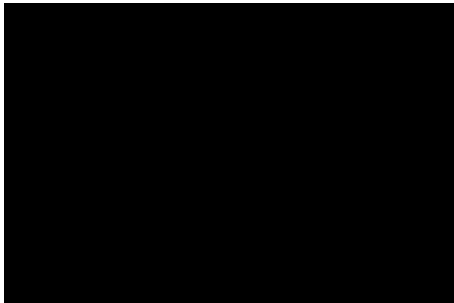
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 23:08
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195253
Service Id: 440
Dated: 28/02/2019 23:08:18

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

We are writing to express our concerns regarding the above as follows:-

PROPOSED LAND

The ground at the back of our homes is incorrectly described as unused wasteland. The area in question is presently used by both the golf club and the public, walking dogs etc. The old garage space at the rear of Sandringham Drive does not have youths congregating as stated in the plans.

To describe the small forest area as wasteland is complete fallacy to suit a planning need. Having lived here for 7 years we have witnessed, bats, deer, owls and nesting birds return to this area year in year out. With Dukinfield Golf Course being declared Greenbelt under the Greater Manchester Spatial Framework this 'green lung' and wildlife haven should form an essential part of the Greenbelt plans or at very least should go back to a public forum to discuss the new plans put forward by Bardsley.

PUBLIC PATH

The existing public pathway is presently enjoyed by dog walkers and families. The proposals for the existing path will create an enclosed passageway which will, in effect, create a 'muggers alleyway'.

BUILDERS & CONSTRUCTION VEHICLES

There are going to be a large number of vehicles owned by the tradesmen working on the new development. We would like to know as to where these vehicles will be parked whilst they are working on site? Also, the construction vehicles will need to queue to gain entrance to the building site. In our experience of the previous build on The Fairways, the construction vehicles blocked driveways, parked on blind bends and generally caused chaos. The trade

vehicles were parked outside residents houses on Yew Tree Lane preventing the residents parking outside their own property. It created dangerous blind spots exiting the residents driveways. Yew Tree Lane is already a very busy road. There are potentially going to be serious accidents.

ROAD INFRASTRUCTURE

Yew Tree Lane is a very busy access road. At peak times it can take in excess of half an hour just to get through the lights at Cheetham Hill Road. Adding potentially another 66 cars (average 2 per household) will only exacerbate the problem.

Due to the topography of Yew Tree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on Yew Tree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to Yew Tree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto Yew Tree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs.

POLLUTION

We are in an area that is one of the heaviest polluted areas in the country. Adding this amount of pollution to an area that is already heavily polluted with vehicles needs to be considered.

OVERLOOKING PROPERTY

The houses at the rear of Yew Tree Lane are at an elevated height due to the ground level. The proposed properties are classed as 2 storey, but the style of the 2 storey property is nearly as tall as a 3 storey house and will be towering the houses on Yew Tree Lane.

FUTURE DEVELOPMENTS

The way the road through the new estate is set out leads us to believe that there will be future developments to go behind The Fairways. Whilst we have concerns about this application, future applications are a real worry. And again these developments offer no gain for the local community just profit for the developers. It's time that the council flex their muscle and encourage builders to not only provide houses but provide space for children eg. Small grassed areas for youngsters to play or even a park which I believe was promised at with the last phase of house building on the fairways but didn't materialise.

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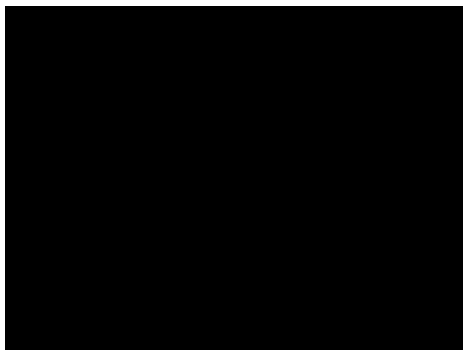
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 23:38
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195290
Service Id: 440
Dated: 28/02/2019 23:38:17

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to object to planning application 18/00259/FUL

The Planning statement is incorrect - This site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose.

The UDP states that the council will not permit built development on any Protected Green Space. It is important we save Protected Green Space.

Brownfield sites should be developed first.

Green space has the following benefits:

- Healthy places are restorative, uplifting, and healing for both physical and mental health conditions
- Improves air quality - Trees and shrubs help to capture CO2 and other pollutants such as particulates.
- Less noise pollution
- Benefits to active users of these spaces whether that's physical recreation or through children interacting with nature
- The impacts on mental well being, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.
I enjoy the benefits of this open space with my family.

This development will destroy the wildlife which includes badgers and bats

UDP: H10 - this proposed development does not meet the criteria.

Wildlife

This development will destroy wildlife including badgers and bats in this area

Environmental Impact

Manchester's Air pollution is one of the highest in the UK.

This development could result in approx. 60+ cars trying to exit onto YewTree Lane which will further increase the air pollution.

Access to the site is at the back of my house, resulting in us having a road at the front, to the side and the back i.e. 3 sides if this development goes ahead.

Plus this development will result in all the established trees being removed which helps clean the air.

The BMA (British Medical Agency (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use

Car use is also associated with a number of adverse health impacts. 16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia."

A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken.

Andy Burnham has also raised this as an issue.

UDP policy 1.12 states:

'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'..

'All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area' There has already been 2 housing estates built and this is a planning application for a third.

Building estates upon estates should not happen

Revised planning statement point 2.4 is incorrect - This is not wasteland, there is no fly tipping and no youths congregate in fact there is a 'Tee' on the land.

Increased crime

I enjoy walking on the public footpath and across the Golf Course.

One side of the public path has hedging with the other side completely open and visible by the surrounding houses.

The plans show a wall/fence which would make the public footpath enclosed and no longer visible by the surrounding houses which means it would become 'muggers alley', a place for drug taking and anti-social behaviour.

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'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'.

Access to the site will be at the back of my house and as a consequence of the development the road is sited next to my boundary and shows the current shrubbery at the back (which acts as a security feature) looks to have been removed on the plans.

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Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this.

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The traffic on Yew Tree Lane already backs up.

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Flood Issues.

Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Yew Tree Lane and Sandringham Way. Flooding is already an issue on YewTree Lane and Sandringham Way.

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Privacy

Due to the topography some of the houses will look directly into some of the properties adjacent to the site on YewTree Lane.

Education Facilities

This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are oversubscribed.

UDP H6.

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6
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The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

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Admin process of the application has not been consistent - online it states the consultation ends on the 28th February, however, 1 lamp post sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March.

This site is not sustainable and the development will be detrimental to the existing residents.

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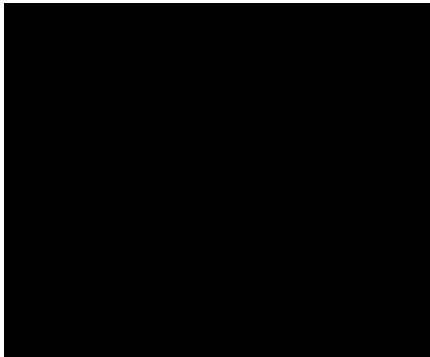
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 23:39
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24195291
Service Id: 440
Dated: 28/02/2019 23:38:37

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

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**UDP: H10 - this proposed development does not meet the criteria.
Wildlife**

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UDP H6

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

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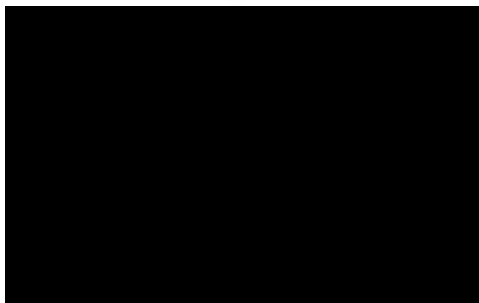
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 14:49
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24192712
Service Id: 440
Dated: 28/02/2019 14:49:11

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I have following objections against this new development

- 1) Yew Tree lane is already too congested at peak hours and another 66+ cars will make this situation even worse.
- 2) More traffic will result in more air pollution
- 3) The site is protected green space, and its used by community
- 4) Cant seem to see new infrastructure for these new homes

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From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 15:52
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24193628
Service Id: 440
Dated: 28/02/2019 15:52:20

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside

Comments On The Proposal...

Please enter details...

I would like to oppose this renewed application on the following grounds.

Security issues, being overlooked onto our rear garden, loss of wildlife of which there is plentiful, noise pollution and the inevitable building site disruption, dirt / dust on our house during the full process and the heavy traffic these new homes will create when built onto Yew Tree Lane which currently already suffers major traffic and tailbacks on a daily basis.

Also I was under the impression that this land was classified a protected green place.

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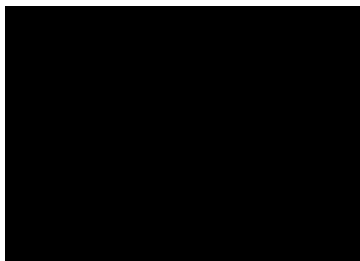
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From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 19:03
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24187543
Service Id: 440
Dated: 27/02/2019 19:03:22

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I oppose this application the reasons being:

More green space is being destroyed and our wildlife is greatly depleting already and this will further add to this. Less habitat for insects, flowers, trees, birds, animals which need our protection. Fewer trees causes poorer air quality.

Less green spaces adds to poorer mental health and less active lifestyles.

There are so many disused buildings and sites in the area that would provide suitable housing.

The developers should be looking at building much smaller properties if housing shortage is the real problem here and not greed.

There isn't the infrastructure and it will just add to the already poor traffic congestion in the area.

We do NOT need more 3/4 bedroom houses! Build higher, smaller and more compact and stop the greed!!

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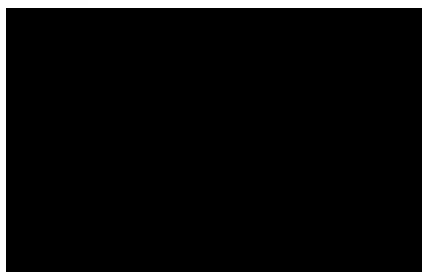
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 22:32
To: Planning Mail
Subject: Planning Application Comment

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
** Do NOT send any correspondence to this address! **

Planning Application Comment
Allocated Request Number: 24188188
Service Id: 440
Dated: 27/02/2019 22:31:55

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please enter details...Having lived on yew tree lane for nearly 30 years have seen a massive in flux of road traffic on the road .. what once allowing the kids to be out side playing to now not now even thinking of our grandchildren being any where near not only houses were built on children's recreation Ground a play area on yew tree lane ... but then carried on to create the fairways where will it all end I bought my property years ago and didn't intend living on a main road ... I bought it as a house on estate I object to any additional buildings that creates more vehicles having use the road ...

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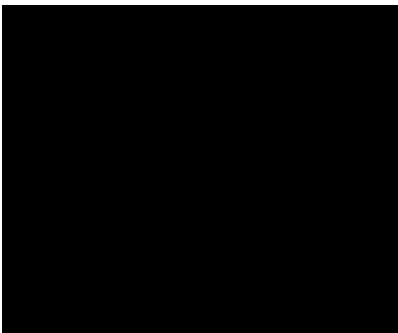
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 19:14
To: Planning Mail
Subject: Planning Application Comment

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
** Do NOT send any correspondence to this address! **

Planning Application Comment
Allocated Request Number: 24187577
Service Id: 440
Dated: 27/02/2019 19:14:25

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Objection to this planning application on the grounds of local congestion on Yew tree lane as a result, the loss of local wildlife on a protected green space and lack of infrastructure to support these. Along with the obvious case of a disbanding amount of recreational space in the area of Dukinfield, this is just another example of building properties not in areas where they are most needed but instead are being placed in areas to maximise profit, due to the surrounding beauty spots etc. and using the housing crisis as justification and an excuse to get the applications passed.

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Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 19:16
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24187589
Service Id: 440
Dated: 27/02/2019 19:15:47

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside

Comments On The Proposal...

Objection to this planning application on the grounds of local congestion on Yew tree lane as a result, the loss of local wildlife on a protected green space and lack of infrastructure to support these. Along with the obvious case of a disbanding amount of recreational space in the area of Dukinfield, this is just another example of building properties not in areas where they are most needed but instead are being placed in areas to maximise profit, due to the surrounding beauty spots etc. and using the housing crisis as justification and an excuse to get the applications passed.

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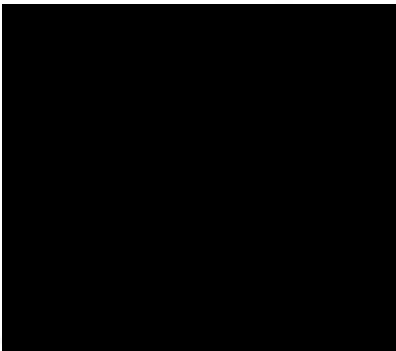
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 19:49
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24187771
Service Id: 440
Dated: 27/02/2019 19:49:02

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I objection to this application due to

1. Streets around this area have too much traffic on them already, especially in rush hour 2. This is not a brownfield site and shouldn't be built on 3. The affect on the wildlife 4. The schools & amenities in this area are already over populated also the impact even more cars will have to the road safety of these areas.

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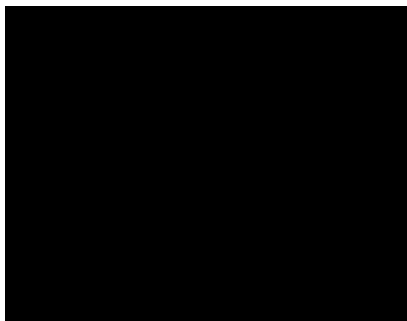
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 19:59
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24187805
Service Id: 440
Dated: 27/02/2019 19:58:56

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please enter details...

I am concerned about the following impact an additional 33 houses would have :-

- increased traffic on Yew Tree Lane which is already severely congested a peak times
- a potential to have a further 66+ cars using the turning onto The Fairways which is already busy. The majority of houses will have 2 cars each with a view to increasing to either 3 or 4 once children are of driving age
- where will visitors to 33 houses park? There is already issues regarding parking on the street and people regularly park as you come onto the street where the proposed road for the new houses will be
- there is a blind bend once on The Fairways which is already quite dangerous as is drivers regularly take the corner wide, adding more traffic to the mix will lead to an accident
- concerned over disruption that would be caused by the building work, ie noise levels, traffic, access to home, any damage that may be caused to my property

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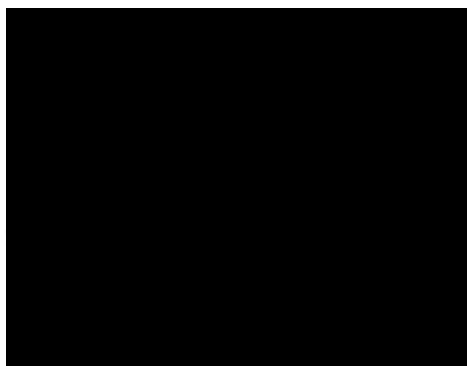
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 20:18
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24187921
Service Id: 440
Dated: 27/02/2019 20:18:19

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I have concerns that the development will bring 60 plus cars to the area and add to already bad congestion and pollution, like many roads in Manchester they are inadequate for the traffic volume. The site is classified as 'Protected Green Space' in the UDP and has been used by the community for recreational use. Why not build on Brownfield first? This will also lead to a loss of wildlife including bats and badgers.

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Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 14:03
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24192570
Service Id: 440
Dated: 28/02/2019 14:03:18

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside

Comments On The Proposal...

