

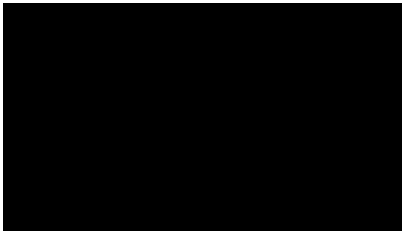
Planning Application Comment 2

From: DoNotReply@tameside.gov.uk
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Planning Application Comment
Allocated Request Number: 23145572
Service Id: 440
Dated: 03/11/2018 22:38:33

Planning Application Number: 18/00119/FUL Date Of Application: 12/02/2018
Proposal: Construction of 5 No. detached houses and associated works
Site: Land South of
Grove Street
Ashton-under-Lyne
Tameside



Comments On The Proposal...

I am writing to comment on the third consultation for 18/00119/FUL land south of Grove Street, Ashton-under-Lyne.

No Open Space Assessment was available for public comment during the first consultation period, in March 2018. Initially, for the second consultation period in July 2018 an Open Space Assessment was not available. Only at my fourth time of asking, was an Open Space Assessment, dated January 2018

made available. This third consultation, has a 'New' Open Space Assessment dated 19th October, 2018, and is full of inaccuracies.

I have annotated the whole of this 'New Open Space Assessment'.. I have hi-lighted in yellow the points/ statements which are inaccurate..... and my comments are below each one.

1.1

"a parcel of privately owned land off Grove Street, Ashton.'
Sold by Pugh Auctions as a 'parcel of Open Space' and 'development potential extremely limited'.

This land had been designated in 1981 as play and landscaped area (See archives in Heginbottom Mill)

1.3

'and therefore this area falls under the category'
TMBC designated it as protected green space by advertising it as a DEPARTURE FROM PROTECTED GREEN SPACE'

1.4

'a suitable supply and demand study'

Where is this demand study, which shows there is no demand for the area to be retained as 'Protected Green Space'?

Our petitions shows there is great demand!

2.3 A presumption in favour of sustainable development is a key aspect for any

Planning Application Comment 2

plan-making and decision-taking processes. In relation to plan-making the NPPF specifies that local plans should meet objectively assessed needs. Children now have to play football and other games in the streets: we see it on a daily basis now!

2.4

"should be based on robust, up-to-date assessments of the needs for open space and opportunities for new provision".

Where are the up to date assessments? The latest data in the Open Space assessment is 8 years old!

2.6 Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period."

This piece of land, designated protected Green Space by TMBC, has been a children's play area for 40 years!

2.7 Paragraph 100 states that "The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- c) local in character and is not an extensive tract of land."

a) The site is surrounded by the community it serves unlike the other sites, mentioned in this Open Space Assessment, which are remote

b) Please see the petition submitted to TMBC when the land was put up for sale. The comments

demonstrate how special the site is to the local community.

c) The site fits this perfectly, in that it is 'local in character and not an extensive tract of land' see petition submitted to TMBC

2.8 UDP policy OL4 states:

The Council will not permit built development on any land shown as Protected Green Space on the proposals map. This policy will also apply to areas of land in similar use but which are too small to be shown as Protected Green Spaces on the proposals map. Exceptions to this policy will only be made

where one of the following criteria is satisfied: -

- (d) it can be demonstrated, by means of a suitable supply and demand study taking account of possible future as well as current requirements, that the retention of a site or facilities for sport or recreational use is not necessary and the site has no special significance to the interests of sport and recreation.

Where is the supply and demand study?

There has never been a demand study. Our petitions show there is great demand for this land to be retained as 'Protected Green Space' as an area for children to play and the local community to exercise and relax.

3.2 The site is an overgrown grassed area of privately-owned land TMBC have failed to maintain the whole of this 'Protected Green Space' during 2018. One cut of the grass will restore this site, so that residents could once again use it for recreation and games etc... as TMBC intended, well over 40 years ago!

