

## ***PLANNING COMMITTEE Regulatory Committee Agenda***

Date Wednesday 19 September 2018

Time 6.00 pm

Venue Crompton Suite, Civic Centre, Oldham, West Street, Oldham, OL1 1NL

Notes 1. DECLARATIONS OF INTEREST- If a Member requires any advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Paul Entwistle or Fabiola Fuschi in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Fabiola Fuschi Tel. 0161 770 5151 or email [Fabiola.fuschi@oldham.gov.uk](mailto:Fabiola.fuschi@oldham.gov.uk)

3. PUBLIC QUESTIONS – Any member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the Contact officer by 12 Noon on Friday, 14 September 2018.

4. FILMING – This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed. Disruptive and anti social behaviour will always be filmed.

Any member of the public who attends a meeting and objects to being filmed for the Council's broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

Members of the public and the press may also record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

Recording and reporting the Council's meetings is subject to the law including the law of defamation, the Human Rights Act, the Data Protection Act and the law on public order offences.

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:



**Oldham**  
Council

Councillors Akhtar, Ali, S Bashforth (Chair), Ball, Brownridge, Davis, H. Gloster, Haque, Harkness, Hewitt (Vice-Chair), Hudson, Leach, Qumer and Phythian

Item No

11 Late List (Pages 1 - 4)

Late List  
Planning Committee



## PLANNING COMMITTEE 19/09/2018

### Late Information as at 19 September, 2018

AGENDA PAGE	DETAILS
37	<p data-bbox="387 680 579 710"><b>PA/341476/18</b></p> <p data-bbox="387 748 1289 889"><b>Land to the west of Greengate, Oldham Proposed drive-through café/restaurant (Use Class A3), public house/restaurant (Use Class A4), 3 industrial units (Use Classes B1, B2 or B8), associated parking, landscaping &amp; infrastructure.</b></p> <p data-bbox="387 958 863 987"><b>ADDITIONAL REPRESENTATION:</b></p> <p data-bbox="387 1025 1283 1126">Environmental Health have provided additional comments, removing the necessity for the pre-commencement element of the contaminated land and landfill gas conditions.</p> <p data-bbox="387 1160 938 1189"><b>AMENDMENT TO RECOMMENDATION:</b></p> <p data-bbox="387 1227 692 1256"><b>Amended conditions:</b></p> <p data-bbox="387 1294 1171 1395">2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:</p> <p data-bbox="387 1429 523 1458"><u>Site Plans</u></p> <ul data-bbox="387 1496 1267 1563" style="list-style-type: none"> <li>- Drawing no. 17022_PL02 revision E received 03rd August 2018</li> <li>- Drawing no. 17022_PL15 revision A received 26th February 2018</li> </ul> <p data-bbox="387 1597 564 1626"><u>Public House</u></p> <ul data-bbox="387 1664 1267 1765" style="list-style-type: none"> <li>- Drawing no. 17022_PL12 received 26th February 2018</li> <li>- Drawing no. 17022_PL13 revision A received 26th February 2018</li> <li>- Drawing no. 17022_PL14 received 26th February 2018</li> </ul> <p data-bbox="387 1798 475 1827"><u>Unit A</u></p> <ul data-bbox="387 1865 1129 1933" style="list-style-type: none"> <li>- Drawing no. 17022_PL03 received 26th February 2018</li> <li>- Drawing no. 17022_PL04 received 26th February 2018</li> </ul>

### Unit B

- Drawing no. 17022\_PL05 received 26th February 2018
- Drawing no. 17022\_PL06 received 26th February 2018
- Drawing no. 17022\_PL07 received 26th February 2018

### Unit C

- Drawing no. 17022\_PL08 received 26th February 2018
- Drawing no. 17022\_PL09 received 26th February 2018
- Drawing no. 17022\_PL10 received 26th February 2018

### Drive-through

- Drawing no. 17022\_PL11 received 26th February 2018
- Drawing no. 889/SP/07 Rev A received 03 August 2018.

### Landscaping Plans

- Drawing no. 2852-101A received 03 August 2018.
- Drawing no. 2852-201A received 03 August 2018.
- Drawing no. 2852-202A received 03 August 2018.
- Drawing no. 2852-203A received 03 August 2018.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

4. No development shall be undertaken on or adjacent to any motorway embankment or retaining wall which shall put any such embankment, retaining wall or earthworks at risk. Prior to the commencement of the use of any part of the development hereby approved, a paladin fence or similar barrier not less than 2 metres high shall be erected along the frontage of the site with the M60 motorway in accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority. The fence shall be erected behind the existing motorway boundary fence, be on the developer's land and be independent of any existing motorway boundary fence.

Reason - To prevent any direct vehicular or pedestrian access between the site and the M60 motorway in the interests of highway safety.

5. All hard and soft landscape works for the site shall be carried out in accordance with the approved details:

- Drawing no. 2852-101A received 03 August 2018.
- Drawing no. 2852-201A received 03 August 2018.
- Drawing no. 2852-202A received 03 August 2018.
- Drawing no. 2852-203A received 03 August 2018.

The works shall be carried out prior to the occupation of any part of the development. Thereafter, any trees or shrubs which die, are removed or become seriously damaged or diseased within a period

of five years from the completion of the development, shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area.

6. Details of arrangements for the disposal of foul waste, and a surface water drainage scheme as shown within the approved plans (Drawing no. 17-066/300 Rev P2 (P3 written in title block and dated 30.07.18) received 03 August 2018) shall be completed in accordance with the approved details.

No drainage from the proposed development shall run off into the motorway drainage system.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

9. No development hereby approved shall be brought into use unless and until the access and car parking spaces associated with that part of the development have been provided in accordance with the approved plan (Ref: Drawing no. 17022\_PL02\_Rev E received 03 August 2018). The details of construction, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any such development. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety.

11. The recommendations within the site investigation and assessment in relation to the landfill gas risk (Phase I/II Ground Conditions Report by TRC) shall be undertaken in accordance with the approved details. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety, because the site is located within 250m of a former landfill site.

12. The recommendations within the site investigation and assessment to identify the extent of land contamination has been carried out (Phase I/II Ground Conditions Report by TRC) shall be undertaken in accordance with the approved details. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

	Reason - In order to protect public safety and the environment.
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