I wish to object most strongly to the above application due to the following points. 1. Inconvenience to existing residents. 2. inconvenience due to construction vehicles and soil/spoils on a newly laid stretch of road, ie. Yew Tree Lane. Extremely busy road. 3. Poor access of this particular site. 4. Noise nuisance of building construction, i.e. pile driving, excavation, diggers, levellers, and partial obstruction of a public Right of Way across the Golf Course which is our Right. 5. Loss of Open Space to local residents who enjoy the local green areas and therefore providing health and wellbeing. 6. Loss of Habitat/trees/hedges/rough ground and food source for wildlife species, including a myriad of British Wild Birds, insects, frogs, foxes, badger, bats, butterflies and bees in and around the area earmarked for construction. 7. More urbanisation on an already busy housing estate which has reached its capacity. 8. There would be at least 100 more cars and commercial vehicles if this application was approved. This is confirmed by the previous houses on Club House Row where 13 houses yielded at least 46 vehicles in total, so many that they park across from their homes and make it difficult at times for vehicles to exit Lyne Edge Crescent onto Yew Tree Lane. The proposed site is near to a bend on Yew Tree Lane and therefore extremely dangerous. The roads Lyne Edge Crescent, Lyne Edge Road, Salisbury Drive are virtual rat-runs each day of the week for workers commutes and school runs & the very thought of more adding to this is bordering on the insane. All this impacts on the residents quality of life and wellbeing which should be at the forefront of your planning policies. Please consider carefully the above points which have been endorsed by many of the residents close to the proposed site. I would respectfully wish you to consider how this area has already evolved to its capacity and therefore not allow this planning application to go through. I also think it will attract people from outside our area and therefore do very little to satisfy a local need for housing.

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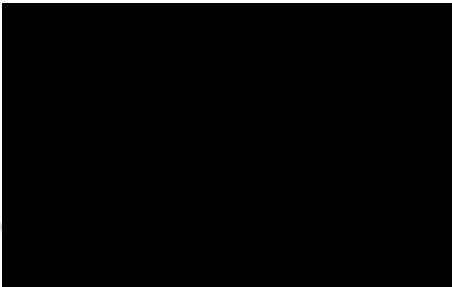
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 28 February 2019 15:52
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24193629
Service Id: 440
Dated: 28/02/2019 15:52:20

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



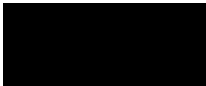
Comments On The Proposal...

Please enter details...

I would like to oppose this renewed application on the following grounds.

Security issues , being overlooked onto our rear garden , loss of wildlife of which there is plentiful, noise pollution and the inevitable building site disruption , dirt / dust on our house during the full process and the heavy traffic these new homes will create when built onto Yew Tree Lane which currently already suffers major traffic and tailbacks on a daily basis.

Also I was under the impression that this land was classified a protected green place.



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Kristina Myers

From: Steven Kirkham
Sent: 28 February 2019 09:30
To: Planning Mail
Subject: FW: URGENT Planning Application 18/00259/FUL

Can this objection please be indexed/recorded.

Regards

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Growth

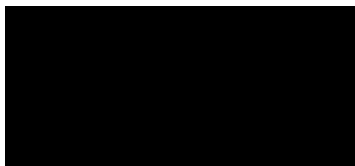
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Tel. 0161 342 3119
Mobile. 07583058058

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[REDACTED]
Sent: 28 February 2019 06:49
To: Steven Kirkham
Subject: URGENT Planning Application 18/00259/FUL



I wish to object to planning application 18/00259/FUL

The Planning statement is incorrect.

This site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose.

The UDP states that the council will not permit building developments on any Protected Green Space. It is important we save Protected Green Space.

Brownfield sites should be developed first.

Green space has the following benefits:

- Healthy places are restorative, uplifting, and healing for both physical and mental health conditions
- Improves air quality - Trees and shrubs help to capture CO2 and other pollutants such as particulates.
- Less noise pollution
- Benefits to active users of these spaces whether that's physical recreation or through children interacting with nature
- The impacts on mental wellbeing, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.

This development will destroy the wildlife which includes badgers and bats

UDP: H10 – this proposed development does not meet the criteria.

Environmental Impact

Manchester's Air pollution is one of the highest in the UK.

This development could result in approx. 60+ cars trying to exit onto YewTree Lane which will further increase the air pollution.

Plus this development will result in all the established trees being removed which helps clean the air.

The BMA (British Medical Association (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use

Car use is also associated with a number of adverse health impacts. 16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia."

A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken.

Andy Burnham has also raised this as an issue.

UDP policy 1.12 states 'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'.

'All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area'

There have already been 2 housing estates built and this is a planning application for a third.

Building estates upon estates should not happen.

Increased crime

Currently I enjoy walking on the public footpath and across the Golf Course.

One side of the public path has hedging with the other side completely open and visible by the surrounding houses.

The plans show a wall/fence which would make the public footpath enclosed and no longer visible by the surrounding houses which means it would become 'muggers alley', a place for drug taking and anti-social behaviour. This will be detrimental to local residents.

'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'.

Traffic/Safety

Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this.

The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely.

There is no clear site line entering/exiting the site which puts both drivers/public/children on foot at risk plus the cyclists that use the public right of way.

Traffic Congestion

Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

Privacy

Due to the topography some of the houses will look directly into some of the properties adjacent to the site on YewTree Lane.

Education Facilities

This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are oversubscribed.

Flood issues.

Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Sandringham Way.

Flooding is already an issue on YewTree Lane and Sandringham Way. Removing the established trees will

also have an impact.

UDP H6

Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

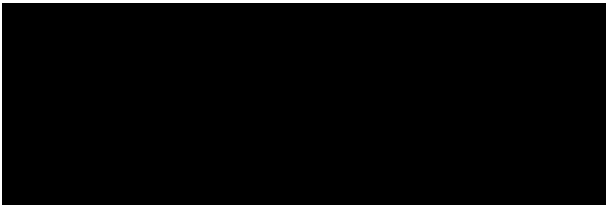
H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

This site is not sustainable

Process

Admin process of the application has not been consistent - online it states the consultation ends on the 28th February, however, 1 lamp post sign has the date of 11th of Feb and gives 21 days to object which means the consultation ends on 4th March.



Kristina Myers

From: Steven Kirkham
Sent: 28 February 2019 09:30
To: Planning Mail
Subject: FW: URGENT Planning Application 18/00259/FUL

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Planning
Development and Investment
Growth

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Mobile. 07583058058

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Are you caring for someone else's child?

Let us know and we can provide advice and support. If you are not their legal guardian or close relative, please get in touch.

0161 342 4101

www.tameside.gov.uk/fostering/moreinfo/private

www.privatefostering.org.uk



[REDACTED]
Sent: 28 February 2019 06:47
To: Steven Kirkham
Subject: Re: URGENT Planning Application 18/00259/FUL

[REDACTED]

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Process

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Hi Steven

I'm writing again to categorically object Bardsley planning permission on the Fairways,
Dukinfield

Ref: 18/00259/FUL

I'll try go online as well and register our opposition

Thanks



Thanks you for your email and I appreciate your concerns. The application is still under consideration and I would welcome any representation you would like to make on the application. I have consulted our records and it confirms that a letter was issued to your property on the 12th April.

I would confirm that issues have been raised with the developer and that these are being considered, should amended plans be submitted to the proposal residents will be given consulted on the proposals.

I trust this clarifies the situation but if you have any queries please do not hesitate to contact me.

Kind regards

Steven Kirkham

Principal Planning Officer (Major Developments)

Planning

Development and Investment

Place

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Tel. [0161 342 3119](tel:01613423119)

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URGENT

Dear Mr Leigh

Ref: Planning Application [18/00259/FUL](#)

Can you please advise why I have not been advised by the council of the above planning application, as the proposed development is adjoining my property?

Truly not happy where the development is going to be

I await your clarification.



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Access: As a public body, the Council may be required to disclose this e-mail (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions in the Act.

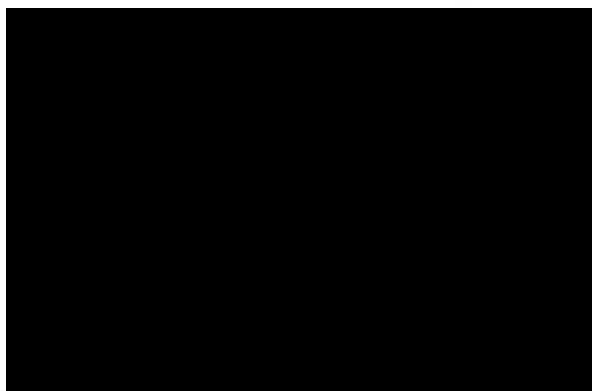
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 21:02
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24188025
Service Id: 440
Dated: 27/02/2019 21:02:24

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I strongly object to the plans being made to build houses on Dukinfield Golf Course . We have just recently moved in to this property and feel it would be a great shame to lose the amazing views which we mostly bought the property for . Also I do not believe we have enough facilities in the area to accommodate more houses being built . For example schools , doctors and dentists. Mornings are already a struggle to get to work on time due to traffic congestion around the area . If more houses are built this would make it an even bigger problem . Losing part of the green land will also result in loss of wildlife and create more air pollution .

I really hope our comments will be taken into consideration .

Thanks

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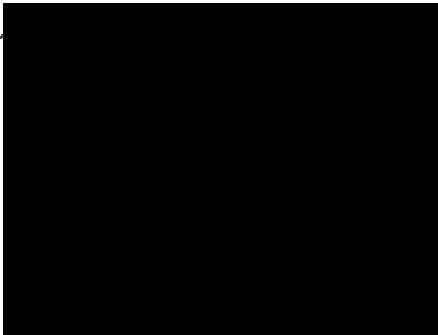
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 21:05
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24188034
Service Id: 440
Dated: 27/02/2019 21:04:57

Planning Application Number: 18/Q0259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please enter details...

The cars for the additional 33 houses, which will be 66+ cars, concerns me as the access onto The Fairways can be treacherous as there is a blind bend and I have nearly had several accidents.

Parking for visitors will be an issue as parking is currently an issue on the street. Also the access road to the new houses is currently used for parking.

Yew Tree Lane is already severely congested at peak times and when events are on the sports college, throughout the week and at weekends.

What will happen to access to the public footpath? This is regularly used and am concerned whether we will be able to access it whilst building work is going on.

Youths congregate behind no 2 The Fairways on the public footpath, I am concerned this will get worse as there will be a fence on one side making it more secluded and possibly increasing criminal activity.

The amount of disruption that will be caused by the building work such as increased traffic, noise pollution, parking as where will tradesmen park as there is no parking now, etc.

Any damage that may occur to my home due to the building work.

Detrimental impact on local wildlife.

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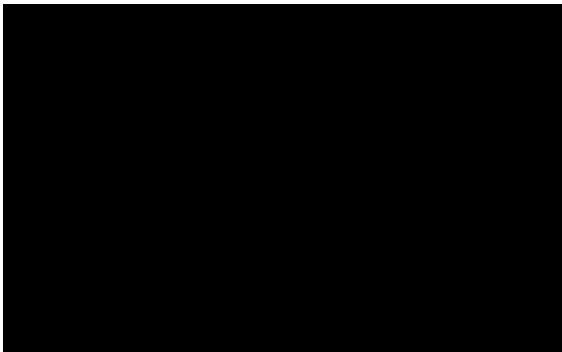
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 21:17
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24188055
Service Id: 440
Dated: 27/02/2019 21:17:14

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please enter details. I object to yet more building over open space. I realise technically it's not greenbelt but the land still provides a valuable habitat, carbon sink and water storage area.
Houses mean more run off, habitat destruction, increased co2 emissions.
Infrastructure like roads are already clogged up at certain times.
If to fulfil housing need then there are 100s of empty properties around that are better suited.
This smacks of greed not need and the council should set a line on the sand for no more loss of green space.
I object to this proposal

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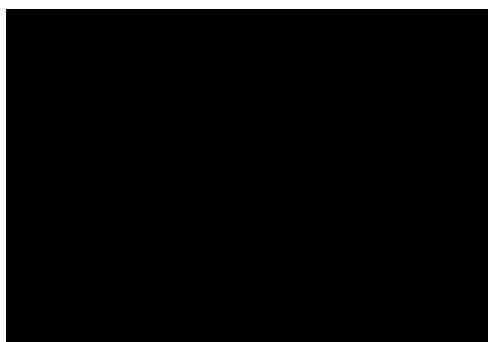
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 21:17
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24188057
Service Id: 440
Dated: 27/02/2019 21:17:26

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside.



Comments On The Proposal...

I strongly object to the plans being made to build 33 new homes on Dukinfield Golf Course .
Firstly Yew Tree Lane is already gridlocked in peak times & with 33 more houses being built this is going to cause a lot more congestion and air pollution .
The loss of all the trees is also a major issue we need to consider. I work on permanent nights & the noise from the building work is going to create a big disturbance . There is also no infrastructure to accommodate these new houses being built. This site is classified as protected green space in the UDP and has been used by the community for recreational purpose. What happened to Brownfield first ?
I really hope our opinions will be considered strongly .
Thanks

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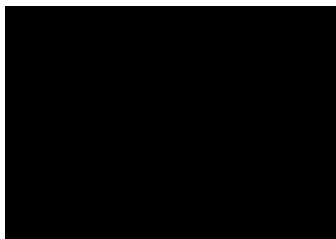
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 21:37
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24188090
Service Id: 440
Dated: 27/02/2019 21:36:55

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...
I object to this proposal.

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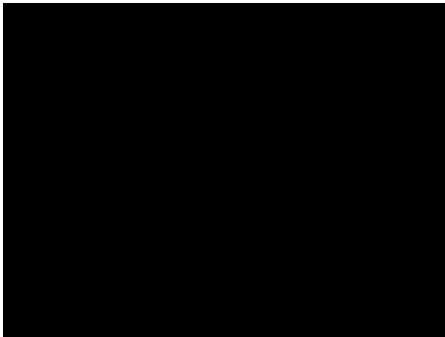
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From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 21:44
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24188102
Service Id: 440
Dated: 27/02/2019 21:44:14

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I object to this development on three main grounds. Firstly the dramatic increase to traffic and pollution to the area. Secondly I am led to believe this area would be designated protected green belt in a year or two, which brings in the question why is brownfield land not being used first. Finally these plans are not what was discussed with local residence when consulted, and suggest possible further extension to the development at later dates and doesn't address the safety of children playing out on the streets that was raised during their consultation with local residence.

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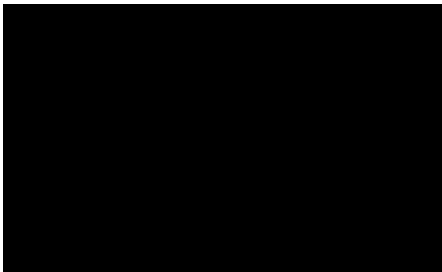
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 21:48
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24188109
Service Id: 440
Dated: 27/02/2019 21:47:44

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...
Categorically object for the second time to this planning proposal

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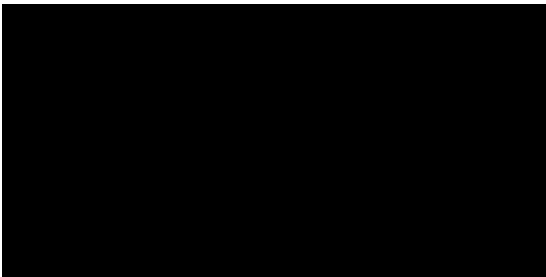
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 February 2019 21:51
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24188116
Service Id: 440
Dated: 27/02/2019 21:50:45

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...
opposition to the planning proposal

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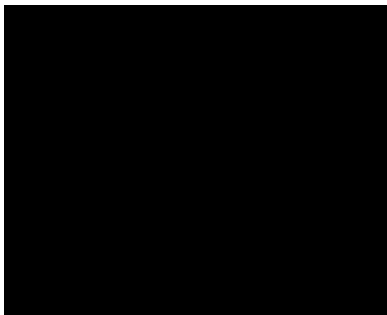
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 26 February 2019 19:26
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24180404
Service Id: 440
Dated: 26/02/2019 19:26:29

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal..