4.3 Figure 6

This land is

Amenity Green Space.....Amenity Space.....Opportunities for informal

Planning Application Comment 2

activities close to home or work
or enhancement of the appearance of residential or other areas This land is exactly this...amenity green space for informal activities and enhancement of residential area.
4.4 From the above chart, the site was defined as amenity greenspace that has no specific function This
'Protected Green Space ' is a children's play area.

On Page 13....

This shows the incompetence of the developers.

The report goes from point 4.5 back to 4.3.....

4.3 On page 13....

These alternative open spaces include a significantly large area of public open space to the west and south of the site (which is also allocated as Green Belt); This area is not public open space...the public footpath goes across the land...it is a farmer's field; the latest draft of spatial framework has it down for development.

formal playing fields and leisure facilities at Richmond Street Playing Fields, Ashton; The area inside the East Cheshire Harriers running track is a fenced off grassed area, not available for public use. The pitches on Richmond St are leased off for games; Informal play is not possible on this land.

Daisy Nook Country Park is also located to the North of the site.

Daisy Nook Country Park is not a suitable place for children to play independently or informally eg kicking a football.

Page 15

Figure nine - Areas of Greenspace to the East and south of the site As already stated above....

The places indicated as greenspace are not available for the local children to play since the are...

a farmer's field,

An area of leased off pitches,

a fenced off area inside the running track.

Page 16

'Areas of available public open space in the diagram'

None of the spaces indicated have been designated 'Public Open Space'.

The areas indicated as being ' Areas of protected open space identified under Policy OL4'

have not been designated as under OL4 policy

The application site has been identified as being subject to OL4 Planning Policy, despite the fact that they are trying to hide it!

Page 17

4.4 The Council's Open Space Assessment Report (2010) report identifies the level of amenity space

provision across Tameside as a whole. As shown in Figure 13, there is a significant amount of amenity spaces in Ashton.

This report is 8 years out of date! Furthermore.. Tameside and even Ashton itself, covers a large area...

This is supposed to be a LOCAL OPEN SPACE ASSESSMENT.

4.5

The Playing Pitch Strategy

What has this got to do with the Backfield? The Backfield is an area for children to play informally and for residents to enjoy green space close to their homes.

The report does not identify the application site as being necessary to deliver the councils aspirations to develop leisure space on the site in the long term (next 6 years+).

The site is too small to be identified in the UDP

Planning Application Comment 2

4.6

The fact that the Council chose to sell off this site clearly demonstrates that they did not value the site and considered it to be surplus to requirements. One person, who by his own admission had never visited the site, put up this land for sale without consulting anyone else. This person investigated himself at Stage 1 and Stage 2 of the complaints procedure, and wrote the Substantive Review himself. This does not show that the Council did not value the site and was surplus to requirements at all.

4.6

Since the sale of the land by the council, it is no longer being maintained (and will be enclosed with a 2m high fence timber fence should the planning application be refused to protect the land from possible accident claims, fly tipping, dog fouling, anti-social behaviour and trespass by travellers).

This is a threat! It surely has no place in an Open Space Assessment. The developers surely need planning permission to erect a fence like this. It is a threat against TMBC and the residents! Neither TMBC (since planning conditions have not been superseded)... or the new land owners....have met planning conditions to maintain the land for community use. Clearly the author of this report has very little knowledge of the area as shown by the numerous errors and inaccuracies pointed out.

The Area is a GREENFIELD site unlike the two areas in Fig12 (page16) which are Brownfield sites. Old sewerage works and site of old houses are identified under Policy OL4 but he claims this site is not identified under Policy OL4. Surely this is because it is too small to be in UDP. TMBC have officially classified this site as OL4 by advertising it as a Departure from Protected Green Space.

THERE IS NO DOUBT THE SITE IS SUBJECT TO OL4 PLANNING.

