

Planning Application Comment

From: DoNotReply@tameside.gov.uk  
Sent: 05 November 2018 09:03  
To: Planning Mail  
Subject: Planning Application Comment

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Planning Application Comment  
Allocated Request Number: 23156779  
Service Id: 440  
Dated: 05/11/2018 09:02:50

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 From:



Comments On The Proposal...

Dear Sir(s),  
Planning application for the Construction of 5 No. detached houses and associated work's 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.  
Further to my previous objections (letter dated 03.04.2018).which I trust you still have.  
Please see my objections below for planning application 18/00119/FUL & my replies/objections to your open space assessment dated 30.01.2018  
5.1 The site forming part of this planning application is incidental open space with no formal access or facilities. This is supported by the Tameside Open Space, Sport and Recreation Study (2010).  
This site has formal access points via Grove St,Lindisfarne Rd,Marsden Close & Croxdale Close There is a public footpath running through the site from Croxdale Close & Grove St.  
If there was no formal access how was this site maintained by your Grounds Maintenance department for so many years ?  
5.1 Claims the site is 'incidental open space'. This is totally untrue.  
Residents who have lived on the estate since the estate was built in 1980 -1981 and through our extensive research in TMBC archives, the land that has been sold was deliberately left at the insistence of Tameside Council as a play area/ kick about area for all the children in the area, including those on Newmarket Rd. It was felt too far to Richmond St ,Store St Park and Daisy Nook was not suitable for children to play.  
This is the only existing

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safe recreational area for local children to play on.

5.1 This area of open spaces is not 'demonstrably special to a local community and hold a particular local significance', as defined by paragraph 77 of the NPPF as reasons to include and retain land as open space. The retention of the sites solely for the purpose of limited amenity value for residents and would therefore represent the inefficient use of land within the urban area and would not comply with the Core Principles of NPPF 5.1s Claims the land is 'not demonstrably special to a local community'. This again shows they have never visited the land and have never seen infants playing, residents playing football, rounders, just running and having fun, walking dogs, riding bikes on grass & enjoying the pleasant green open space from the footpaths. Again in a safe environment for everyone.

5.2 The site is unallocated the UDP but we have been advised the site falls under the UDP policy OL4 which allows for development on Protected Open Space where it can be demonstrated, by means of a suitable supply and demand study that the retention of a site is not necessary and the site has no special significance to the interests of sport and recreation.

5.3 This report has identified that there are 40.45 hectares of open space or greenspace land available in Ashton which is considered sufficient. Areas of open space or green space are within easy walking distance of this site and the loss of this site could be justified. Whilst some nearby residents may consider this type of amenity open space as beneficial in terms of visual aesthetics or for dog walking, it is not all considered to be of a particularly high quality to merit its retention where there is an existing surplus, as identified within this report.

5.2 and 5.3 In your document you claim there are sufficient alternatives, which there are not. It is the only piece of 'fairly flat' grass where children can play on safely for quite some distance. Richmond Street Playing Fields, they claim, is a 3 minute walk away. Please time it walking with your child. It is nearer to 10 minutes. When you arrive at the much reduced Richmond Street Playing fields, you find that it isn't just a piece of grass to kick a ball about on. What actual grass there is, consists of booked out pitches where local teams play at weekends and in the evenings. So where can children just play? You further point to the running track (Page 17, photo figure 8) as being Richmond Street Playing Fields, when it is East Cheshire Harriers' facilities and only available to members! The other alternative is Daisy Nook country park which can only be accessed by crossing a very busy main road. By taking this green open space away from us you are openly jeopardising the safety of our younger residents.

5.4 It is also a material consideration that the site is now within private ownership and therefore its use as public open green space is limited. Whilst under the ownership of the local authority, the land was available as public open land, however, this is now no longer the case as the site is not owned by the local authority. We have however, left a proportion of the site which will remain as Public Open Space.