I am very worried about the proposals to build more houses on the land next to Dukinfield Golf Course for the following reasons:

1. The permanent loss of green space.
2. The extra traffic which is already dangerous on Yew Tree Lane and nearby roads; where there are several schools.
3. In addition, there is a daily blockage of cars at the bottom of Yew Tree Lane as residents attempt to get to work. This will get worse with potentially 66 more cars each day.
4. The houses are for affluent buyers, and someone young would be priced out of living close to their family here. This is clearly not an attempt to provide affordable housing at all.
5. Increased pressure on the sewers and drainage in this area, which have overflowed in recent years causing sewage to flow down Yew Tree Lane.
6. This development will reduce the natural ability of the land to soak away water and force it to run on the surface of the land where it will overflow drains (again).

7. The construction work itself, which will cause considerable noise and inconvenience to the residents for an extended period. This is because the land in question is solid rock and will need to be mechanically excavated. This type of work has been undertaken previously here and the prolonged loud quarrying type noise was intolerable. In addition, there is potential to cause damage to the fabric of the nearby houses.

8. The loss of habitat for wildlife including native birds, foxes, badgers and bats (all seen regularly in the area).

9. As far as I can see, the changes to the site proposals do not do anything to address the issues raised previously.

The persistence of this authority to develop every bit of green in the area is not a popular policy as can be seen from the negative publicity in other parts of the borough.

There are many other sites in Tameside that have been reclaimed from commercial (and school) buildings; why not use those first before destroying a green space?

Tameside council seems to be completely determined to squeeze as much money out of the community and its resources (e.g. parking in Ashton).

Tameside isn't such a nice place to live anymore. No wonder we call it SHAMESIDE.

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Kristina Myers

From: Steven Kirkham
Sent: 28 February 2019 09:30
To: Planning Mail
Subject: FW: Application 18/00259/FUL

Can this objection please be indexed/recorded.

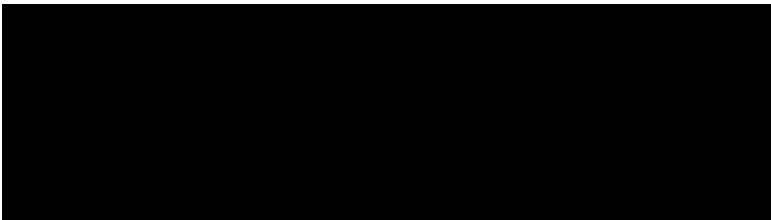
Regards

Steven Kirkham
Principal Planning Officer (Major Developments) Planning Development and Investment Growth

Tameside MBC
Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 3119
Mobile. 07583058058

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RE: Proposed residential development of 33 no. Houses and associated works (amendment to design layout)

We are writing to express our concerns regarding the above as follows:-

PROPOSED LAND

The ground at the back of our homes is incorrectly described as unused wasteland. The area in question is presently used by both the golf club and the public, walking dogs etc. The old garage space at the rear of Sandringham Drive does not have youths congregating as stated in the plans.

TREE AREA

The large tree area at the rear of the houses on Yew Tree Lane has an abundance of wildlife in habitation which is of concern to us.

PUBLIC PATH

The existing public pathway is presently enjoyed by dog walkers and families. The proposals for the existing path will create an enclosed passageway which will, in effect, create a 'muggers alleyway'.

BUILDERS & CONSTRUCTION VEHICLES

There are going to be a large number of vehicles owned by the tradesmen working on the new development. We would like to know as to where these vehicles will be parked whilst they are working on site? Also, the construction vehicles will need to queue to gain entrance to the building site. In our experience of the previous build on The Fairways, the construction vehicles blocked driveways, parked on blind bends and generally caused chaos. The trade

vehicles were parked outside residents houses on Yew Tree Lane preventing the residents parking outside their own property. It created dangerous blind spots exiting the residents driveways. Yew Tree Lane is already a very busy road. There are potentially going to be serious accidents.

ROAD INFRASTRUCTURE

Yew Tree Lane is a very busy access road. At peak times it can take in excess of half an hour just to get through the lights at Cheetham Hill Road. Adding potentially another 66 cars (average 2 per household) will only exacerbate the problem.

Due to the topography of Yew Tree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on Yew Tree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to Yew Tree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto Yew Tree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

POLLUTION

We are in an area that is one of the heaviest polluted areas in the country. Adding this amount of pollution to an area that is already heavily polluted with vehicles needs to be considered. The pollution which will be created during the construction is a concern for me as my husband suffers from a lung complaint which will be exacerbated during the period of construction.

OVERLOOKING PROPERTY

The houses at the rear of Yew Tree Lane are at an elevated height due to the ground level. The proposed properties are classed as 2 storey, but the style of the 2 storey property is nearly as tall as a 3 storey house and will be towering the houses on Yew Tree Lane.

FUTURE DEVELOPMENTS

The way the road through the new estate is set out leads us to believe that there will be future developments to go behind The Fairways. Whilst we have concerns about this application, future applications are a real worry.

Kristina Myers

From: Steven Kirkham
Sent: 28 February 2019 09:30
To: Planning Mail
Subject: FW: Application 18/00259/FUL

Can this objection please be indexed/recorded.

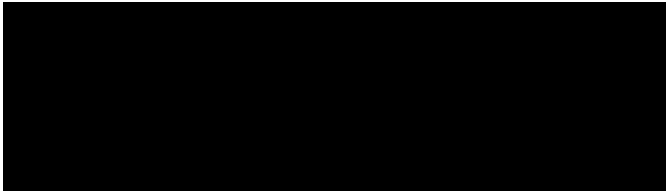
Regards

Steven Kirkham
Principal Planning Officer (Major Developments) Planning Development and Investment Growth

Tameside MBC
Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 3119
Mobile. 07583058058

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Kristina Myers

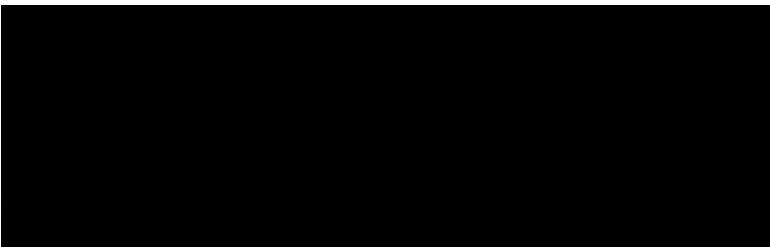
From: Steven Kirkham
Sent: 28 February 2019 09:24
To: Planning Mail
Subject: FW: Plan 18/00259/FUL

Please index this objection.

Steven Kirkham
Principal Planning Officer (Major Developments) Planning Development and Investment Growth

Tameside MBC
Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 3119
Mobile. 07583058058



I am writing on behalf of my wife and myself, we would like to stress our objection to the building of more houses on the Dukinfield Golf Course area plan 18/00259/FUL.

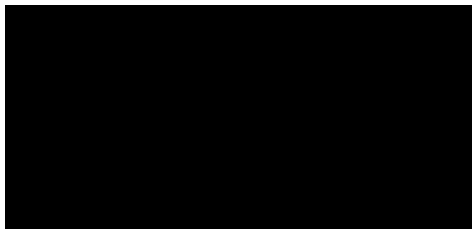
Our objections are based upon the area already being heavily congested with traffic during peak hours & very little green space left in the area which is a big concern.

There is also less and less space available for our children to play outside and adding extra houses with extra children will only add to the strain of class sizes at local schools.

I ask you strongly consider denying this plan and any future housing plans in this area until a suitable Infrastructure is in place to support the impacted community and provide a sustainable future for all existing occupants and new families to the area.

Thank you for your consideration on this matter.

Kind regards



Kristina Myers

From: Steven Kirkham
Sent: 28 February 2019 09:23
To: Planning Mail
Subject: FW: URGENT Planning Application 18/00259/FUL

Please index this objection.

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Growth

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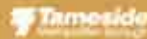
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0161 342 4101
www.tameside.gov.uk/fostering/moreinfo/private
www.privatefostering.org.uk



Hi Steven

I'm writing again to categorically object Bardsley planning permission on the Fairways, Dukinfield
Ref: 18/00259/FUL

I'll try go online as well and register our opposition

Thanks

[REDACTED]

Thanks you for your email and I appreciate your concerns. The application is still under consideration and I would welcome any representation you would like to make on the application. I have consulted our records and it confirms that a letter was issued to your property on the 12th April.

I would confirm that issues have been raised with the developer and that these are being considered, should amended plans be submitted to the proposal residents will be given consulted on the proposals.

I trust this clarifies the situation but if you have any queries please do not hesitate to contact me.

Kind regards

Steven Kirkham

Principal Planning Officer (Major Developments)

Planning

Development and Investment

Place

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Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. [0161 342 3119](tel:01613423119)

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URGENT

Dear Mr Leigh

Ref: Planning Application [18/00259/FUL](#)

Can you please advise why I have not been advised by the council of the above planning application, as the proposed development is adjoining my property?

Truly not happy where the development is going to be

I await your clarification.



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Kristina Myers

From: Steven Kirkham
Sent: 28 February 2019 09:23
To: Planning Mail
Subject: FW: 18/00259/ful

Morning,

Sorry I've had a load of last minute objections received on the above application can these please be recorded and indexed. I suspect they've come from previous contributors.

Many Thanks

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Growth

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Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

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Mobile. 07583058058

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Tameside
Council

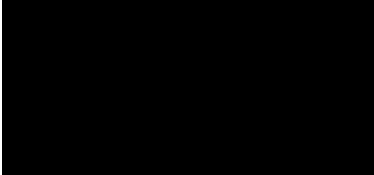
This just a quick email regarding my objection to the proposal (ref 18/00259/ful).

I have been a resident at this address for 7 years and my partner for 13 years. This house was bought of Bardsley construction because of the views and that it backed on to the golf course and that the land behind us is green belt and that it would never be built on. Yet 13 years on the same company as applied to build 33 more houses. (Miss sold).

Reasons for objecting as follows,

- 1) traffic yew tree lane to busy at peak times and weekends.
- 2) school children at danger because of volumes of traffic 5 schools within half a mile.

- 3) astley sports football pitches is just carnage at week ends more traffic is impossible with all the avenues off yewtree lane,
- 4) wildlife exists in the area which is going to be built on owls,bats,frogs,newts,badgers and foxes.
- 5) bardsley also say that the land isn't used. Well believe me they tee off directly behind no37 yew tree lane. The groundskeeper also maintains this area which is also disputed by bardsley.
- 6) the houses they want to build are executive houses (no demand in this area nobody will be able to afford)
- 7 The last time they built the fairways they run out of money and was left as a building site for over a year.
- 8) They is a super city being built less than 5 miles away as well as Johnson brook road,the old Hyde college sit and also at the top of dewsnap lane just to mention a few developments.
- 9) ITS PROTECTED GREEN SPACE.



Kristina Myers

From: Steven Kirkham
Sent: 28 February 2019 09:33
To: Planning Mail
Subject: FW: 18/00259/FUL Planning objection.

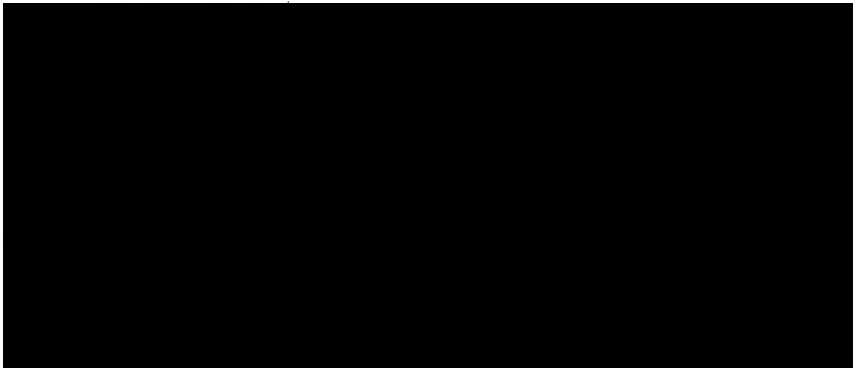
Can this please be indexed

Steven Kirkham
Principal Planning Officer (Major Developments) Planning Development and Investment Growth

Tameside MBC
Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 3119
Mobile: 07583058058

Email Disclaimer <http://www.tameside.gov.uk/disclaimer>



Planning application ref: 18/00259/FUL

Dear Sir,

I would like to register my objection to the proposed development on The Fairways.

My reasons for this are-

Traffic- the extra vehicles leaving The Fairways onto Yew Tree Lane will add to an already congested road, at peak times. On some mornings it can take more than 15 minutes to reach Birch Lane.

Wildlife- I believe this will lead to the loss of wildlife including bats and badgers.

Flooding- my back garden is regularly water logged due to the rainwater running off the golf course. With the proposed removal of the trees just behind my boundary, I am very concerned about the impact it will have on my garden and property. The trees are mature and also create a private area to my garden.

I would be grateful if you could acknowledge that you have received this objection.

Yours faithfully



[REDACTED]

[REDACTED]

RE: Proposed residential development of 33 no. Houses and associated works (amendment to design layout)

We are writing to express our concerns regarding the above as follows:-

PROPOSED LAND

The ground at the back of our homes is incorrectly described as unused wasteland. The area in question is presently used by both the golf club and the public, walking dogs etc. The old garage space at the rear of Sandringham Drive does not have youths congregating as stated in the plans.

TREE AREA

The large tree area at the rear of the houses on Yew Tree Lane has an abundance of wildlife in habitation which is of concern to us.

PUBLIC PATH

The existing public pathway is presently enjoyed by dog walkers and families. The proposals for the existing path will create an enclosed passageway which will, in effect, create a 'muggers alleyway'.

BUILDERS & CONSTRUCTION VEHICLES

There are going to be a large number of vehicles owned by the tradesmen working on the new development. We would like to know as to where these vehicles will be parked whilst they are working on site? Also, the construction vehicles will need to queue to gain entrance to the building site. In our experience of the previous build on The Fairways, the construction vehicles blocked driveways, parked on blind bends and generally caused chaos. The trade vehicles were parked outside residents houses on Yew Tree Lane preventing the residents parking outside their own property. It created dangerous blind spots exiting the residents driveways. Yew Tree Lane is already a very busy road. There are potentially going to be serious accidents.

ROAD INFRASTRUCTURE

Yew Tree Lane is a very busy access road. At peak times it can take in excess of half an hour just to get through the lights at Cheetham Hill Road. Adding potentially another 66 cars (average 2 per household) will only exacerbate the problem.

Due to the topography of Yew Tree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on Yew Tree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to Yew Tree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto Yew Tree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

POLLUTION

We are in an area that is one of the heaviest polluted areas in the country. Adding this amount of pollution to an area that is already heavily polluted with vehicles needs to be considered. The pollution which will be created during

the construction is a concern for me as I suffer from a lung complaint which will be exacerbated during the period of construction.

OVERLOOKING PROPERTY

The houses at the rear of Yew Tree Lane are at an elevated height due to the ground level. The proposed properties are classed as 2 storey, but the style of the 2 storey property is nearly as tall as a 3 storey house and will be towering the houses on Yew Tree Lane.

FUTURE DEVELOPMENTS

The way the road through the new estate is set out leads us to believe that there will be future developments to go behind The Fairways. Whilst we have concerns about this application, future applications are a real worry.



