

1 Document date 06/10/2020 14:44

[REDACTED]

From: DoNotReply@tameside.gov.uk
Sent: 15 May 2020 17:37
To: Planning Mail
Subject: Planning Application Comment

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Planning Application Comment
Allocated Request Number: 29248592
Service Id: 440
Dated: 15/05/2020 17:36:58

Planning Application Number: 20/00158/FUL Date Of Application: 23/03/2020
Proposal: Construction of 1No. two-storey detached house and associated landscaping and parking.
Site: Land Adjacent 26 Foxhill Drive
Stalybridge
Tameside
SK15 2RP

Comments From:

[REDACTED]
ashes lane
stalybridge
cheshire
[REDACTED]

Comments On The Proposal...

I would like to raise concerns regarding this planning application. The Planning application states it is a two-storey detached house when in fact it is actually a 3 storey house as it has dormer windows on the top floor. It also states there are no trees on the adjacent land but that is not the case. There are several mature trees adjacent that could be affected.

The proposed property will be situated [REDACTED] and from the windows at the [REDACTED] of the property they will be able to look straight into [REDACTED] resulting in complete loss of privacy. If you viewed the position of the proposed property during the spring and summer months you would be wondering why we would be overlooked. However once the leaves fall off the trees which is in the Autumn and for 6 months of the year there will be no privacy for us at all. The drive way will [REDACTED] [REDACTED] too and there will be noise created by the number of potential vehicles that would be parked here.

There is mention in the planning application that hard and soft landscaping will be provided to the parking area to protect the privacy of occupiers on Foxhill Drive but there is no mentioned of landscaping to protect the privacy of those houses that back onto this proposed site [REDACTED].

[REDACTED] Foxhill Drive have previously applied to extend their property adding a 3rd story which also impacts on our privacy so if No 26 is given approval then that gives precedence to [REDACTED] also getting approval.

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According to the plans, it will be built [REDACTED] and that of neighbouring properties. I am not sure if the boundary wall is sufficiently strong enough to enable this size of the dwelling to be built. Overall there will be a significant loss of privacy, a lot of noise from vehicles and border issues with this application and I trust you will take these into consideration

You are welcome to come and view the position of the new dwelling from our garden. Please e-mail me to arrange suitable time but I would urge the best time to do this would be towards the end of the year i.e. November when the leaves have dropped off the trees

Many Thanks

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

10 Document date 06/10/2020 14:44

From: Jason Dugdale <jd@wiplow.co.uk>
Sent: 23 March 2020 12:23
To: Caroline Lindsay
Subject: FW: 20/00158/FUL - 26 Foxhill Drive
Attachments: PLANS.pdf; SECTIONS.pdf; SITE PLAN.pdf

Hi Caroline

Please see drawings as requested.

Regards

Jason

Jason Dugdale MA DipTP DipPS N.DipM MRTPI
Managing Director

0161 884 3309
0738 741 7322

www.wiplow.com



From: Bill McCall <bill@william-mccall.com>
Sent: 23 March 2020 12:03
To: Jason Dugdale <jd@wiplow.co.uk>
Subject: RE: 20/00158/FUL - 26 Foxhill Drive

Hi Jason
Updated drawings

Kind regards

Bill

William McCall Architectural Services
Tel: 01457 871202
www.william-mccall.com



Telephone – 01457 87 1202
Web Address - www.william-mccall.com

10 Document date 06/10/2020 14:44

From: Jason Dugdale [<mailto:jd@wiplow.co.uk>]
Sent: 20 March 2020 15:05
To: Bill McCall <bill@william-mccall.com>
Subject: FW: 20/00158/FUL - 26 Foxhill Drive

Hi Bill

Please see the request below for additional drawings. I've asked Roger Whalley to provide a quote for an arb assessment?

