

**PLANNING REGULATORY COMMITTEE**  
**14<sup>TH</sup> NOVEMBER 2007**

**PRESENT** Councillor Bashforth (in the Chair):-  
Councillors Blyth, Dawson, Hindle, J. Jones, Iqbal, Larkin,  
Pendlebury, Rogers, Sutcliffe and Wheeler.

There were no apologies for absence received.

Also in Attendance:

Geoff Willerton - Head of Planning Services

Les Harrison - Section Manager Development Control

Gareth Glennon - Planning Officer

Gareth Salthouse - Trainee Planning Officer

Abigail Hitchen - Trainee Planning Officer

Sandra Johnson - Solicitor

Donna Parker - Principal Constitutional Services Officer

Item 2 **URGENT BUSINESS**

There were no items of urgent business received.

Item 3 **DECLARATIONS OF INTEREST**

Councillor Bashforth declared a Personal Interest in Item 11 - PA/053016/07 and Item 12 - PA/053017/07. He informed the meeting that whilst he had been present at meetings with Officers and both representatives of the applicants and objectors to the proposals where this issue had been discussed, he had not formed an opinion on the matter.

Councillor Rogers declared a Personal Interest in Item 11 - PA/053016/07 and Item 12 - PA/053017/07. He informed the meeting that whilst he had been present at meetings with Officers and both representatives of the applicants and objectors to the proposals where this issue had been discussed, he had not formed an opinion on the matter.

Councillor Dawson declared a Personal and Prejudicial Interest in Item 9 - PA/052706/07 by virtue of being a Governor at the school and took no part in the discussion or voting thereon and left the room for the consideration of this item.

Item 4 **MINUTES**

Please refer to Item 6.

- Item 5            **PUBLIC QUESTION TIME**  
There were no public questions submitted.
- Item 6            **MINUTES OF THE MEETING HELD ON 17TH OCTOBER 2007**            7110021  
**RESOLVED:** That the Minutes of the Meeting held on 17th October 2007 be approved as a correct record.
- Item 7            **PA/039036/99 Albert Mill, Albert Street, Failsworth, Oldham**            7110023  
APPLICATION NO : PA/039036/99  
  
APPLICANT : Meridian Development Co. Ltd  
  
PROPOSAL : (1) Change of use from former general industrial (class B2) to office accommodation (class B1), (2) refurbishment of existing building including the erection of a new entrance canopy and (3) construction of new car park, repositioning existing boundary fencing and landscaping.  
  
LOCATION : Albert Mill, Albert Street, Failsworth, Oldham  
  
DECISION : **GRANTED** as recommended, subject to the conditions as detailed in the report and that a Section 106 Obligation is no longer required.
- Item 8            **PA/052622/07 Corner of Edge Lane Street/High Barn Street, Royton, Oldham**            7110024  
APPLICATION NO : PA/052622/07  
  
APPLICANT : Taggart Homes  
  
PROPOSAL : (1) Erection of 63 no. proposed dwellings (2) Erection of a commercial new build comprising of 6 no. office units  
  
LOCATION : Corner of Edge Lane Street/High Barn Street, Royton, Oldham  
  
DECISION : **GRANTED** as recommended, subject to the conditions as detailed in the report and that a Section 106 Agreement must be finalised to secure a commuted sum of £95,381, as required by Policy R2.1 for open space improvements and to ensure a scheme of on-site affordable housing is forthcoming in compliance with Policy H2.1.

Item 9

**PA/052706/07 Failsworth County Upper School, Brierley Avenue, Failsworth, M35 9HA**

7110025

(Councillor Dawson declared a Personal and Prejudicial Interest in this Item and left the room for the discussion and voting thereon)

APPLICATION NO : PA/052706/07

APPLICANT : Kier Regional

PROPOSAL : Variation of condition no. 12 on PA/50572/05 to extend opening hours from 08.00 to 22.30 to 07.30 to 23.00 (Monday to Sunday inclusive)

LOCATION : Failsworth County Upper School, Brierley Avenue, Failsworth, M35 9HA

DECISION : **GRANTED** as recommended, subject to the conditions as detailed in the report and the variation to Condition 12 to read as follows:-

Condition 12 - The use of the school buildings (excluding the existing leisure centre) shall be restricted to the hours of 07:30 to 22:30 Monday to Sunday inclusively. There shall be no deliveries or loading/unloading at any time other than during the periods specified.