[REDACTED]

[REDACTED]

RE: Proposed residential development of 33 no. Houses and associated works (amendment to design layout)

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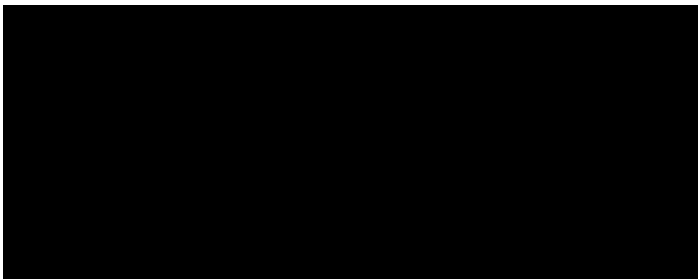
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 20 February 2019 13:36
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24140365
Service Id: 440
Dated: 20/02/2019 13:36:15

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to object to this application on the grounds that Yew Tree Lane is already a bottle neck with cars etc. in view of the properties already built on the old golf course land and the inordinate number of schools within a very small area at the bottom of Yew Tree Lane/Cheetham Hill Road. The congestion is not only restricted to school hours as there are large amounts of traffic generated with the activities at Rayner Stephens in the evenings and weekends.

There will also be an obvious increase in the amount of air pollution created by the additional traffic and a cost to the wildlife in this area which has already taken place with the building of the current properties. I am sure that there are other suitable areas within Tameside where these properties could be built without causing the disturbance referred to above.

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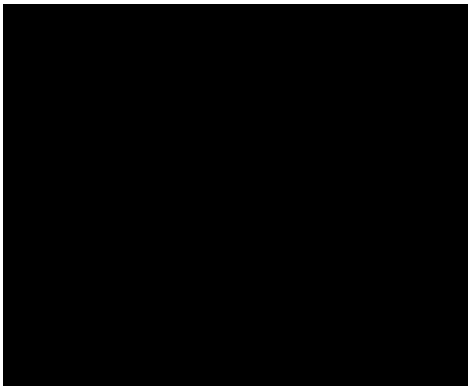
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 19 February 2019 20:50
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24135274
Service Id: 440
Dated: 19/02/2019 20:50:19

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

The traffic on Yew Tree Lane is already at a dangerous level, with 3 schools located at the bottom.
More congestion would be very detrimental to existing home owners in the area

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From: DoNotReply@tameside.gov.uk
Sent: 19 February 2019 13:57
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24130538
Service Id: 440
Dated: 19/02/2019 13:56:40

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside

Comments On The Proposal...

I am very concerned about the proposals to build more houses on the land adjacent to Dukinfield Golf Course for the following reasons:

1. The permanent loss of green space
2. The increase in traffic which is already constant and fast on Yew Tree Lane and surrounding roads; where there are several schools in proximity.

In addition, there is a daily blockage of vehicles at the bottom of Yew Tree Lane as residents attempt to get to work. This will become worse with potentially 66 more cars every day!

3. The demand for this expensive type of housing is not there; the houses on the Fairways were £300k plus and did not sell quickly. This is clearly not an attempt to provide affordable housing but profiteering by the builder and golf club.

4. Increased pressure on the sewers and drainage in this area, which have overflowed in recent years causing sewage to flow down Yew Tree Lane.

This development will reduce the natural ability of the land to soak away water and force it to run on the surface of the land where it will overflow drains (again).

5. The construction work itself, which will cause considerable noise and inconvenience to residents for an extended period. This is because the land in question is solid rock and will need to be mechanically excavated. This type of work has been undertaken previously here and the prolonged loud quarrying type noise was intolerable.

5. The loss of habitat for wildlife including native birds, foxes, badgers and bats (all seen regularly in the area)

To summarise, the changes to the site proposals are of no consequence and do not address the issues raised previously.

The persistence of this authority to develop every bit of green in the area is not a popular policy as can be seen from the negative publicity in other parts of the borough.

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Kristina Myers

From: Chris Bird
Sent: 19 February 2019 11:14
To: Planning Mail
Cc: Steven Kirkham; Gary Richardson
Subject: RE: 18/00259/FUL Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Reconsultation 14 Days

Hello Steve,

Gary and I have reviewed the attached plan for the Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield and view the entrance/exit onto the Fairways to be substandard for highway adoption as it does not meet the gradient requirements. We would be looking at a maximum of 1:20 for the first 10m into the entrance.

Many Thanks

Chris Bird
Engineer
Design and Delivery
Operations and Neighbourhoods
Operations and Neighbourhoods

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From: Kristina Myers **On Behalf Of** Planning Mail

Sent: 07 February 2019 09:23

To: Chris Bird

Subject: 18/00259/FUL Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Reconsultation 14 Days

18/00259/FUL Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield **Reconsultation 14 Days**

I oppose this application due to several issues:

The entry road to the 33 houses is very narrow and on a sharp bend which proves dangerous under normal conditions, due to the volume of traffic which use the road. I have lived on The Fairways since the houses were built in 2010 and have experienced many close encounters on the bend with other vehicles travelling in the opposite direction. Also, when the weather conditions are poor, which is pretty frequent, it is difficult to control your car on the bend due to the road sloping downwards towards the curb and being on a hill.

I am very concerned about the new layout which has been proposed as it now lends itself to further development at a later date, due to new turning area at the bottom of the estate, where initially there was a detached house (and no further development could have been achieved).

I have previously emailed the council many months ago but didn't receive any acknowledgement of this, so I hope this isn't falling on deaf ears and you, or a member of your team will response to my concerns. Having spoken to some of the residents, I believe there are lots opposing this so my recommendation would be to call a meeting. I await your early reply.

Planning Application Enquiries
Please Check Your Details Before You Continue
Case Details

Application Number	15/00259/FUL
Date Of Application	05/04/2018
Proposal	Proposed residential development of 88No. houses and associated works.
Site	Land Part Of Duddifield Golf Course Yew Tree Lane Duddifield Tunbridge Wells

Personal Details

Title and Forename	
Surname	
Property No. or Name	
Street	
Town	
County	
Postcode	
Telephone	
Email Address	

Comments

I would like to reiterate my concerns with regards the narrow road/road which will become the entry point for the new development. When attending the meeting at Duddifield Golf Club last year we were reassured that this would be addressed before the plans would be submitted. Please could you update me on this matter as to whether the road would be made wider before the development would go ahead as I have many safety concerns as the existing street have many children living here. Regards Jan Siddons

[Change Details](#) [Cancel](#)

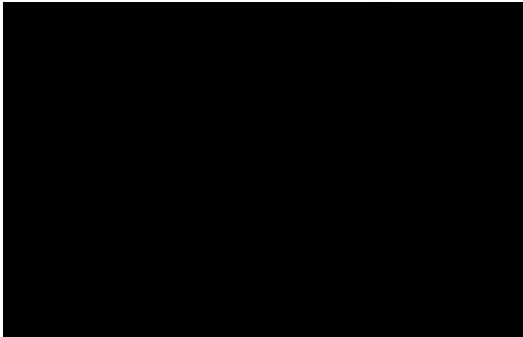
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 15 February 2019 19:51
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24106971
Service Id: 440
Dated: 15/02/2019 19:50:39

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal..

I wish to contest this application as the proposal will impact our view, sunlight and privacy, as we will be directly overlooked. When I purchased my property in 2005 from Bardsley's it was sold with the sales pitch around the golf course and the views along with it, being a three story property. I find these plans considerably unfair as what was once promised, is now being taken away by the greediness of the same building company. If these plans go ahead it will cause my family and neighbours a great deal of stress and unhappiness.

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Kristina Myers

From:
Sent:
To:
Cc:
Subject:
Attachments:



Fao: Martyn Leigh
Development Manager

Dear Sir,

Please see attached correspondence opposing the development of 33 houses, land part of Dukinfield Golf course, Yew Tree Lane, Dukinfield. Also attached is an email which was sent to the council on 20/7/2018 voicing my concerns, but this was never acknowledged.

I await your early reply.

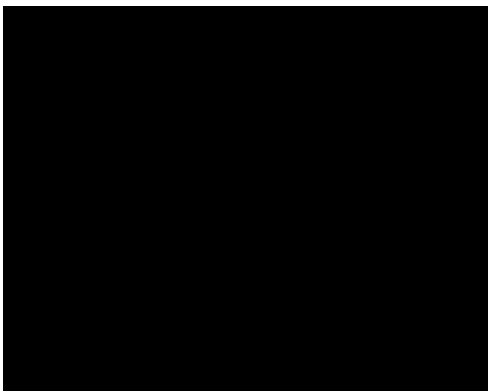
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 17 February 2019 16:43
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24117426
Service Id: 440
Dated: 17/02/2019 16:43:26

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I want to raise an objection to the planning application 18/00259/FUL

This development is just behind my house and I feel this development will affect my outlook and the value of my property.

The road on the entrance to the fairways has a bend, which is hazardous at the best of times and you need to enter the road with caution. By adding another adjoining road directly on to that bend is an accident waiting to happen. There could be on average 66 additional cars to manoeuvre the entrance and exit to the Fairways that I cannot actually believe that this has not already been rejected.

My second absolute objection is the amendment to the new road layout. The end of the road now leads directly [REDACTED] and looks to indicate further development could be considered in the future. The reason I came to live here and pay a lot of money for my house was the view I have at the back. I am not prepared to accept that this could be in jeopardy should that development extend further in the future.

The third issue is that the public pathway that runs down through the golf course will become an unsafe area due to the high fencing that has been proposed

Please can you ensure that my concerns and objections are recorded against this application



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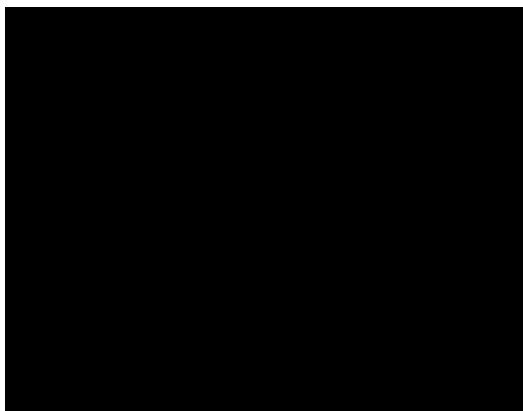
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From: DoNotReply@tameside.gov.uk
Sent: 17 February 2019 17:12
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24117494
Service Id: 440
Dated: 17/02/2019 17:11:48

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

We have concerns over the proposed development as looking at the plans there appears to be a dead end / turning circle which could quite easily be made into a road enabling further future development. Currently, from the Fairways there is such a turning point just near the footpath. Residents were assured that this would never become a road and it now is. What is to say there won't be more development on the golf course in future?

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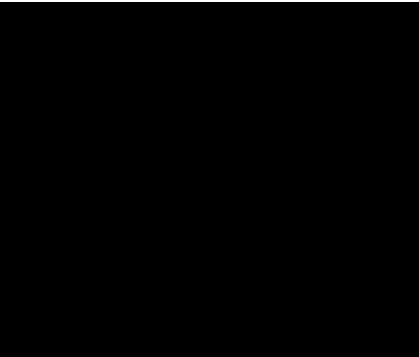
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 17 February 2019 19:30
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24118351
Service Id: 440
Dated: 17/02/2019 19:29:37

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



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This development is just behind my house and feel this development will affect my outlook and the value of my property.

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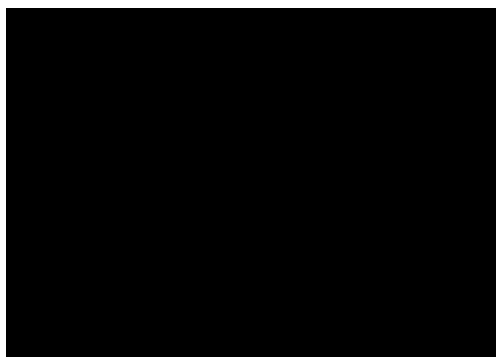
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 18 February 2019 12:37
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 24121208
Service Id: 440
Dated: 18/02/2019 12:36:33

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works (Amendment to Design Layout)
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I oppose this application due to several issues:

The entry road to the 33 houses is very narrow and on a sharp bend which proves very dangerous under normal conditions, due to the volume of traffic which use the road. I have lived on The Fairways since the houses were built in 2010 and have experienced many close encounters on the bend with other vehicles travelling the opposite way. Also, when the weather conditions are poor (snow/ice), which is quite frequent, the bend proves very difficult to control your vehicle due to the road sloping towards the curb and being on a hill.

I am very concerned about the new layout which has been submitted as it now lends itself to further development at a later date, due to new turning area at the bottom of the estate where initially there was a detached house (and no further development could have been achieved).

I have previously emailed the council many months ago regarding these issues, but didn't receive any response, so I hope this isn't falling on deaf ears and I will receive a response from a member of the council. I believe there are lots of residents opposing this so I would recommend a meeting be called.. I await your early reply.

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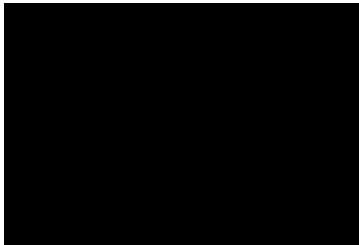
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 04 October 2018 09:02
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22857568
Service Id: 440
Dated: 04/10/2018 09:02:08

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works.
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Why is this application not approved? the 16 week decision process expired ages ago. Is the planning officer working outside of his remit?

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Kristina Myers

From: Steven Kirkham
Sent: 07 August 2018 09:09
To: Planning Mail
Subject: FW: Application 18/00259/FUL

Morning ,

Can the attached comments please be logged.

Thank you

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Place

[Tameside MBC](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

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New Plans

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This development will destroy wildlife

H10 – this proposed development does not meet the criteria.

Environmental Impact

Manchester as a whole has one of the highest air pollution in the country.

This development would add approx. 66 cars (average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto Yew Tree Lane which will further increase the air pollution.

The BMA (British Medical Association (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use

Car use is also associated with a number of adverse health impacts. 16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction; effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

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Traffic/Safety

Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this. The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely and does.

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Traffic Congestion

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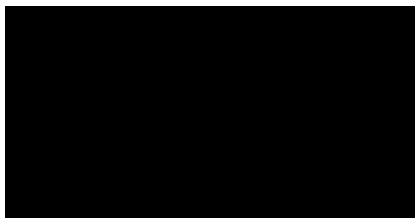
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Another one.

Thanks

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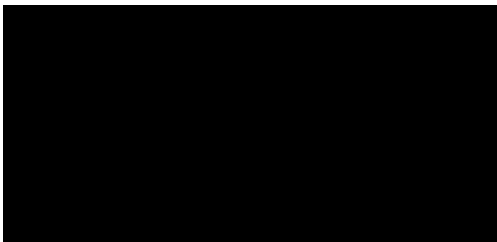
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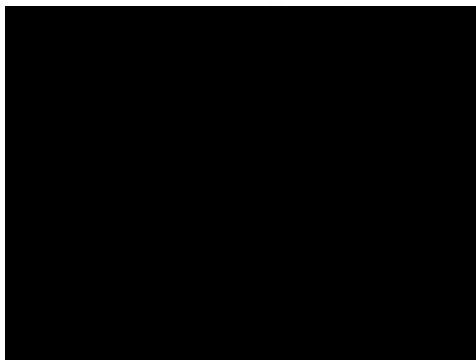
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 06 August 2018 19:08
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22569316
Service Id: 440
Dated: 06/08/2018 19:07:46

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works.
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please note my previous comments.

this unnecessary development serves no purpose other than to make more profit for the developer and the Council.

If houses are really necessary, build affordable ones.

The land may be 'officially' designated as brownfield but no reasonable person would agree. Its a beautiful spot containing badgers, bats and many species of wild bird.

If this goes ahead I and my family will be devastated.

