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The Owner and/or Occupier
Westgate Plaza
Westgate
Barnsley
S70 9EW

Planning Enquiries 0161 342 4460
Our Ref: 21/01171/OUT
Date 27th July 2023

Dear Sir/Madam,

This letter is to let you know about additional and amended information that has been submitted for the following planning application for:

Outline application with all matters reserved other than access for the erection of a new residential-led, mixed-use development comprising residential dwellings (up to 2,150), local centres (including up to 1,300 sqm of retail, 1,600 sqm of commercial uses and 1,000 sqm of local community uses), secondary school accommodation, sports facilities, new vehicle, cycle and pedestrian connections, new bridge connection to Hattersley; construction of new site accesses from Mottram Old Road; landscaping, demolition of farm/agricultural buildings and stables; and associated works

at: **Land Off Mottram Old Road, Hyde, SK14 3BE (known as Godley Green)**

by: **Tameside Metropolitan Borough Council**

The application documents can be viewed on the Council's website (address above) by clicking on "Planning", "Planning Applications and Guidance", "Search the live database of Planning Applications" and then searching by either address or the application number. If you do not have a computer at home with internet access, your local library may have a computer available for your use.

If you have any comments to make on a planning application please provide these within 30 days of the date of this letter quoting reference 21/01171/OUT in one of the following ways:

- Via the 'Make a Comment' option available when viewing the application details online.
- By email to planningmail@tameside.gov.uk; or
- In writing to the address provided at the top of this letter.

If you require this information in an alternative format, please do make contact.

Whilst you will not receive a response to your representations, your views will be carefully considered before any decision is made. You can track the progress of any application on the Council's website including any decisions taken. Additional information on how to make representations on a planning application can be found overleaf.

Yours faithfully,
Melanie Hale
Head of Planning

Guidance for making comments on planning applications

The Council welcomes your comments and these will be considered as part of the application. However, your comments must be:

- **Submitted online, or in writing via post or email:** Please be assured that your disclosure of personal information such as telephone numbers, e-mail addresses, postal addresses etc. will not be shared with the public should there be a request to view the file. However, the content of your comments may be published on the Council's website. Please also be advised of the Council's Privacy Notice which shows what information we collect, how we use it, and who we share it with:

<https://www.tameside.gov.uk/TamesideMBC/media/foi/Planning.pdf>

- **Prompt:** To ensure that your representations are considered you should ensure that the Council receives them within 30 days from the date of this letter.
- **Relevant to Planning** - The Council is required to determine all planning applications in accordance with policies contained in the Development Plan unless material considerations indicate otherwise. Guidance in the National Planning Policy Framework (NPPF) will also be used to consider the application.

Material planning considerations include (but are not limited to) matters such as overlooking/loss of privacy, loss of light or overshadowing, parking and highway safety noise, impact on designated heritage assets, the layout, design and density of buildings, previous decisions (including those determined at appeal), and nature conservation. Impacts in such terms must be weighed against the benefits of development proposals such as providing homes, employment opportunities, or improved services and infrastructure.

Examples of matters, which are not material planning considerations, include the loss of a view or anticipated negative effect on the value of properties or land.

Requests for speaking at Speakers Panel (Planning):

You can request to speak on any planning application (except for householder applications and those for advertisement consent) at a Speakers Panel (Planning) meeting prior to a decision being made. Such requests must be made in writing to the Head of Planning (via email to planningmail@tameside.gov.uk) within 30 days of the date of this letter. At the meeting, you will have up to five minutes to address the Panel and Members will subsequently have the opportunity to ask you questions.

Full details regarding items to be reviewed via Speakers Panel (Planning) is available online via the Council's planning web-pages (www.tameside.gov.uk/planning - click on "applications and guidance"). *Notwithstanding this, please note that in order for us to subsequently advise you that an application will be presented to an identified Speakers Panel (Planning) meeting, we request that you provide your full address when contacting us.*

Lobbying – You reserve the right to lobby a Councillor in relation to an application and present your arguments. Any Councillor will pay regard to all arguments presented before progressing matters further and towards a decision.

Site Visits/Assessment - A planning officer will make an assessment of the proposed development and may need to make arrangements to visit an adjoining private property. Members of Speakers Panel (Planning) may request to visit a site to understand the full potential effect of a proposed development. On these occasions Councillors are not permitted to become involved in on-site discussions. Debate as to the planning merits of a scheme shall take place at the relevant Speakers Panel (Planning) meeting.

