

From: [REDACTED]
Sent: 06 April 2018 13:38
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Planning application for the Construction of 5 No. detached houses on the land South Of Grove Street Ashton-Under-Lyne Tameside - Application number 18/00119/FUL -

[REDACTED]
Thanks again for sharing this with me.

I have already corresponded with the Planners to make my views known and to ensure that it goes to Speakers Panel. Of course I support the residents views and have urged those who contact me to send their objections. I understand that they have appointed a spokesperson to represent them when it gets to Speakers Panel, which will most likely be after the May election.

I believe that [REDACTED] has contacted [REDACTED], however, both would be unable to stop this going ahead. The Council has to accept all Planning applications, by law, and only the Speakers Panel can deliberate and decide on the outcome of applications. Decisions of course are influenced by Planning Law, advice of Planning officers and other services and partners (such as Fire Service and Police) if appropriate. And of course by objections and public representations.

The Planning Officer has yet to make his recommendations regarding this application and is due to visit the site to set it in context. All criteria regarding 'protected open space' will have to be met before it can be recommended for approval.

I have seen the application and details, also visited the site to set it in context. [REDACTED] came with me and of course we have discussed the application and other possible developments in the area. I'm sure he would join [REDACTED] in support residents in their objections.

At this stage it is best to keep [REDACTED] away from any detailed discussions and public pronouncements, as when elected [REDACTED] could be put on the Speakers Panel. By commenting publicly / getting involved, [REDACTED] would be unable to take part in any decision making process and would have to withdraw from the Panel when it is considered. As a member of the panel, [REDACTED] will be able to influence the decision.

Sent from my iPad

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
On 4 Apr 2018, at 12:11, [REDACTED] wrote:

[REDACTED],

hope you're well.

Just thought i would keep you informed re the above.

Tameside Council are now saying the land on Grove St is ,Protected Green space, which surely must mean they can't give permission for 5 houses to be built on it as it is protected green space (pls see attached).

Do you know where i could seek clarification on this?

I've been in contact with [REDACTED] who both support us on this issue & have emailed them a copy of my letter which i sent to Tameside's planning dept opposing planning permission.

[REDACTED] has contacted [REDACTED] asking for their support.

I will also email [REDACTED] with the same,as [REDACTED] is standing as our [REDACTED] candidate in the next local elections.

I'm a bit anxious,having talked to local residents,with the elections coming up next month, that we might lose votes in the area over this & the proposed sale of the land on Newmarket Grove/Grove st.

I would be grateful for any support yourself & [REDACTED] could give us to stop planning permission being given for the construction of 5 detached on Grove St.

Please see the email below which i've sent to Tameside Councils planning department.

Regards,

[REDACTED]

Dear Sir(s),

Planning application for the Construction of 5 No. detached houses and associated works on the land South Of Grove Street Ashton-Under-Lyne Tameside - Application number 18/00119/FUL -

With reference to the above planning application by Darson Homes Ltd.

I wish to voice my objections strongly for planning permission being granted by Tameside MBC for the construction of 5 detached houses.

My objections to this are :

There are covenants on this area of land which were emplaced when Leech Homes built the estate in 1979. These state that Tameside MBC must maintain this land as public open green space. This covenant must also apply to the new owner.

This area of land is subject to OL4 planning conditions which means that it is ,Protected Green Space.

This is stated on your own, Notice of application for planning permission (please see the attached). If this land is, Protected Green Space, then surely Tameside MBC cannot legally grant planning permission for 5 detached houses to be built on it.

Further to the above:

There is no mention of how the land at the rear of Grovewood Close would be maintained in the future, should planning permission be given. There is no mention of an appropriate grounds maintenance schedule to prevent this land becoming an eyesore & an overgrown dumping ground.

The proposed properties are to be 3 storeys high. This is not in harmony with existing/surrounding properties on the estate. These houses will overlook the rear of homes on Grovewood Close & will result in a loss of privacy for them.

The two parking spaces per property specified would not be enough. This would result in residents parking along the public footpath & endangering pedestrians.

The proposed entrance via Lindisfarne Road would also compromise the safety of pedestrians, cyclists, runners & children who regularly frequent this area. The entrance to the new properties would go through 2 public footpaths running from Grove St to Lindisfarne Road. This will make the crossing exceedingly dangerous for pedestrian users.

In conclusion I request that planning permission for the land South Of Grove Street, Ashton-Under-Lyne Tameside - Application number 18/00119/FUL be rejected.

As I stated earlier, this land is subject to OL4 planning conditions which means it is classified by Tameside MBC as, Protected green space. Planning permission by Tameside MBC to build on this land would contravene this.

<grove st protected green open space 03.2018 (1).pdf>