However we all know that it will go ahead. Its shameful.

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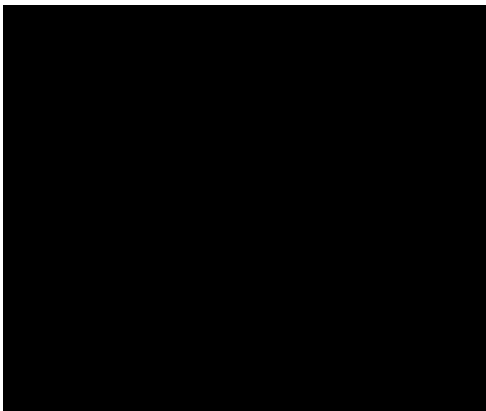
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 31 July 2018 22:32
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22532381
Service Id: 440
Dated: 31/07/2018 22:32:25

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
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The road to where the garages were/are is just short of 3 metres wide. This will be more or less the same size as the access road planned of the Fairways. The road (turning circle as it is now) to need to be made small as otherwise there will be a 2 metre fence next to a highway on both sides, the back of 57 Yew Tree Lane and at the side of 2 The Fairways. On Tameside's Planning Portal it says that a 2 metre fence cannot butt a highway. If the highway is built butting the fences then this is against Tameside's Permitted Planning.

2. Further Amendments

2.1

I realise the privacy distance has been increased to 24m (building to building), this is still very close and effectively there is no privacy.

Enhanced Landscaping

It is confusing as to where the 'close mown strip' is to go. The plans are incorrect as it looks like part of my land is being trespassed upon and the corner of my property has been stolen. The plan should be clearer and show exactly where the boundaries meet and not 'run over' other people's land.

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Due to the topography the houses will over look directly into the properties adjacent to the site on YewTree Lane.

Education Facilities

This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are over subscribed.

Flood issues.

Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Sandringham Way. Flooding is already an issue on YewTree Lane:

UDP H6 Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

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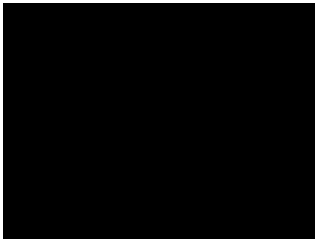
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 27 July 2018 13:08
To: Planning Mail
Subject: Planning Application Comment

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
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Planning Application Comment
Allocated Request Number: 22509219
Service Id: 440
Dated: 27/07/2018 13:08:08

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works.
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

This looks to be the type of development that should be being developed in Tameside, I don't understand why the approval should take so long.

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<<-Server:[public.tameside.gov.uk] Path:[/plan/f422planapp.asp]->>

Kristina Myers

From:
Sent:
To:
Subject:



Dear Sir,

Thank you for the advisory letter of 17th July 2018 regarding the planning application ref 18/00259FUL off Yew Tree Lane at the end of the development I live on: The Fairways.

I have absolutely no objection to the developer's proposals. However I believe there is an opportunity therein that may be of benefit to the existing Fairways development and the new developments residents.

The issue is signage. The adjacent golf club hold seasonal events and social events, (inter-club matches, weddings, funerals, birthday parties et al).

The current street signage, with its small cul-de-sac sign, has resulted in many vehicles coming up the full length of the close with drivers, unfamiliar to the locale, erroneously thinking they can access the golf club. Staring around for the non-existent through route with small children "in the way".

We have collectively been advised by Greater Manchester Police that we are one of three burglaries "hot spots" in the area due to several in the close.

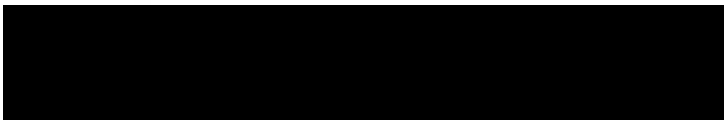
I am suggesting that a significant solar powered illuminated sign be incorporated in the development at the road bifurcation of the existing and proposed developments.

Ideally clearly bearing:

- No access to golf club
- Clear identification of the existing and new addresses direction
- Neighbourhood Watch logo
- CCTV in operation logo

As my suggestion is related to Highways safety issues and a hopeful attempt to reduce GMP "call outs" I would respectfully suggest that the developer not be burdened with the entire cost of said signage resolution.

With best regards



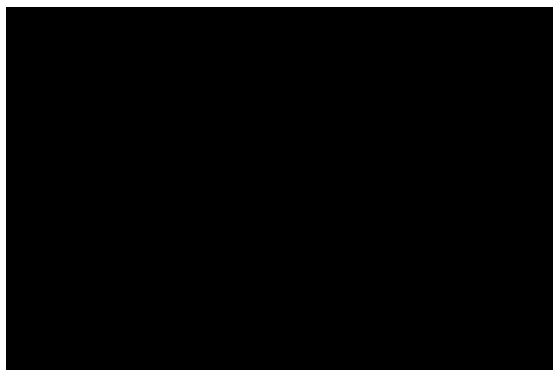
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 20 July 2018 07:22
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22471484
Service Id: 440
Dated: 20/07/2018 07:21:52

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works.
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

My comments are regarding the landscape document 17/7 in particular to the maintenance of areas within the site area but not directly associated to a particular house. The land adjacent to number 57 Yew tree lane and on the Fairways development has not been maintained in any way, I am instructed that the land was sold on for a nominal fee to persons unknown therefore discharging Bardsley of the responsibility for maintenance and making any comments regarding the future upkeep of areas within the development questionable. My concerns are that the same instance will occur with landscaped areas on the new development.

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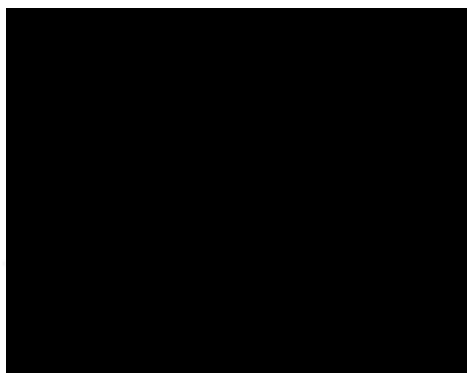
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From: DoNotReply@tameside.gov.uk
Sent: 20 July 2018 09:04
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22471856
Service Id: 440
Dated: 20/07/2018 09:04:14

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works.
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

these plans seem all well and good but the disused area that was used as garages is something I would like to talk about I moved into my new charter home back in 2011 and in 2012 I enquired about a garage on this land as I don't have a drop curb and was told new charter did not own it. This would have been ideal for many residents to be used again as parking/garages. As parking on my street is terrible and I have had my car damaged a number of times due to the narrow street. I know this is probably not going to put a dent into your plans and my opinion probably won't matter but is there any way that area could still be used for garages for use by the existing residents on Sandringham drive and new builds with access from Sandringham drive on one side and access also from new build side but no through way so bollards or pathway may be used.

thanks for reading

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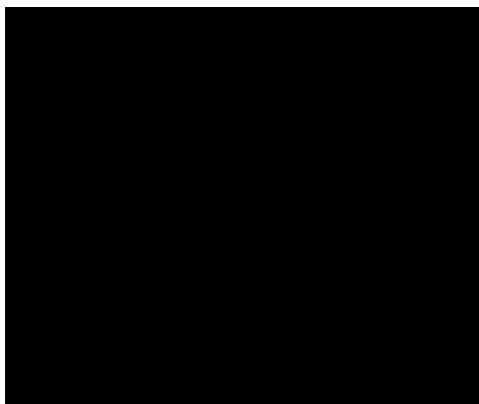
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 17 July 2018 14:40
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22456970
Service Id: 440
Dated: 17/07/2018 14:39:45

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works. Amended Plans received 11/7/18
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

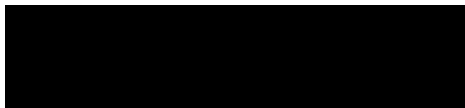
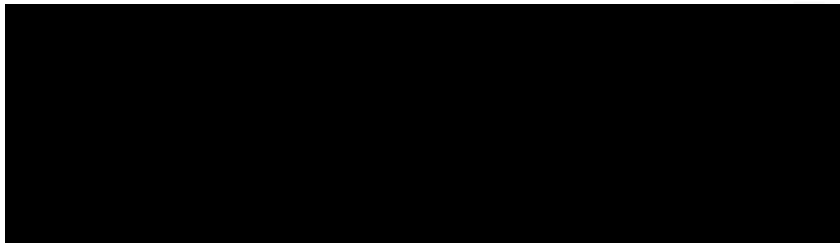
Can you please let me know what is going on with this application. The date has expired and we have heard nothing. I have noticed that the plans have changed and been submitted to you on 11th July 2018, when will the residents affected and objecting have site of these? When will the new consultancy start.

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Kristina Myers

From:
Sent:
To:
Cc:
Subject:
Attachments:



RE: Planning Application 18/00259/FUL

Thank you for your recent email concerning the planning application at Dukinfield Golf Club. Having reviewed the content I note that your main concerns are based on the level of consultation which has been undertaken by the Local Planning Authority.

In order to answer/address these concerns I would first like to clarify some points:

- The application has been advertised by way of neighbour notification letters (Issued 12th April), site notices and a press notice (Tameside Reporter 19th April);
- The planning officer, Steven Kirkham, visited the site on the 18th April and erected 2 site notices (a copy of which is attached);
- It became apparent in the early stages of the consideration of the application that neighbour notification letters had not been issued to all nearby residents including yourself. Therefore, further letters were issued on the 4th June to address this; and,
- A total of 127 individual notification letters have been dispatched to properties on Yew Tree Lane, The Fairways, Sandringham Drive and Lyne Edge Crescent.

I appreciate and acknowledge your comments with regard to consultation dates. When considering a valid planning application the Council is required to provide a minimum period of 21 days for residents to make representations. However, when advertising via different media, this inevitably results in the potential for some overlap with expiry dates of that minimum period. In reality, whilst the application remains undetermined, representations will be duly considered as part of the assessment process even if received after the 21-day period. I am therefore satisfied that a sufficient level of public consultation has taken place and meets the statutory requirement.

I can confirm that the application is still under consideration by the Planning Authority and that the Planning Officer (Steven Kirkham) will consider any representations which are received during the process. I have also been informed that the applicant is intending to submit amended plans to those currently under consideration and, on receipt of these, a further round of consultation will be undertaken with residents.

I hope this response covers the main issues raised. Going forward, I would suggest that any further enquires are taken up directly with Steven Kirkham who can be contacted on 0161 344 3119 / steven.kirkham@tameside.gov.uk as he is the allocated case officer and is therefore best placed to answer any questions you may have on the scheme.

Kind regards,

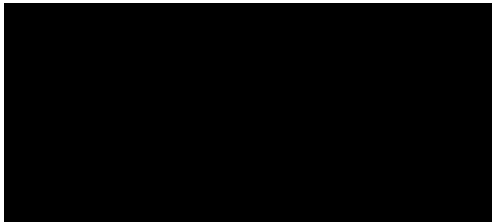
Martyn Leigh
Development Manager
Planning
Development and Investment
Place

[Tameside MBC](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 3456

Email Disclaimer <http://www.tameside.gov.uk/disclaimer>



Dear Mr Moore

The Admin procedure for planning application [18/00259/FUL](#) has not been correctly followed.

I did not receive any letter from the council advising of the planning application and had to contact the planning department regarding this. The council then correctly issued a consultation letter. I was advised that I was not the only person who has not received a letter, in fact the houses on Yew Tree Lane adjacent to the site also had not received letters.

I have since learned other houses on The Fairways did not receive letters either, however, when someone raised the issue they have just been advised a letter was sent.

Clearly something has gone wrong with the process, however, it appears a consistent approach/response has not being taken.

Site notices – please see attached

I was advised site notices were put up and after looking for these I have found one and have attached a copy for your reference. It states you are able to submit within 21 days of the date of this notice your objection, however, it is not dated.

Online Consultation – please see attached screen shot of the online planning application.

'End of consultation' states it ended on 10th May.

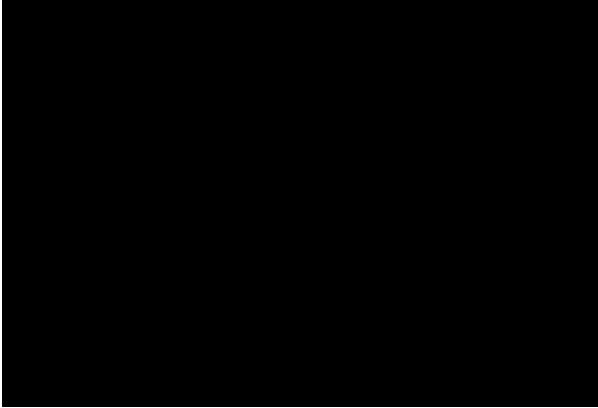
Why does it state it is finished when it has not?

For the people who have only just found out about the application it would appear that the consultation has been finished and therefore they think they are unable to object to the application.

I am very concerned about the discrepancy issues regarding this planning application to build on Protected Green Space.

I want this to be looked into and the application to be deferred.

Best regards



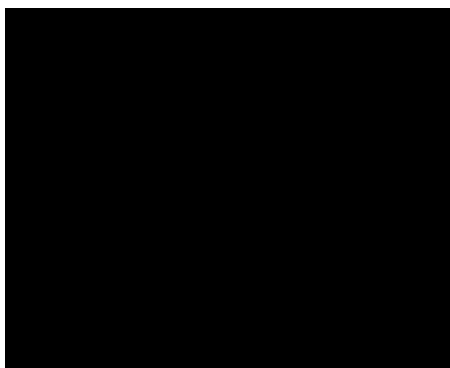
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 20:50
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22316884
Service Id: 440
Dated: 25/06/2018 20:50:18

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to strongly object to the proposed application. My grounds for this are as follows:

1. The felling of the fir trees at the edge of the golf course which are home to a significant and diverse selection of wildlife including birds, foxes, badgers and bats.
- 2.

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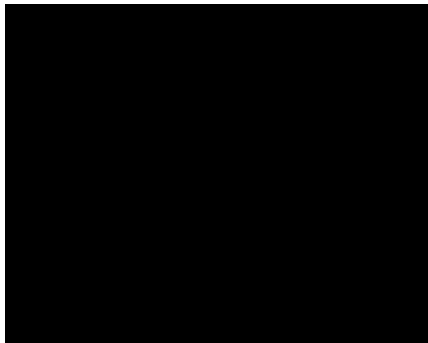
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 21:10
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22316967
Service Id: 440
Dated: 25/06/2018 21:10:07

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Submission of Formal objection to the proposed development at Dukinfield Golf Club, Yew Tree Lane. (Previous statement by me should be discounted as it was submitted too soon in error)

I wish to strongly object to the proposed application. My grounds for this are as follows:

1. The felling of the fir trees at the edge of the golf course which are home to a significant and diverse selection of wildlife including birds, foxes, badgers and bats.
2. The increase in traffic on Yew Tree Lane, which is already fairly heavy and fast, endangering children and others.
3. Erosion of green space in Tameside generally, in accordance with the councils 'build on everything' policy.
4. Lack of public transport and infrastructure to support additional families in this area of Dukinfield. (No station, 1 bus per hour to Manchester, no trams)
5. The lack of need for more executive housing which will be priced beyond the reach of most people in need of homes.

I am also concerned that the land in question may indirectly belong to Tameside Council who of course will wish to approve the development plans in order to secure the sale of the land to Bardsley Construction. This is clearly a conflict of interest which should be addressed before any decision is made.

Lastly, the description of the land as scruffy and fly-tipped is not one I recognise at all. the land is certainly overgrown; a situation that has been deliberately engineered to allow the golf course management to sell it off for development.