5.4 Claims that the land cannot be used as 'PUBLIC OPEN GREEN SPACE' because it is in private

ownership. For the new owners plans to go ahead, they have applied to Tameside Council for the

PROTECTED GREEN SPACE STATUS of this land to be removed. If Tameside Council

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abide by their own planning rules OL4, this land should not lose its Protected Green Space Status. 5.5 It is also a material consideration that the site is now within private ownership and therefore its use as public open greenspace is limited. whilst under the ownership of the local authority, the land was available as public open land, however, this is now no longer the case as the site is not owned by the local authority. we have however, left a proportion of the site which will remain as Public Open Space. The site offers little to the community in terms of functional open space and there is no overriding significance to retain it without quantitative or qualitative reasons to do so. The development of this sites would make beneficial use of under used land within the urban area, reducing pressure to develop more functional, well-used green spaces on the urban periphery. 5.5 Claims the site 'offers little to the community in terms of functional open space'. Please see my answers to 5.1 above. You clearly do not know or understand the community or reasons this land was not build on in the first place. 5.6 The principle for this scheme is based on the exceptions found within Policy OL4 of the Tameside Unitary Development Plan (2004). This allows for development on designated open space where it can be demonstrated through a supply and demand study that the retention of these sites is not necessary and has no special significance for sport and recreation. On Page17, Photo Figure 8 The photograph shows the large horses field, behind Lindisfarne Rd (through the stile) as being 'AREA OF OPEN AMENITY SPACE'. This land is privately owned and the public can only walk across the public footpath. The grass is coarse for the horses to graze and there is a pond. Horses graze on this field & they are known to be aggressive towards people. It is not open amenity space. Furthermore, that land is identified in the last draft of the Spatial Framework for house building. Page17, Photo Figure 9

In this diagram, they have placed a green area on the land behind Taunton Sunday School to make it appear as if it is a flat grassy area for children to play. This area, whilst a pleasant woodland walk through, it is not an area where children can run about and play. It is badly overgrown & thick with nettles & brambles. Furthermore Tameside Council are openly trying to sell this land along with Taunton Sunday School, which would also be yet another attack on the green open spaces of Waterloo ward & another loss to the local community.

Page 16 Section 4.4: You clearly haven't specifically written this report for this land. In 4.4 you mention 'the occupiers of properties on ANN STREET who directly overlook the site.'  
Page 18 Section 4.7

It may appear on paper that Ashton has an abundance of Amenity Space (whether or not the Amenity Space is useful space is questionable) But what matters to the Health and well Being of communities is that there is a SAFE area of land in their community, where they can enjoy a pleasant walk, kick a football, play a game. They shouldn't have to travel to it..or walk a distance to it. Again by allowing houses to be built on this land you are openly jeopardising the safety of our younger residents.

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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 even bigger eyesore & overgrown dumping ground than it is at the moment. The grass has not been cut since last year. With regards to their proposals for the planting of 6 new Cherry trees adjacent to the footpath between Lindisfarne Rd & Croxdale Close. They are located extremely close to the high pressure gas mains which runs under that footpath. Also, a service way runs from between 15 and 16 Grovewood Close and towards Marsden Close, right by new tree number T34. As usual there is no thought for the environment and existing services.

Although there is no actual legal distance for tree planting near service pipes United Utilities for example usually want a 3 mtr distance from them when planting trees. If this isn't adhered to

As well as planting trees too close to service pipes & them being damaged thought also has to be given to the protection of the trees in later life. If the trees are planted too close & there is a problem related to the pipe & it has to be dug up thus using plant machinery this would cause damage to the trees roots/trunk etc & possibly kill the trees.

On the plan the trees are simply named as Cherry. There is no mention of which species they would be or what use they would bring besides planting 6 trees on a piece of unmaintained land which wouldn't receive any future maintenance. Some Cherry trees have a more vigorous root system which would grow into the adjacent footpath causing damage & repair costs to the council.

The planning application compromises road safety for residents. The new 3 storey houses would be accessed from Grove St, which consists of only 8 houses, of which 4 are beyond the Grovewood Close junction. Grove St is a very quiet cul de sac & the road at this section is much narrower than before. Grovewood Close, due to the small volume of traffic it is meant to carry. This section of the road is not wide enough for 2 way traffic, which it would need to be if it were to serve additional traffic. The junction from Grovewood Close is a blind exit, which is manageable at the moment due to the small amount of traffic, but will be difficult with the extra volume of traffic. Grove St would become a rat run for cars from Newmarket Rd. It would be easy for drivers to mount the pavement & cut across & turn into the new road. Just like the new owners did when their vehicle got stuck on the grassed area. There is no mention of a barrier on Lindisfarne Rd to stop this. Many satnavs recognise Grove St as a way through already. This would compromise the safety of residents again. In conclusion the back field is a safe haven for infants, children & residents to enjoy. It is a protected green open space. To build houses on it & remove our green open space will have a detrimental effect on our community & endanger the lives of our younger residents. I therefore request that planning permission for the land south of Grove Street, Ashton-Under-Lyne Tameside -

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Application number  
18/00119/FUL be rejected.

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