Regards

Jason Dugdale MA DipTP DipPS N.DipM MRTPI
Managing Director

0161 884 3309
0738 741 7322

www.wiplow.com



From: Caroline Lindsay <caroline.lindsay@tameside.gov.uk> **On Behalf Of** Planning Mail
Sent: 20 March 2020 10:48
To: Jason Dugdale <jd@wiplow.co.uk>
Subject: 20/00158/FUL - 26 Foxhill Drive

To Jason,

20/00158/FUL
Land Adjacent 26 Foxhill Drive
Stalybridge
Construction of 1No. detached house

The application has been checked and is invalid requiring the following additional details before it can be registered.

- Please indicate on the drawings access to the adopted highways within the red edged plan
- Please provided existing and proposed section drawings taken in both directions at several points through the site
- Details and an elevation showing the rear retaining wall (this may be covered by the sections)
- Please provide a street scene including how the proposed building fits with 26 Foxhill Drive
- Please provide an indication on the site plan where car parking will be retained for the existing dwelling
- Arboricultural assessment required

10 Document date 06/10/2020 14:44

This information should be sent within 14 days to this email address and once it is received the application will be validated and processed.

Kind Regards

Caroline Lindsay
Planning Officer - Development Management
Planning
Development and Investment
Growth

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11 Document date 06/10/2020 14:44

From: Jason Dugdale <jd@wiplow.co.uk>
Sent: 15 September 2020 21:09
To: Caroline Lindsay
Subject: FW: 20/00158/FUL - Land Adjacent 26 Foxhill Drive Stalybridge, Construction of 1No. two-storey detached house and associated landscaping and parking.

Hi Caroline

Further to our telephone conversation earlier today I would confirm our agreement to a further extension of time until 22 September 2020.

Regards

Jason

Jason Dugdale MA DipTP DipPS N.DipM MRTPI
Managing Director

0161 884 3309
0738 741 7322

www.wiplow.com



Manchester: The Old Post Room, 34 Chew Valley Road, Greenfield, Saddleworth, OL3 7DA
London: Office One, 1 Coldbath Square, Farringdon, London, EC1R 5HL



From: Jason Dugdale <jd@wiplow.co.uk>
Date: Friday, 4 September 2020 at 16:24
To: Caroline Lindsay <caroline.lindsay@tameside.gov.uk>
Subject: 20/00158/FUL - Land Adjacent 26 Foxhill Drive Stalybridge, Construction of 1No. two-storey detached house and associated landscaping and parking.

Dear Caroline

Further to our telephone conversation this afternoon, I would confirm our agreement for an extension of time until 15 September 2020.

Regards

Jason

11 Document date 06/10/2020 14:44

Jason Dugdale MA DipTP DipPS N.DipM MRTPI
Managing Director

0161 884 3309
0738 741 7322

www.wiplow.com



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London: Office One, 1 Coldbath Square, Farringdon, London, EC1R 5HL



12 Document date 06/10/2020 14:44

From: Tony Hill
Sent: 06 August 2020 11:26
To: Caroline Lindsay; Planning Mail
Subject: RE: 26 Foxhill Dr
Attachments: 26 Foxhill Dr 20-00158-FUL.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Caroline,

Please find attached comments.

Thanks,

Tony Hill
Arboricultural and Countryside Estates Officer

Operations and Greenspace
Operations and Neighbourhoods
Operations and Neighbourhoods

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Tel. 0161 342 3084
Mobile. 07971285296

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From: Caroline Lindsay
Sent: 31 July 2020 16:05
To: Tony Hill
Subject: RE: 26 Foxhill Dr

To Tony,

20/00158/FUL
26 Foxhill Drive Stalybridge

Further to your comments. Please find attached copies of submitted Arb surveys for the above scheme if you could provide comments.

Many Thanks

Caroline Lindsay

12 Document date 06/10/2020 14:44

Planning Officer - Development Management

Planning

Planning and Transport

Growth

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Mobile. 07976022800

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From: Tony Hill

Sent: 06 May 2020 12:35

To: Planning Mail; Caroline Lindsay

Subject: 26 Foxhill Dr

Hi Caroline,

Please find attached comments.

Thanks,

Tony.