I overlook this piece of land and I have seen no evidence of fly-tipping or other antisocial behaviour.

This whole plan is proposed for the benefit of the golf course, Tameside Council and for Bardsley Construction and absolutely NOT for the local community.

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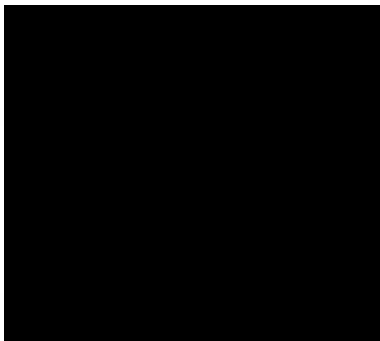
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 21:14
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22316978
Service Id: 440
Dated: 25/06/2018 21:14:03

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Submission of Formal objection to the proposed development at Dukinfield Golf Club, Yew Tree Lane.

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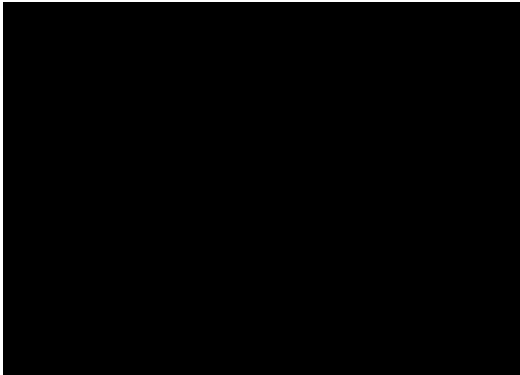
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From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 21:11
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22316971
Service Id: 440
Dated: 25/06/2018 21:11:08

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

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4. Lack of public transport and infrastructure to support additional families in this area of Dukinfield. (No station, 1 bus per hour to Manchester, no trams)
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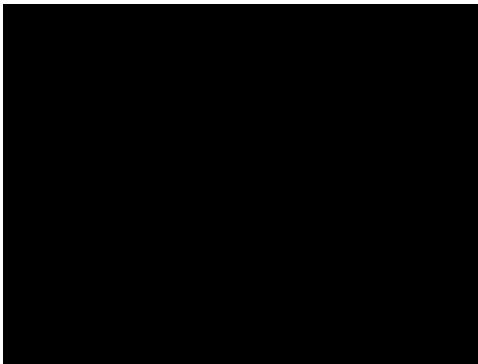
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 21:11
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22316971
Service Id: 440
Dated: 25/06/2018 21:11:08

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Submission of Formal objection to the proposed development at Dukinfield Golf Club, Yew Tree Lane. (Previous statement by me should be discounted as it was submitted too soon in error)

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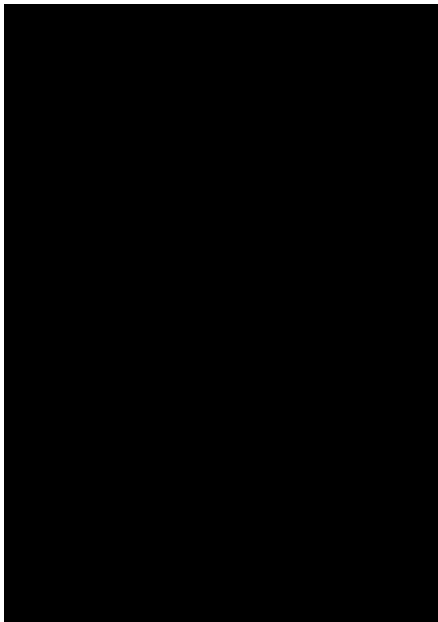
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 22:16
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22317239
Service Id: 440
Dated: 25/06/2018 22:15:49

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



I wish to object to planning application 18/00259/FUL

UDP Classification - Protected Green Space

Site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose. UDP states that the council will not permit built development on any Protected Green Space. Brownfield sites should be developed first. It is important we save Protected Green Space.

Green space benefits:

- 'Reduces stress and sadness, lifts the mood and makes us feel better'.
- 'Improved air quality, less noise pollution and reduced risks from flooding or heat-waves'.
- Trees and shrubs help to capture CO2 and other pollutants such as particulates.

- 'Benefits to active users of these spaces, whether that's physical recreation or through children interacting with nature'

- 'The impacts on mental wellbeing, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.

- "Healthy places are restorative, uplifting, and healing for both physical and mental health conditions"

- "Natural environment can be used effectively to treat some mental health problems and assist the care and management of dementia"

<https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities/>

The Landscape Institute This development will destroy wildlife

H10 - this proposed development does not meet the criteria.

Environmental Impact

When we purchased this house there was no road at the side of the house, just the Golf Club House. Since the road has been added to the side I have been diagnosed with Asthma. If this development goes ahead this will result in a road to 3 sides of my property. Manchester as a whole has one of the highest air pollution in the country.

This development would add approx. 66 cars (average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the air pollution.

The BMA (British Medical Association (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use. Car use is also associated with a number of adverse health impacts. 16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia."

A new study by IPPR North found that toxic air is reducing life expectancy in the Manchester region by an average six months and, over the next century, estimates "1.6 million life years" will be lost unless action is taken.

Andy Burnham has also raised this as an issue.

UDP policy 1.12 states 'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'.

'All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area'

There have already been 2 housing estates built and this is a planning application for a third. Building estates upon estates should not happen.

Increased crime

Currently one side of the public path has hedging with the other side completely open and visible by the surrounding houses. The plans show a wall/fence which would make the public footpath enclosed and no longer visible by the surrounding houses which means it would become 'muggers alley', place for drug taking and anti-social behaviour. 'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'.

Traffic/Safety

Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this. The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely.

There is no clear site line entering/exiting the site which puts both drivers/public on foot at risk.

Traffic Congestion

Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

Privacy

Due to the topography the houses will over look directly into the properties adjacent to the site on YewTree Lane.

Education Facilities

This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are over subscribed.

Flood Issues.

Whilst the area is marked as Flood zone 1 due to the topography of the site taking out the green space that absorbs rainfall will have an impact on the houses on Sandringham Way. Flooding is already an issue on YewTree Lane.

UDP H6 Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

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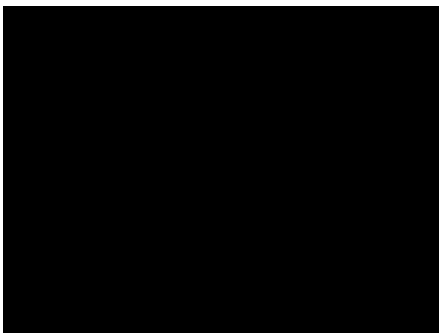
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 22:37
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22317319
Service Id: 440
Dated: 25/06/2018 22:36:59

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please enter details...I wish to object to planning application 18/00259/FUL

UDP Classification - Protected Green Space

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Green space benefits:

- 'Reduces stress and sadness, lifts the mood and makes us feel better'.
- 'Improved air quality, less noise pollution and reduced risks from flooding or heat-waves'.
- Trees and shrubs help to capture CO2 and other pollutants such as particulates.
- 'Benefits to active users of these spaces, whether that's physical recreation or through children interacting with nature'
- 'The impacts on mental wellbeing, social networks and sustainable communities probably work through a variety of mechanisms and it's in these areas that the strongest evidence is emerging that urban green space can improve the public's health'.
- "Healthy places are restorative, uplifting, and healing for both physical and mental health conditions"
- "Natural environment can be used effectively to treat some mental health problems and assist the care and management of dementia"

<https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities/>
The Landscape Institute This development will destroy wildlife
H10 - this proposed development does not meet the criteria.

Environmental Impact

If this development goes ahead this will result in roads to the front and back of the properties on Yew Tree Lane. Manchester as a whole already has one of the highest air pollution in the country.

This development would add approx. 66 cars (average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto Yew Tree Lane which will further increase the air pollution.

The BMA (British Medical Association (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use Car use is also associated with a number of adverse health impacts.¹⁶ 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia."

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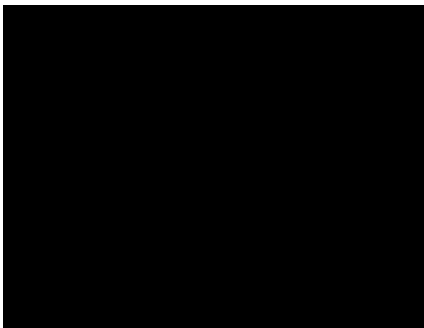
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 22:40
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22317334
Service Id: 440
Dated: 25/06/2018 22:40:01

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please enter details...

I wish to object to planning application 18/00259/FUL

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The Landscape Institute This development will destroy wildlife

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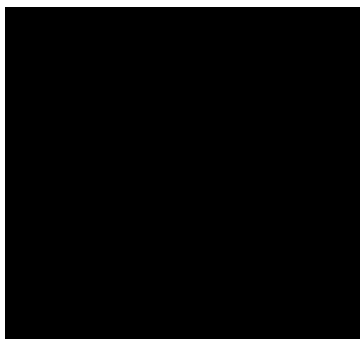
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 22:42
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22317343
Service Id: 440
Dated: 25/06/2018 22:41:55

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please enter details...

I wish to object to planning application 18/00259/FUL

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From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 22:51
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22317409
Service Id: 440
Dated: 25/06/2018 22:50:39

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to object to planning application 18/00259/FUL

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The Landscape Institute This development will destroy wildlife

H10 - this proposed development does not meet the criteria.

Environmental Impact

When we purchased this house there was no road at the side of the house, just the Golf Club House. Since the road has been added to the side my wife has been diagnosed with Asthma. If this development goes ahead this will result in a road to 3 sides of the property. Manchester as a whole already has one of the highest air pollution in the country.

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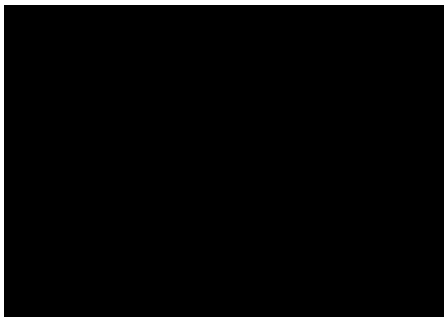
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 23:09
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22317463
Service Id: 440
Dated: 25/06/2018 23:08:32

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to object to planning application 18/00259/FUL

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Kristina Myers

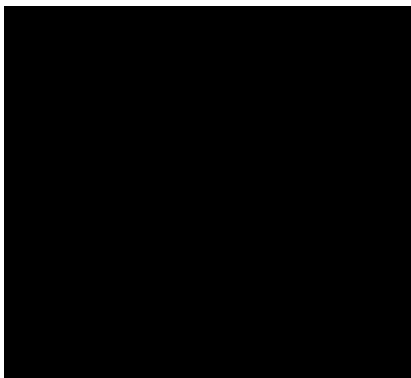
From: DoNotReply@tameside.gov.uk
Sent: 25 June 2018 23:14
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22317477
Service Id: 440
Dated: 25/06/2018 23:13:36

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

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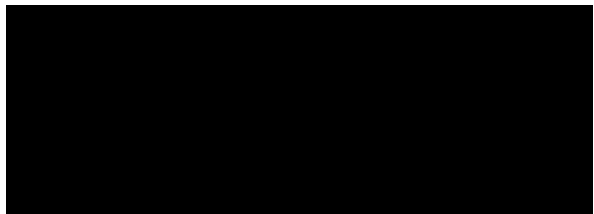
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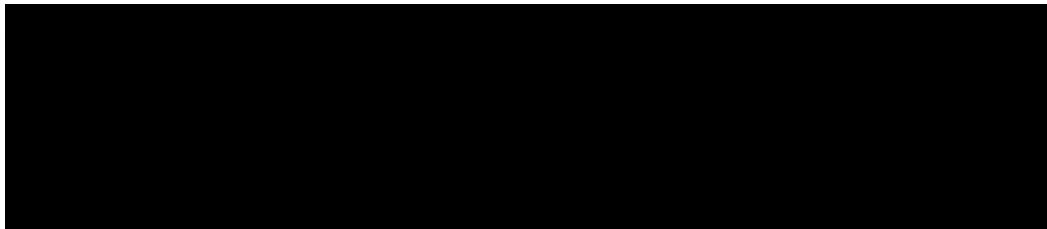
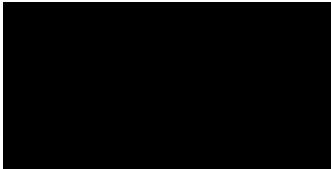
Kristina Myers

From:
Sent:
To:
Subject:



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UDP H6 Please confirm the contribution the developers will provide towards the provision of additional or extended facilities as stipulated in the UDP section H6

H5 Open Space provision

The site is currently used for recreational purposes. As stated in the UDP (H5 Open Space Provision) what alternatives will the developers be providing? If this is not practical what payment will the council be requiring?

Process

Admin process of the application has not been consistent and not all effective residents have been advised by the planning application of the process.

I wish to object to planning application [18/00259/FUL](#)

UDP Classification – Protected Green Space

Site is classified in the UDP as Protected Green Space and has been used by the community for recreational purpose. UDP states that the council will not permit built development on any Protected Green Space. Brownfield sites should be developed first. It is important we save Protected Green Space.

Green space benefits:

- ‘Reduces stress and sadness, lifts the mood and makes us feel better’.
- ‘Improved air quality, less noise pollution and reduced risks from flooding or heat-waves’.
- Trees and shrubs help to capture CO2 and other pollutants such as particulates.
- ‘Benefits to active users of these spaces, whether that’s physical recreation or through children interacting with nature’
- ‘The impacts on mental wellbeing, social networks and sustainable communities probably work through a variety of mechanisms and it’s in these areas that the strongest evidence is emerging that urban green space can improve the public’s health’.
- “Healthy places are restorative, uplifting, and healing for both physical and mental health conditions”
- “Natural environment can be used effectively to treat some mental health problems and assist the care and management of dementia”

<https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities/> *The Landscape Institute*

This development will destroy wildlife

H10 – this proposed development does not meet the criteria.

Environmental Impact

If this development goes ahead this will result in roads to the front and back of the properties on Yew Tree Lane. Manchester as a whole already has one of the highest air pollution in the country.

This development would add approx. 66 cars (average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the air pollution.

The BMA (British Medical Association (July 2012 updated 21st June 2018)) have stated:

Healthy transport = Healthy lives

4.1 The adverse health impacts of car use

Car use is also associated with a number of adverse health impacts.16, 25-30 Traffic volume, as well as air and noise pollution can lead to negative health outcomes for road users, as well as those living near heavily congested roads. The health impacts of exposure to air pollution from transport exhaust fumes include lower life expectancy, increased risk of cardiovascular and respiratory disease, including myocardial infarction, effects on physical development in children, increased risk of mental illness, and poorer school performance in children.

There are links between pollution induce asthma, cancers, The BMA board of science chair, Professor Dame Parveen Kumar (British Medical Association) has stated "Doctors are increasingly aware of the different impacts of air pollution on their patients' health; not just the lungs, but on heart disease, diabetes and dementia."

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Andy Burnham has also raised this as an issue.

UDP policy 1.12 states 'Development schemes must be designed to' 'Incorporate traffic calming measures where ever necessary, and to discourage crime and anti-social behaviour in consideration of section 17 of the Crime and Disorder Act 1998'.

'All forms of pollution arising from new developments must not exceed acceptable levels for the surrounding area'

There have already been 2 housing estates built and this is a planning application for a third. Building estates upon estates should not happen.

Increased crime

Currently one side of the public path has hedging with the other side completely open and visible by the surrounding houses. The plans show a wall/fence which would make the public footpath enclosed and no longer visible by the surrounding houses which means it would become 'muggers alley', place for drug taking and anti-social behaviour. 'Public foot paths should be well defined with clear sight lines and well over looked from adjacent dwellings, but set well away from boundary fencing, private gardens'.