Reason - To protect the amenities of occupiers of the nearby property.

**NOTE:** An Objector took the opportunity to attend the Meeting and address the Committee on this application.

(Councillor Dawson returned to the Meeting at this point)

Item 10

**PA/052909/07 110 and 112 Bamford Street, Chadderton, OL9 6RJ**

7110026

APPLICATION NO : PA/052909/07

APPLICANT : Mrs R. Bibi

PROPOSAL : 1) Change of use of ground floor of 110 Bamford Street to retail outlet with two storey rear extension 2) Two storey rear extension to 112 Bamford Street

LOCATION : 110 and 112 Bamford Street, Chadderton, OL9 6RJ

It was **MOVED** by Councillor Sutcliffe and **SECONDED** by Councillor Rogers that the Planning Application be **REFUSED** against officer recommendation on the grounds of the application's impact on the integrity of the conservation area, traffic generation and the effect on highway safety.

DECISION: That the Planning Application be **REFUSED**.

**NOTE:** i) An Objector and the Agent took the opportunity to attend the Meeting and address the Committee on this application;

ii) Councillor Quinn, in his capacity as Ward Councillor, took the opportunity to attend the Meeting and address the Committee on this application;

iii) Councillor Sutcliffe agreed to represent the Committee, if necessary, should the application become subject to an appeal.

Item 11

**PA/053016/07 Boundary Park, Futherwood Road, Oldham**

7110028

APPLICATION NO : PA/053016/07

APPLICANT : Brass Bank Ltd

PROPOSAL : Demolition of existing and construction of new north stand with a capacity in the region of 5,200 seats and accommodation comprising club, spectator facilities, conferencing/banqueting facilities and lettable office space, together with associated landscaping and external works.

LOCATION : Boundary Park, Futherwood Road, Oldham

DECISION : **GRANTED** as recommended, subject to the conditions as detailed in the report and that Condition 8 be amended to include the hours of lighting and to avoid glare to properties in Furtherwood Road, and Condition 18 be amended to also relate to the proposed banqueting facilities.

**NOTE:** i) An additional letter of support had been received since the preparation of the Committee report;

ii) An Objector and the Applicant took the opportunity to attend the Meeting and address the Committee on this application;

iii) Councillor Harrison whilst not a Ward Councillor for the Coldhurst Ward requested to speak on this application as this application effected the constituents of the neighbouring Royton South Ward were he was a Ward Councillor. Councillor Bashforth, Chair of the Planning Committee allowed this request.

Item 12

**PA/053017/07 Boundary Park, Futherwood Road, Oldham**

7110034

APPLICATION NO : PA/053017/07

APPLICANT : Brass Bank Ltd

PROPOSAL : Outline application for mixed use redevelopment including demolition of existing and construction of new south and west stands, with a combined capacity of 6,200 seats and accommodation comprising spectator facilities, Hotel (west stand) and Fitness club (south stand), Residential apartments (553 Units) and key worker housing (140 Units), Ancillary retail/cafe units together with associated landscaping and external works.

LOCATION : Boundary Park, Futherwood Road, Oldham

It was **MOVED** by Councillor Bashforth and **SECONDED** by Councillor Larkin that the planning application be **REFUSED** against officer recommendation on the grounds of mass, scale, traffic and loss of open space.

DECISION : That the Planning Application be **REFUSED**.

**NOTE:** i) An additional letter of support had been received since the preparation of the Committee report;

ii) An Objector and the Applicant took the opportunity to attend the Meeting and address the Committee on this application;

iii) Councillor Harrison whilst not a Ward Councillor for the Coldhurst Ward requested to speak on this application as this application effected the constituents of the neighbouring Royton South Ward were he was a Ward Councillor. Councillor Bashforth, Chair of the Planning Committee allowed this request;

iv) Councillor Bashforth agreed to represent the Committee, if necessary, should, the application be subject to an appeal.

- Item 13      **PA/053600/07 Land to rear and side, 18 Thorncliffe Park,  
Royton, Oldham, OL2 5RX**      7110027  
APPLICATION NO : PA/053600/07  
  
APPLICANT : Mr Birbeck  
  
PROPOSAL : Erection of 2 no. four bed detached dwellings  
  
LOCATION : Land to rear and side, 18 Thorncliffe Park, Royton,  
Oldham, OL2 5RX  
  
DECISION : **WITHDRAWN.**
- Item 14      **HH/053845/07 Ollerset, 1 Westfield Drive, Grasscroft, OL4 4HT**      7110029  
APPLICATION NO : HH/053845/07  
  
APPLICANT : Mr and Mrs Jones  
  
PROPOSAL : Resubmission of HH/51981/06 for detached double  
garage  
  
LOCATION : Ollerset, 1 Westfield Drive, Grasscroft, OL4 4HT  
  
DECISION : **GRANTED** as recommended, subject to the  
conditions as detailed in the report.  
  