13 Document date 06/10/2020 14:44

Planning Consultation Response

**From: Tony Hill: Arboricultural and Countryside
Estates Officer**

To: Planning (Development Management)
Caroline Lindsay

When calling please ask for: Tony Hill

Date: 06/08/20

Ext:

E-mail: tony.hill@tameside.gov.uk

Development:

Address: 26 Foxhall Drive, Stalybridge

Applicant: Mr Rathore

Application No: 20/00158/FUL

Comments

The submitted tree survey report has identified a number of trees that would be impacted by the proposal, some of which have been rated as Category B trees that could be a potential constraint to development.

Recommendation

An Arboricultural Impact Assessment and Method Statement should be submitted detailing the impact of the development on the trees in the report and the design / construction methods to be used to protect the retained trees to BS5837.

Also mitigating planting should be considered for any trees to be removed.

2 Document date 06/10/2020 14:44

Planning Consultation Response

**From: Tony Hill: Arboricultural and Countryside
Estates Officer**

To: Planning (Development Management)
Mrs C Lindsay

When calling please ask for: Tony Hill

Date: 06/05/20

Ext:

E-mail: tony.hill@tameside.gov.uk

Development: Construction of detached house

Address: Adjacent 26 Foxhill Drive Stalybridge

Applicant: Mr Rathore

Application No: 20/00158/FUL

Comments

There appears to be a number of trees that could be affected by the proposed development. An Arboricultural Impact Assessment should be supplied detailing any impact on trees at the location.

Recommendation

3 Document date 06/10/2020 14:44

MEMORANDUM

FROM: Head of Environmental Services (Public Protection)	TO: Head of Planning FAO: Caroline Lindsay
--	---

Our ref: 20/03833/PLANAP	Your Ref: 20/00158/FUL	Date: 21 st May 2020
--------------------------	------------------------	---------------------------------

When calling please ask for Craig Richardson Ext 3130

COMMENTS ON PLANNING APPLICATION:

LOCATION: Land adjacent 26 Foxhill Drive, Stalybridge, SK15 2RP

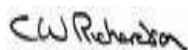
DEVELOPMENT: Construction of 1No. two-storey detached house and associated landscaping and parking.

I recommend that any planning permission given shall include the following:

During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.

To protect the amenities of occupants of nearby properties/dwelling houses in accordance with UDP policies 1.12 and E6.

Signed:



Craig Richardson
Environmental Strategy Officer
Environmental Services

4 Document date 06/10/2020 14:44

Planning Consultation Response

**From: Tony Hill: Arboricultural and Countryside
Estates Officer**

To: Planning (Development Management)
Caroline Lindsay

When calling please ask for: Tony Hill

Date: 06/08/20
Ext:
E-mail: tony.hill@tameside.gov.uk

Development:
Address: 26 Foxhall Drive, Stalybridge
Applicant: Mr Rathore
Application No: 20/00158/FUL

Comments

The submitted tree survey report has identified a number of trees that would be impacted by the proposal, some of which have been rated as Category B trees that could be a potential constraint to development.

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Also mitigating planting should be considered for any trees to be removed.

5 Document date 06/10/2020 14:44

From: Tony Hill
Sent: 06 August 2020 11:26
To: Caroline Lindsay; Planning Mail
Subject: RE: 26 Foxhill Dr
Attachments: 26 Foxhill Dr 20-00158-FUL.doc

Hi Caroline,

Please find attached comments.

Thanks,

Tony Hill
Arboricultural and Countryside Estates Officer
Operations and Greenspace
Operations and Neighbourhoods
Operations and Neighbourhoods

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From: Caroline Lindsay
Sent: 31 July 2020 16:05
To: Tony Hill
Subject: RE: 26 Foxhill Dr

To Tony,

20/00158/FUL
26 Foxhill Drive Stalybridge

Further to your comments. Please find attached copies of submitted Arb surveys for the above scheme if you could provide comments.

Many Thanks

Caroline Lindsay
Planning Officer - Development Management
Planning

5 Document date 06/10/2020 14:44

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From: Tony Hill
Sent: 06 May 2020 12:35
To: Planning Mail; Caroline Lindsay
Subject: 26 Foxhill Dr

Hi Caroline,

Please find attached comments.