Traffic/Safety

Safety: the pathway finishes immediately at the end of the road on 'The Fairway' which could result in children running onto the road. The plans submitted do not clearly show this. The access to the site is dangerous.

Road into/out of the new development is not wide enough for two vehicles (car/car, car/emergency services) to pass safely.

There is no clear site line entering/exiting the site which puts both drivers/public on foot at risk.

Traffic Congestion

Due to the topography of YewTree Lane the road in winter/icy conditions/snow becomes unsafe with cars skidding and being unable to stop in a timely manner resulting in several accidents on YewTree Lane (especially near the Fairways entrance point). The Fairways is also on a slope going down on to YewTree Lane. The result is cars having to be abandoned and the road around the area to the site often becomes unusable/blocked.

If you add another 66 cars (based on an average of 2 per house) this could potentially result in up to another 66 cars trying to exit onto YewTree Lane which will further increase the congestion.

The traffic on Yew Tree Lane already backs up.

Privacy

Due to the topography the houses will over look directly into the properties adjacent to the site on YewTree Lane.

Education Facilities

This housing development will place additional demands on the existing education facilities in the area. All the primary schools listed on the 'design & access statement' have confirmed they are over subscribed.

Flood issues.

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Kristina Myers

From: Steven Kirkham
Sent: 26 June 2018 10:14
To: Planning Mail
Subject: FW: Admin procedure for planning application 18/00259/FUL

Morning,

Loads of objections have come in on the above application so apologies in advance

Can they please be logged/ recorded .

Thanks

Steven Kirkham
Principal Planning Officer (Major Developments)
Planning
Development and Investment
Place

[Tameside MBC](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)

Clarence Arcade | Stamford Street | Ashton-under-Lyne | Tameside | OL6 7PT

Tel. 0161 342 3119

Email Disclaimer <http://www.tameside.gov.uk/disclaimer>



Dear Mr Moore

The Admin procedure for planning application [18/00259/FUL](#) has not been correctly followed.

I did not receive any letter from the council advising of the planning application and had to contact the planning department regarding this. The council then correctly issued a consultation letter. I was advised that I was not the only person who has not received a letter, in fact the houses on Yew Tree Lane adjacent to the site also had not received letters.

I have since learned other houses on The Fairways did not receive letters either, however, when someone raised the issue they have just been advised a letter was sent.

Clearly something has gone wrong with the process, however, it appears a consistent approach/response has not been taken.

Site notices – please see attached

I was advised site notices were put up and after looking for these I have found one and have attached a copy for your reference. It states you are able to submit within 21 days of the date of this notice your objection, however, it is not dated.

Online Consultation – please see attached screen shot of the online planning application.

'End of consultation' states it ended on 10th May.

Why does it state it is finished when it has not?

For the people who have only just found out about the application it would appear that the consultation has been finished and therefore they think they are unable to object to the application.

I am very concerned about the discrepancy issues regarding this planning application to build on Protected Green Space.

I want this to be looked into and the application to be deferred.

Best regards



NOTICE OF APPLICATION FOR PLANNING PERMISSION

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT) ACT 1990
(ENGLAND) ORDER 2015

NOTICE UNDER ARTICLE 15(4) MAJOR DEVELOPMENT

NOTICE UNDER ARTICLE 15(2)(b) DEVELOPMENT AFFECTING RIGHT OF WAY

Proposed: Lane Part Of Durham Road, Durham, Tyne and Wear, England
Tameside

I give notice that Tameside Council

is acting as the Tameside Metropolitan Borough Council for the purpose of

Proposed: substantial development of 31% houses and associated works

The proposed development would affect a right of way

You may inspect the application, plans and other documents submitted, at the
Tameside Council Offices, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Council Offices, Clarence Arcade, Stamford Street, London SE1 1LQ, Mon, Tues & Fri 9am-5pm
Wed & Thurs 9am-4pm, Fri 9am-4pm, Sat 9am-1pm

Hyde Library, Hyde Town Hall, Grosvenor Street, Salford, Salford, Mon, Tues & Fri 9am-5pm
Wed 9am-4pm, Sat 9am-1pm

Matherley Library, The Hub, Bankfoot Road, SA14 6HT, Mon, Tues & Thurs 9am-4pm
Fri 9am-1pm, Sat 9am-1pm

Seaford Library, Seaford, BN25 2BN, Mon & Tues 9am-1pm, Wed 9am-1pm
Sat 9am-1pm

If you have any comments to make on planning must please write to Planning Department, Clarence Arcade, Stamford Street, London SE1 1LQ, within 21 days of the date of the notice.
quoting reference: 15062507/LA

Martin Leigh, Development Manager, on behalf of Tameside MBC

Quoted

Planning Application Enquiries
Details of Progress

Application Number	18/00259/FUL	Date of Application	05/04/2018
Case Officer	Mr S Kirkham		
Proposal	Proposed residential development of 33No. houses and associated works		
Site	Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside		
Applicant	Bardsley Group	Globe Square Globe Lane Dukinfield SK16 4RG	
Agent	Wplow Ltd	Byron House 10-12 Kennedy Street Manchester M2 4BY	
Status	Pending		
Application Received	23/03/2018		
Application Validated	05/04/2018		
Start of Consultations	Not Recorded		
End of Consultations	10/05/2018		
Target Date of Decision	05/07/2018		
View Documents		Comment On This Application	

[New Search](#)

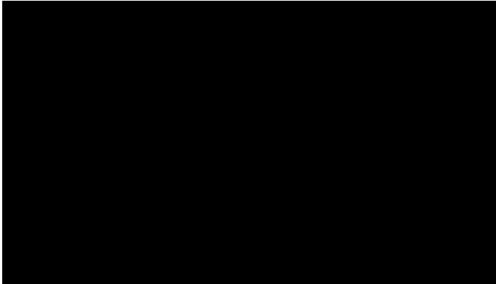
Sent from my iPhone

From: DoNotReply@tameside.gov.uk
Sent: 24 June 2018 22:51
To: Planning Mail
Subject: Planning Application Comment

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
** Do NOT send any correspondence to this address! **

Planning Application Comment.
Allocated Request Number: 22307093
Service Id: 440
Dated: 24/06/2018 22:51:12

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I am writing to object against the current proposed development. In addition, we have not received any form of correspondence regarding a consultation period ending on 25th June? I am only aware of this from a neighbour.

I object to the proposed development due to the following reasons:

1. Safety of public:

The road entering the proposed new estate from The Fairways would be unsafe. It would cross where a public footpath finishes, children and dogs could run straight out onto the proposed road.

Driving up The Fairways to turn right onto the proposed new development would be a blind corner (a six foot fence to the back of the current home/garden on Yew Tree Road runs adjacent to where the road would bend round onto the new development affecting the visual path of drivers entering it).

If a child or dog came out from the public footpath a vehicle driving up onto the new development would not see them approaching until they were at the road, it would be difficult or perhaps too late to stop and could result in a fatality. A major public safety concern. Property number 2 The Fairways has a six foot fence running straight up to the end of the path where the proposed new road would be built.

In addition, this area is not wide enough for two cars to pass safely.

2. Wasteland:

It would appear that this area has been purposefully neglected to become this way in the past year or two, prior to this the golf club maintained it very well. There is rubbish because it is a public footpath and unfortunately people using it are littering. Whether more houses are built or not this will not stop people littering.

3. Trees:

The trees proposed to be destroyed are established trees part of the natural landscape. Wildlife will be killed.

4. Main Sewerage Pipe running under proposed site:

The main sewerage pipe runs under the proposed site from a large number of properties in this area. It is a risk developing so close to this.

5. Dust Levels /Disruption:

A two year programme of works will be very disruptive for householders in the immediate vicinity. There would be increased dust levels, noise etc.

6. Personal / Valuation of property / Saleability of property

The development will take away our current fantastic view, which looks out onto the golf course across to rural countryside in the far distance. The view was a massive factor when purchasing our property from Bardsley. The Fairways was sold by Bardsley as an exclusive development. The new development would de value our property and saleability as the view would go.

In addition, it will result in significant increase in traffic travelling immediately adjacent to our property. The metal grid in the road makes a loud noise when vehicles cross it sometimes waking us in the night if the window is open.

Preference (in order):

1. Objection - to not build the development.

If the majority voted for the development, suggestions to counteract some of the above would be:

- Redirect or remove public footpath. There are two public footpaths crossing the golf course. Safer option would be to keep the footpath at the top end of the golf course (top of hole 15 and across) and to remove the path passing hole 18 / 2, for above safety reasons or divert at the opposite end up to the top path. A child or dog running out from the path with high fencing of adjacent property to where the road would enter the new development would be far too dangerous. This path is not needed and actually encourages people to cross and cause damage to the golf course itself.
- Bardsley to offer support to neighbours e.g. increased dust levels during building works costs for increased washing of windows, vehicles etc. Work permits such as non weekend working. Compensation to immediate properties for disruption and the loss of views.
- There are speed bumps built further up on The Fairways these need to be built further down starting as you enter onto The Fairways. This would help to stop cars speeding up from off Yew Tree Lane, which they currently do.
- Development to be built around the trees which are proposed to be destroyed so as to not destroy any or to minimise the destruction e.g. fewer trees destroyed.

In conclusion, I strongly oppose the proposed development for safety reasons and due to views which will go.

**** AUTOMATICALLY GENERATED ONLINE FORM EMAIL ****

**** Do NOT send any correspondence to this address! ****

<<-Server:[public.tameside.gov.uk] Path:[/plan/f422planapp.asp]->>

Please see the below that has been sent to the FOI team in error. Please can you pass this to an appropriate officer to respond.

Thanks

From: DoNotReply@tameside.gov.uk [<mailto:DoNotReply@tameside.gov.uk>]

Sent: 20 June 2018 13:17

To: Freedom Of Information Requests

Subject: Contact Form - Tameside MBC

Notification Of Contact

Subject: Health and Wellbeing Board

Reference Number: 22281041

Referer: <https://www.tameside.gov.uk/healthwellbeingboard>

Personal Details

Name:

Email:

More Help:

I am very concerned that my health will suffer dramatically due to planning being granted which will in turn surround my property with roads. The road at the back of my property will have no pavement and will be mm away from my boundary 2 metre high fence. I am asthmatic and I have only been diagnosed since the road at the side of me was granted planning permission. Now there is a road to be at the end of my boundary and most of the established trees are to be removed too which helps.

Address Details

Property:

Street:

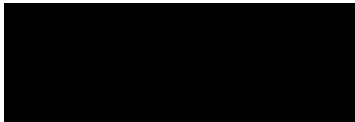
Town:

County:

Postcode:

Enquiry Details

Enquiry Type: Freedom Of Information



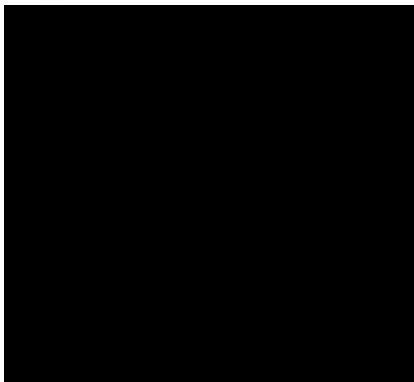
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 10 June 2018 08:59
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22205408
Service Id: 440
Dated: 10/06/2018 08:58:43

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I am strongly opposed to the application due to the fact that due to the nature of the building of 33 new build homes which is relatively close to where I live would cause several environmental problems which shall impact on my quality of life also others living in the same area.

Yew Tree lane would be the main delivery route for building merchants and excavation equipment to and from the planned building site thus causing the road to become congested and debris such as mud from the wheels of these vehicles would be a problem Yew Tree Lane requires a new road surface as it is currently full of pot holes and the excess use of the aforementioned vehicles shall only add to the current problem.

The building of the proposed 33 new homes shall create noise pollution as im sure you are aware the process of building homes requires the use of diesel generators; hydraulic and pneumatic excavators and the lorries going to and from the building site shall be a continuous nulsance I work permanent nights and shall suffer because I shall be woken by the constant noise of lorries delivering to the site.

I would expect the water pressure shall also be reduced as the new homes shall probably be fed from the current water supply pipes which are currently used by the properties on and around Yew Tree Lane.

So to summarise the above I suggest my quality of life including the current residents living on and around Yew Tree Lane shall be impacted upon due to the activities which are required in order to build 33 new houses on a building site.

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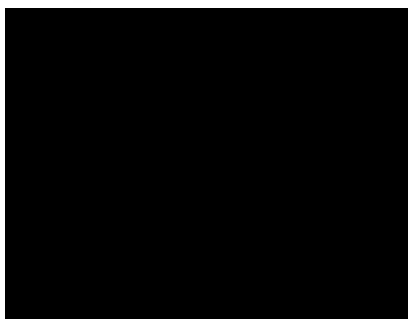
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 10 June 2018 14:24
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22207754
Service Id: 440
Dated: 10/06/2018 14:23:49

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I would like to object to the plans submitted by the Bardsley group for several reasons.

1. Overlooking. I do not wish to look into peoples houses from our evaluated living space which is on the 1st floor. Nor do I want people observing us eating around our dining table from the proposed development behind our house.
2. Traffic. There have been several incidents infront of our house over the last couple of years. Mainly involving people turning out of the fairways and not looking for people living where we are comin out of our drives.
3. Noise. Although this will be temporary while the work is commenced I know that lots of building sites work over weekends and have no consideration for any of the locals.
4. Parking. As this is quite a large building site, We struggle for parking on the main road as it is. I am aware that when the fairways was being built there were many arguments with tradesmien parking across drives. I am not prepared to argue with tradesmen on a daily basis because they think they can park where they like.
5. Value. We bought this house with a golf course view I do not wish the value of my house to drop due to buildings being erected behind our house.
6. Protected land. I do not know the full extent of this but I was under the impression that the land behind our house was part of the green belt no building space.

I hope you take the time to consider my objections and will await a response.

Thanks for your time.



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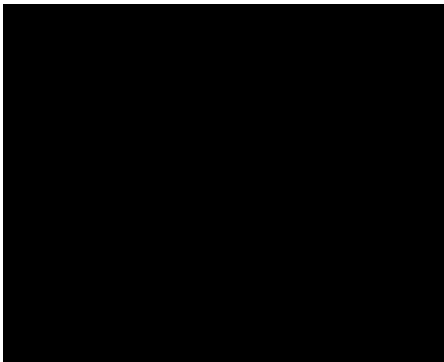
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 10 June 2018 14:24
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22207754
Service Id: 440
Dated: 10/06/2018 14:23:49

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



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5. Value. We bought this house with a golf course view I do not wish the value of my house to drop due to buildings being erected behind our house.
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Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 04 June 2018 13:08
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 22143981
Service Id: 440
Dated: 04/06/2018 13:07:57

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...
(Also sent as an email)

Dear Mr Leigh

Ref: Planning Application 18/00259/FUL

Can you please advise why I have not been advised by the council of the above planning application, as the proposed development site 

Can you please advise the UDP allocation for this land?

I wish to speak as an objector when this goes to speakers panel. Can you please advise when this will be?

I look forward to receiving your response as a matter of urgency.