**NOTE:** Since the preparation of the Committee report a further  
letter had been received from a local resident expressing concern  
about the excessive height of the proposed garage and the number of  
the window openings proposed which in their opinion would be  
more conducive to the appearance of a dwelling. Due to these  
concerns the writers suggest that the amendments as detailed in Late  
List 1 are made to the submitted plans.
- Item 15      **PA/053950/07 Parkside Farm, Chadderton Park Road,  
Chadderton, OL9 0PE**      7110030  
APPLICATION NO : PA/053950/07  
  
APPLICANT : Holroy Developments Ltd  
  
PROPOSAL : Change of house types to plots 4 and 14 on approved  
planning application PA/52630/07

LOCATION : Parkside Farm, Chadderton Park Road, Chadderton,  
OL9 0PE

DECISION : **WITHDRAWN**.

Item 16

**PA/054000/07 Brick Hall Farm, Failsworth Road, Failsworth,  
M35 9NN**

7110032

APPLICATION NO : PA/054000/07

APPLICANT : Alchemy Homes Ltd

PROPOSAL : Demolition of existing farm house and construction  
of 10 no. duplex apartments

LOCATION : Brick Hall Farm, Failsworth Road, Failsworth, M35  
9NN

DECISION : **GRANTED** as recommended, subject to the  
conditions as detailed in the report and the additional two conditions  
as detailed in Late List 2.

Additional Conditions as detailed in Late List 2

Condition 12 - The dwelling(s) hereby approved shall not be brought into use unless and until the access leading from Failsworth Road, including footway provision, and parking spaces have been provided in accordance with the approved plan received on 1 November 2007 (Ref: Dwg No. 538/AHL/200/003 RevA). Thereafter, the parking spaces so provided shall be available at all times thereafter for the parking of vehicles.

Reason - To ensure that vehicular access exists and that adequate off-street parking facilities are provided for the development in the interests of highway safety.

Condition 13 - Secure cycle parking facilities shall be provided within the site prior to the first occupation of the development hereby permitted, in accordance with details that shall first have been submitted and approved in writing by the Local Planning Authority. Such facilities shall thereafter remain available for users of the development.

Reason - To ensure adequate cycle storage facilities are available to users of the development.

- Item 17      **PA/053953/07 Vamasaki Restaurant, Grains Bar, Oldham, OL4 2JY**      7110031
- APPLICATION NO : PA/053953/07
- APPLICANT : Vamasaki Restaurant
- PROPOSAL : (1) First floor conservatory extension (2) Ground floor extension forming extra lounge area (3) Formation of car park
- LOCATION : Vamasaki Restaurant, Grains Bar, Oldham, OL4 2JY
- DECISION : **REFUSED** as recommended.
- Members requested that enforcement action be taken against the unauthorised extraction unit which had been installed and that the signs erected at the premises be investigated.
- NOTE:** Two additional letters of objection had been received from the same person since the preparation of the Committee report.
- Item 18      **CA/054004/07 Brick Hall Farm, Failsworth Road, Failsworth, M35 9NN**      7110033
- APPLICATION NO : CA/054004/07
- APPLICANT : Alchemy Homes Ltd
- PROPOSAL : Demolition of existing farm house
- LOCATION : Brick Hall Farm, Failsworth Road, Failsworth, M35 9NN
- DECISION : **GRANTED** as recommended, subject to the conditions as detailed in the report and an additional condition preventing demolition prior to the contract for redevelopment.
- Item 19      **APPEAL UPDATE**      7110035
- Consideration was given to a report of the Head of Planning Services, updating Members on Appeal activity, since the last meeting of the Committee.
- RESOLVED:** That the report be noted.



Item 20      **LATE LIST 1**      7110080  
**RESOLVED:** That Late List 1 be noted.

Item 21      **LATE LIST 2**      7110081  
**RESOLVED:** That the Late List 2 be noted.

The meeting commenced at 6.00pm and closed at 9.15pm