The author tries to get round this using

(d) it can be demonstrated, by means of a suitable supply and demand study taking account of possible future as well as current requirements, that the retention of a site or facilities for sport or recreational

use is not necessary and the site has no special significance to the interests of sport and recreation This is an amenity space designated by TMBC in the early design stages of the Estate nearly 40 years ago.

(Letter from Head of Planning, 1981, see Land Charge Register: we can supply this if you can't find it.)

You will find similar amenity sites on Littlemoor Farm Estate, Limehurst Farm Estate and the Stables

Estate. These are the nearest equivalent sites. I am sure that you will agree that these are too far for our

local children to go and play for half an hour before having tea.

If you visit Richmond Street Playing Fields you will soon realise that most of it is fenced off, the remainder is leased off to Private clubs.

The Backfield site is the only area for children to play in safety. It has been carefully designed to be away from traffic (as you well know from the access problems you are having.) It is linked to the whole estate by a network of paths so children can get there without going near any main roads.

Having lived here since the Estate was built, I have built up a great deal of local knowledge. I can assure you that it is well used (when the grass is cut.) If you look at the Petition submitted to Tameside Council

Planning Application Comment 2

you will see how strongly local people feel about its retention. Read the comments made by numerous people who grew up in the area and what an important part it played in their childhood.

The petition to TMBC had 360 signatures and the petition to the Government had over 200 signatures in just over 24 hours. THIS SHOWS THE DEMAND FOR THE AREA (the overwhelming majority were local

residents and the remainder are people who use or have used the site. Going back to (d) above I have shown that this site is the only one in the area (supply) and unlike the Open Space Assessment, I have not totally ignored the demand side by asking local people for their opinion.

THE OPEN SPACE ASSESSMENT DOES NOT CONTAIN A SUPPLY AND DEMAND STUDY.

I would like to go back to OL4 planning. The Paragraph after (d) reads These exceptions will not apply if

part or all of the land involved would continue to fulfil a local need for amenity space, provide a valued sense of openness in the street scene, maintain the character and environmental quality of the area, maintain an open land corridor or substantial enclave of open space within the urban area, provide links to or continuity with wider areas of countryside, maintain an open land corridor, or form a wildlife corridor.

The following apply to the Backfield

- 1 Continue to fulfil a local need for amenity space
- 2 Maintain the character and environmental quality of the area
- 3 Maintain an open land corridor
- 4 Provide links to or continuity with wider areas of countryside,
- 5 Form a wildlife corridor.

That is now a total of 6 (including the lack of a Supply and Demand Study) reasons why the application does NOT comply with OL4 Planning.

THE FACTS ARE OVERWHELMING AND IT IS UNBELEIVABLE THAT THIS APPLICATION WAS NOT TURNED

DOWN LONG AGO AS IT CLEARLY IN BREACH OF THE PLANNING LAWS.

Nowhere is there a separately submitted Planning Statement for this application.

I would have liked the opportunity to comment on the Planning Statement referred to in the following Planning Documents.

DESIGN AND ACCESS STATEMENT January 2018 Point 4.0 Planning Statement: Please refer to the

Planning Statement which outlines the relevant site analysis, national planning policy and local planning policy.

OPEN SPACE ASSESSMENT: 30 January 2018 Point 1.5 The report accompanies the separately submitted

Planning Statement Open Space Assessment Site: 19 October 2018 Point 1.5 This updated report

accompanies the separately submitted Planning Statement and makes an assessment on whether the loss of protected open space at this location would conform to the requirements of national planning policy and UDP policy OL4.

WHERE IS THE SEPARATELY SUBMITTED PLANNING STATEMENT?

My comments relating to the second consultation period were concerning the Open Space Assessment.

The comments I have made above, are therefore in addition to those submitted in July, 2018. During

the first consultation, I made a joint comments/objections statement with [REDACTED]. I trust that

all these comments will be carried forward to this consultation.

Regards

[REDACTED]

Planning Application Comment 2

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