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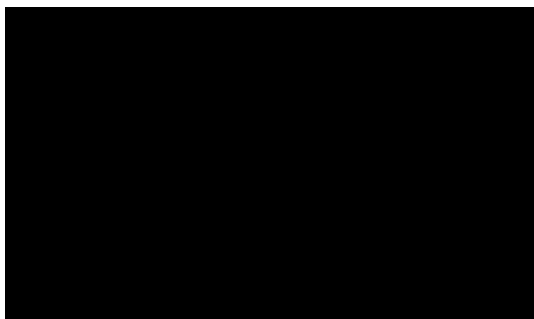
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From: DoNotReply@tameside.gov.uk
Sent: 22 May 2018 13:38
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 21994479
Service Id: 440
Dated: 22/05/2018 13:37:43

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I wish to strongly object to the proposed application. My grounds for this are as follows:

1. The felling of the fir trees at the edge of the golf course which are home to a significant and diverse selection of wildlife including birds, foxes, badgers and bats.
2. The increase in traffic on Yew Tree Lane, which is already fairly heavy and fast.
3. The erosion of green space in Tameside generally, in accordance with the Councils 'build on everything' policy.
4. Lack of public transport and infrastructure to support additional families in this area of Dukinfield (no station, one bus per hour to Manchester, no trams)
5. The lack of need for more executive housing which will be priced beyond the reach of most people in need of homes.

I am also concerned that the land in question may actually indirectly belong to Tameside Council, who of course will wish to approve this development in order to secure the sale to Bardsley Construction. This is clearly a conflict of interest which should be addressed before any decision is made.

Lastly the description of the land as scruffy and flytipped is not one I recognise at all. the land is certainly overgrown; a situation that has been deliberately engineered to allow the golf course management to sell it for development. I overlook this patch of land and have seen absolutely no evidence of flytipping or any other public nuisance. This whole plan is proposed for the benefit of the golf course and for Bardsley Construction, and absolutely NOT for the local community.

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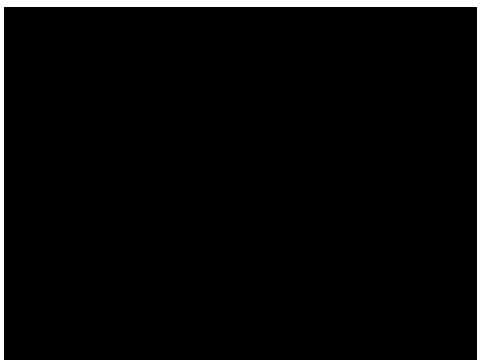
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 12 May 2018 16:24
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 21876588
Service Id: 440
Dated: 12/05/2018 16:24:16

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

We feel that this proposed development will increase the number of vehicles in an already too busy area to an unacceptable level, the amount of traffic at the bottom of Yew Tree Lane especially at school times is already high, (because of the number of schools, 6 in such a small area), and an extra 33 houses with residents using the roads will increase this even more, added to the fact that people drive up and down Yew Tree Lane at excessive speeds making it dangerous to exit from Yew Tree Park estate where we live.

Also there is a problem with surface water drainage, when we have heavy rain there is often flooding at the bottom end of Yew Tree Lane.

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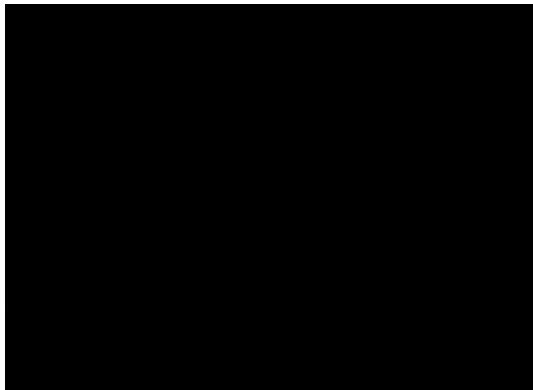
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 12 May 2018 16:24
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 21876588
Service Id: 440
Dated: 12/05/2018 16:24:16

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



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Also there is a problem with surface water drainage, when we have heavy rain there is often flooding at the bottom end of Yew Tree Lane.

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Kristina Myers

From:
Sent:
To:
Subject:

Hi Martyn,

I trust your well,

I received your letter dated the 12 April today. I have been out the country on holiday / business which is why I haven't responded before now.

I note you have mentioned in your letter that responses should be received within 21 days I trust you will be able to make an allowance given my circumstances.

I attended the event Bardsley ran earlier this year which included full details of the proposed build. I don't have a formal objection as such but there are few points that I would like to be noted / considered before planning is approved or declined.

- Access road to The Fairways is narrow and can be dangerous as drivers tend to cut the road due to the narrowness. I understand the current road will service the new development what plans are being introduced to deal with the increased traffic volume ?

- Roads leading to The Fairways from Yew Tree & Quarry Rise are in a disgraceful state. If this development is given approval what will the council be doing to ensure the roads are improved to deal with construction traffic during the build with lorries etc and post build to deal with increased traffic.

- Are there any details of any expected disruption / outages of water / power etc while the new development is built.

- Will Bardsley be investing anything other than houses into the area. ie will there be any further trees etc planted.

If you have any questions or would like to discuss any of the points in more detail please don't hesitate to let me know.

Kind regards,

Tameside MBC
Council Offices
Wellington Road
Ashton-under-Lyne
OL6 6DL

Your ref: 18/00259/FUL
Our ref: DC/18/1732
Date: 11-MAY-18

Dear Sir/Madam,

Location: Land Part Of Dukinfield Golf Course Yew Tree Lane, Dukinfield, Tameside.
Proposal: Proposed residential development of 33No. houses and associated works.

With regard to the above development proposal, United Utilities Water Limited ('United Utilities') wishes to provide the following comments.

Drainage Conditions

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We request the following drainage conditions are attached to any subsequent approval to reflect this approach:

Foul Water

Condition 1

Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

Surface Water

Condition 2

Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national

standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 10 l/s.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary. To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

The applicant can discuss any of the above with Developer Engineer, Matthew Dodd, by email at wastewaterdeveloperservices@uuplc.co.uk.

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development.

For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition. You may find the below a useful example.

Example condition

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. *Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. *Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note, United Utilities cannot provide comment on the design, management and maintenance of an asset that is not in our ownership and therefore should the suggested condition be included in the Decision Notice, we will not be involved in discharging this condition.

Water Comments

Our water mains may need extending to serve any development on this site and the applicant may be required to pay a contribution.

The applicant must undertake a complete soil survey, as and when land proposals have progressed to a scheme design i.e. development, and results submitted along with an application for water. This will aid in our design of future pipework and materials to eliminate the risk of contamination to the local water supply.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999.

Please note that for properties over two stories high and commercial properties we recommend the developer considers the installation of tanks and pumps.

Should this application be approved the applicant must contact our water fittings section at Warrington North WwTW, Gatewarth Industrial Estate, off Liverpool Road, Sankey Bridges, Warrington, WA5 1DS.

We can supply water for domestic purposes, but for larger quantities we will need further information before we can determine whether the local network can support your application.

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at DeveloperServicesWater@uu plc.co.uk.

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

General comments

Where United Utilities assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>.

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Supporting Information - Drainage

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for Adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>.

Yours faithfully

Shireen Lawrenson
United Utilities
Developer Services and Planning

Kristina Myers

From: Lawrenson, Shireen <Shireen.Lawrenson@uuplc.co.uk>
Sent: 11 May 2018 13:18
To: Planning Mail
Subject: Planning Application :- 18/00259/FUL
Attachments: DC-18-1732.pdf

Please find attached, our response regarding your ref; 18/00259/FUL, our ref; DC/18/1732.

Kind Regards

Shireen Lawrenson

Planning Analyst

Developer Services and Planning

Operational Services

United Utilities

T: 01925 679371 (internal 79371)

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United Utilities Group PLC, Haweswater House, Lingley Mere
Business Park, Lingley Green Avenue, Great Sankey,
Warrington, WA5 3LP

Registered in England and Wales. Registered No 6559020

www.unitedutilities.com

Kristina Myers

From: Sean.Bastow@gmp.police.uk
Sent: 04 May 2018 08:35
To: Liz Jordan
Subject: 18/00259/FUL - URN:2006/1029/PLA/04

Good Morning,

Thank you for the opportunity to comment on the above application, having looked over the revised plans we would have no objections to the application.

Kind Regards

Sean Bastow Bsc Hons
Assistant Design For Security Consultant

for and on behalf of Greater Manchester Police| Crime Prevention Team
designforsecurity | preventandsecure

Office Address: 4th Floor, Greater Manchester Police Force Headquarters, Northampton Road, Central Park, Manchester, M40 5BP

Postal Address: Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street, Openshaw, Manchester, M11 2NS

T: +44 (0)161 856 5998 | **M:** 07796705135 | **E:** info@designforsecurity.org | www.designforsecurity.org

I♥MCR

To contact the police in an emergency call 999 or to contact Greater Manchester Police for a less urgent matter call 101.

For the latest news and information about your Neighbourhood Policing Team visit www.gmp.police.uk. You can also follow us on Twitter: [www.twitter.com/gmpolice](https://twitter.com/gmpolice) or find us on Facebook: www.facebook.com/GtrManchesterPolice , Flickr: www.flickr.com/gmpolice1 or YouTube: www.youtube.com/gmpolice

You can find your local policing team on social media at www.gmp.police.uk/socialmedia. Download our smartphone app from the App Store or Google Play www.gmp.police.uk/apps

This e mail carries a disclaimer, a copy of which may be read at:

<http://www.gmp.police.uk/emaildisclaimer>

From: DoNotReply@tameside.gov.uk
Sent: 24 April 2018 23:31
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 21632913
Service Id: 440
Dated: 24/04/2018 23:31:06

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

I strongly oppose this plan for 33 houses on this site. The 'public consultation' meeting was 13 days before Xmas and very few people were informed by letter prior to this. Very few affected residents were actually given the notification letter. These are designer homes and are not needed. Residents stay short-term and move on or rent them out as has happened with the other Bardsley homes. The adverse affects become permanent for long-term residents of this area like myself of 45 years. Traffic, Noise, Pollution & Safety - Along with all the upheaval of the construction of this large site, we have to accommodate builders vehicles/cars near to our houses. Six day working, dirty roads, reversing sirens, giant lorries full of soil going up and down Yew Tree Lane. With Club House Row we endured over 12 months of this. (13 houses).

If this Application goes ahead Bardsley's have estimated that each house would have two cars and that these would not impact the already busy roads at certain times of the day. This is an over-simplification of fact. Each property would, In probability, have 3 or 4 cars/vans/commercial vehicles, as is the case with Club House Row, so many they now park on the opposite side to their houses and create a blind turning out of Lyne Edge Crescent onto Yew Tree Lane with the potential for causing an accident. My Crescent, along with Lyne Edge Road, and Sallsbury Drive are absolute 'rat-runs' between 7.00 - 9.15 am and 14.30 - 18.30pm each day. The entrance/exit from The Fairways from any new properties is going to be extremely busy and dangerous, as it is very close to a blind bend further up the road. This could equate to as many as 99 - 132 vehicle movements at various times of the day. Cars are not ornaments on drives all day. Yew Tree Lane is already in dire need of resurfacing due to the harsh winter/gritting etc. Adverse effects on Wildlife - The area around the parcel of land designated has become settled and inhabited by all kinds of wildlife and native garden birds. They frequent my garden and I see where they came from and that is The Golf Course. They need the woody habitats which look tatty to us for their shelter and nesting and protection

from cats. The scrub and woodland area and the hedgerows and unkempt shrubs are all valuable to wild birds, bats, hedgehogs, frogs, and urban foxes frequent many of our gardens. The small line of two hedgerows which border the Public Path near the proposed site is like a Wildlife Corridor and it would be catastrophic to see it ripped up. Where is the wildlife supposed to go. This is one of the main reasons that people were attracted to live in this area in the first place and now it is in danger of being wiped out. The Public Footpath across the Golf Course in its present form is a very valuable asset. It represents a 'buffer-zone' between our built-up world of bricks and mortar and small gardens and the wider, natural world and species that inhabit it. I urge you to consider carefully the many problems that this new large housing development will create. Be wise before and not after regarding the many pitfalls. The builders make light of the area calling it a "wasteland". It may not be pretty to their eyes where only pound signs count for anything, but to the long-term residents who live all around this area it provides a welcome daily tonic in its present form and we would not wish to lose it. Thank you for reading my comments. Yours sincerely, Mrs S. King.

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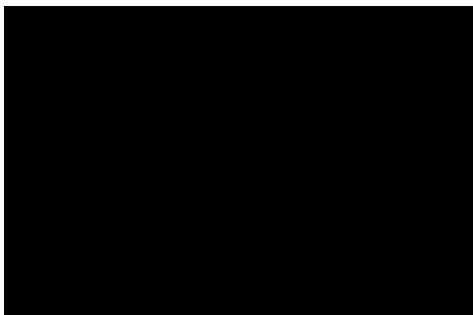
Kristina Myers

From: DoNotReply@tameside.gov.uk
Sent: 20 April 2018 21:26
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 21586503
Service Id: 440
Dated: 20/04/2018 21:26:23

Planning Application Number: 18/00259/FUL Date Of Application: 05/04/2018
Proposal: Proposed residential development of 33No. houses and associated works
Site: Land Part Of Dukinfield Golf Course Yew Tree Lane Dukinfield Tameside



Comments On The Proposal...

Please enter details...Beardsley construction first built these houses twelve years ago when they struck a deal with Dukinfield golf club with a deal to build them a new club house. As a back hander. We bought this house for the views as it over looks the golf course and told no more houses would be built behind to spoil the views.twelves years on the same company strike a deal to buy more land off the same golf club. (Deal made twelve years ago). Surly they is no need for 33 dwellings in Dukinfield which will be executive houses. Other points are the devolpment in stalybridge the super village in godly and Clarendon college being converted as well as newton development. They is one main road which this site will be accessible from it as three schools at the bottom of yew tree lane as well as broadbent fold further up yew tree lane and a school on cheetamill rd and also all saint school. You will have a minimum of an extra 33 cars possible 66 on the planned development. It will be grid locked with all the traffic.in winter months you can't even get up yew tree lane because of snow as tmbc are aware. Access in to the new development will cut across two existing gardens of the site because the road isn't wide enough. My contact details have been left and contactable any time.

** AUTOMATICALLY GENERATED ONLINE FORM EMAIL **
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<<-Server:[public.tameside.gov.uk] Path:[/plan/f422planapp.asp]->>

Kristina Myers

From: Catherine Moseley
Sent: 12 April 2018 16:16
To: Planning Mail
Cc: Steve Gwilt
Subject: RE: 18/00259/FUL - Land part of Dukinfield Golf Course, Yew Tree Lane, Dukinfield

Thank you for the opportunity to comment on this proposal. Additional housing creates demand for school places. The nearby Rayner Stephens High School is required to have internal remodelling to accommodate additional pupils and increase the admission number from 150 to 180 in each year group from September 2018 and the four subsequent years. The council will require Section 106 contributions for this development.

Thank you
Catherine Moseley
Head of Access Services
Access and Inclusion
Learning
Children's Services

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Email Disclaimer <http://www.tameside.gov.uk/disclaimer>

A banner for fostering recruitment. On the left, a photograph of two women looking at a book. Overlaid on the photo is a yellow box with the text 'Do you work with children? We need you!'. To the right of the photo is a red heart with the word 'FOSTERING' inside. Further right, on a dark red background, is white text: 'We're recruiting foster carers and have flexible opportunities to fit around your life and other work.' Below this is 'Call 0161 368 8865 or visit www.tameside.gov.uk/fostering'. At the bottom right is the Tameside Council logo.

Do you work with children? We need you!

FOSTERING

We're recruiting foster carers and have flexible opportunities to fit around your life and other work.

Call 0161 368 8865 or visit www.tameside.gov.uk/fostering

Tameside

From: Angela Hughes On Behalf Of Planning Mail
Sent: 12 April 2018 10:57
To: Catherine Moseley
Subject: 18/00259/FUL - Land part of Dukinfield Golf Course, Yew Tree Lane, Dukinfield