Thanks,

Tony.

6 Document date 06/10/2020 14:44

From: Craig Richardson
Sent: 21 May 2020 14:42
To: Planning Mail
Subject: 20/00158/FUL Land adjacent 26 Foxhill Drive, Stalybridge, SK15 2RP
Attachments: 20-00158-FUL Land adjacent 26 Foxhill Drive, Stalybridge - comments memo.docx

Hi

Please find attached my comments on this application.

Kind regards

Craig Richardson
Environmental Strategy Officer
Environmental Services (Public Protection)
Operations and Neighbourhoods
Operations and Neighbourhoods


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Mobile. 07980993627

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7 Document date 06/10/2020 14:44


From: Tony Hill
Sent: 06 May 2020 12:35
To: Planning Mail; Caroline Lindsay
Subject: 26 Foxhill Dr
Attachments: 26 Foxhill Dr.doc

Hi Caroline,

Please find attached comments.

Thanks,

Tony.

8 Document date 06/10/2020 14:44

From: Chris Bird
Sent: 22 September 2020 14:24
To: Caroline Lindsay
Cc: Daniel Hirst
Subject: RE: 20/00158/FUL - Land adjacent 26 Foxhill Drive, Stalybridge
Attachments: 2000158FULREVa.docx

Hi Caroline,

I have attached the LHA's comments for refusal.

Thanks

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

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Tel. 0161 342 3965
Mobile. 07970456319

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From: Caroline Lindsay
Sent: 22 September 2020 13:49
To: Chris Bird
Subject: RE: 20/00158/FUL - Land adjacent 26 Foxhill Drive, Stalybridge

Caroline Lindsay
Planning Officer - Development Management
Planning

8 Document date 06/10/2020 14:44

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Mobile. 07976022800

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From: Chris Bird
Sent: 13 May 2020 08:51
To: Caroline Lindsay
Cc: Daniel Hirst
Subject: FW: 20/00158/FUL - Land adjacent 26 Foxhill Drive, Stalybridge

Hi Caroline,

I've had a bit of a rethink on this one and I'm concerned about the ability of a delivery vehicle of say a 7.5t panel van turning in the proposed area shown allowing for it to enter and leave in a forward gear. Can you please ask the applicant to demonstrate this can be achieved?

Thanks

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

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Tel. 0161 342 3965
Mobile. 07970456319

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From: Chris Bird
Sent: 12 May 2020 16:34
To: Caroline Lindsay
Cc: Daniel Hirst
Subject: RE: 20/00158/FUL - Land adjacent 26 Foxhill Drive, Stalybridge

8 Document date 06/10/2020 14:44

Hello Caroline,

Hope you're okay?

Please find attached the LHA's comments regarding the above application.

Thanks

Chris Bird

Senior Engineer

Design and Delivery

Operations and Neighbourhoods

Operations and Neighbourhoods

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Mobile. 07970456319

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From: Sharon Bennett **On Behalf Of** Planning Mail

Sent: 30 April 2020 13:47

To: Chris Bird

Subject: 20/00158/FUL - Land adjacent 26 Foxhill Drive, Stalybridge

9 Document date 06/10/2020 14:44

TM 205

FORM 5 PLANNING OFFICER CL

FROM: (Highways and Development) TO: Planning Development Manager

REF: GR/CB DOC: <> DATE: 22 September 2020

Comments on Planning Application No: 20/00158/FUL

Development: Construction of 1No. two-storey detached house and associated landscaping and parking.

Location: Land Adjacent 26 Foxhill Drive Stalybridge Tameside SK15 2RP

Please include the following with any approval

REFUSE

The turning facilities for vehicles within the proposed redline boundary is inadequate causing an unacceptable reversing length for delivery vehicles/emergency service vehicles.

Unacceptable drag rate for refuse bins to the adoptable highway exceeds 25m in length set out in the TMBC residential Design PolicyRD14:DesignofRefuseStorage