

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

Date Wednesday 18 July 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 Lori Hughes in advance of the meeting.
  2. CONTACT OFFICER for this Agenda is Lori Hughes Tel. 0161 770 5151 or email [lori.hughes@oldham.gov.uk](mailto:lori.hughes@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, 13 July 2018.
  4. FILMING - The Council, members of the public and the press may record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

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

Item No

16 Late List (Pages 1 - 8)



**Oldham**  
Council



## PLANNING COMMITTEE 18/07/2018

### Late Information as at 18 July, 2018

AGENDA PAGE	DETAILS
35	<p data-bbox="384 680 580 712"><b>PA/341339/18</b></p> <p data-bbox="384 748 1254 857"><b>Former Counthill School, Counthill Road, Oldham. Erection of 56no. dwellings with associated car parking, open space and landscaping.</b></p> <p data-bbox="384 958 957 990"><b>AMENDMENTS TO RECOMMENDATION:</b></p> <p data-bbox="384 1025 1265 1160">1. The Recommendation at 1(ii) refers to £100000 towards the implementation of a traffic calming scheme on Counthill Road. This figure should read £85946 as referred to on page 44 of the report.</p> <p data-bbox="384 1196 1283 1462">2. Condition 3 as set out in the Committee report requires details of the construction, levels, and drainage to each parking space and for the access road to be approved prior to commencement of any development. The applicant has requested an amendment to the wording which would permit separate areas of the development or plots to be constructed without submission of details for the whole development.</p> <p data-bbox="384 1498 1281 1597">This is considered reasonable, and is in accordance with national guidance on the use of pre-commencement conditions. The wording has therefore been amended as follows:</p> <p data-bbox="384 1632 655 1664"><u>Revised Condition 3</u></p> <p data-bbox="384 1700 1289 1928">No dwelling shall be brought into use unless and until the car parking spaces for that dwelling have been provided as indicated on the approved plan (CH-DSL-001 Rev E) and in accordance with the details of construction, levels and drainage of the car parking spaces which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of those spaces. Thereafter the parking spaces shall not be used for</p>

	<p>any purpose other than the parking and manoeuvring of vehicles.</p> <p>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.</p> <p><u>New condition</u></p> <p>No dwelling shall be brought into use unless and until the access road serving that dwelling has been provided in accordance with the approved plan CH-DSL-001 Rev E) and in accordance with the details of construction, levels and drainage of the access which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of the access road.</p> <p>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.</p>
1	<p><b>HH/341537/18</b></p> <p><b>25 Lovers Lane, Grasscroft, OL4 4DT</b></p> <p><b>1) Erection of a single storey rear extension 2) Erection of a rear dormer 3) Erection of a detached garage</b></p> <p><b>ADDITIONAL INFORMATION:</b></p> <p>Following a request to the applicant for clarification of the use of the flat roof of the single storey extension, a revised plan was received showing a limited area of the flat roof to be used as a sitting out area. This is the plan referenced in the conditions for approval.</p> <p><b>ADDITIONAL REPRESENTATIONS:</b></p> <p>Following the submission of the amended plan, neighbouring residents were re-notified.</p> <p>A further representation was received on behalf of the occupiers of two properties on Beech Hill Road which reiterated their concerns regarding overlooking from the balcony area, and if permitted, asked that this is restricted to the area shown on the submitted plan.</p> <p>Two letters of objection have been received from the occupiers of the adjacent house to the east on the grounds that the extension is taller than would normally be expected; it will result in overlooking from the balcony with a clear line of sight to the main bedroom and lounge of the property; and that work on the dormer has commenced.</p> <p>Objections have now been received from a total of 4 neighbouring properties.</p>

**AMENDMENT TO REPORT:**

The impact on the above residents' properties was considered in the "Residential Amenity" section of the report. It remains your officer's view that the degree of separation would ensure that any overlooking impact would not be sufficient to justify refusal of the application. With regard to the adjacent property to the east, the oblique angle from the rear of the property, separation distance, and inclusion of a screen as required by recommended condition 2, will protect the amenity of those residents.

The issue in respect of design has already been addressed in the report.

With regard to work commencing on the dormer, any such work is at the applicant's own risk, although it should be noted that with a slight reduction in depth, a dormer window could be erected in this position under permitted development rights.

**AMENDMENT TO RECOMMENDATION:**

The recommendation remains as set out in the main report.

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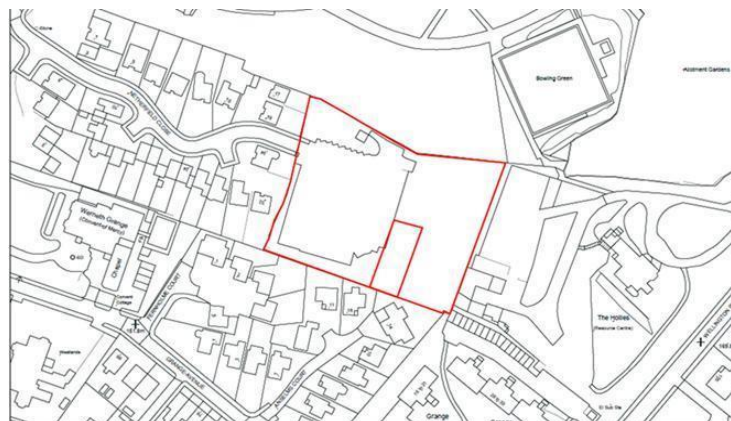
**PA/339626/17**

**Woodfield Centre, Netherfield Close, OLDHAM OL8 4ET  
Erection of one detached two storey dwelling on plot 4**

**ADDITIONAL INFORMATION:**

Following a review of the Planning Committee Agenda it has come to the attention of officers that the correct location plan of this application has not been included.

Please find below the correct edge red location plan:



Drawn by:	
Division:	
Drawing no:	
Date: 17/07/18	Scale: 1:1250

Oldham Council  
Civic Centre  
West Street  
Oldham  
OL1 1UT



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**PA/340660/17**

**Robin Hill Bangladeshi Youth Club, Trafalgar Street, Oldham,  
OL1 2HY**

**The demolition of existing youth centre and the erection of a 3 storey apartment block containing 14 no. two bedroom flats with the provision of undercroft parking for 13no parking bays.**

This addendum provides details of a revision to the site layout to secure provision of a screened waste bin/ cycle store.

**ADDITIONAL INFORMATION:**

The applicant has submitted an amended site layout plan which has altered the location of the bin and cycle store. This will now be set to the rear of the building, adjacent to the car parking area. The Council's Waste Management team has confirmed that recycling facilities will need to be incorporated into the development comprising separate containers for general waste (including green waste), paper and card, and bottles, with provision for two additional containers. Whilst this may involve a slight revision to the scale of the enclosure shown on the approved plan, there is sufficient space available to ensure this requirement can be accommodated. The conditions have therefore been revised to accommodate these changes.

**AMENDMENT TO REPORT:**

Design -

In setting the bin and cycle store to the rear of the apartment block, the existing amenity space to the front of the building along Trafalgar Street is kept free of clutter and provides a much improved front elevation. Such storage areas can often appear untidy due to the bins located within, and in relocating this store in a much more discrete location, the applicant has improved the overall impact made by the proposal upon the wider location.

**AMENDMENT TO RECOMMENDATION:**

It is recommended that the application is approved subject to amendments made to the conditions attached.

Condition 2

To ensure that the development is carried out in accordance with the updated plans it is recommended that Condition No.2 is amended to read as follows;

"The development hereby approved shall be fully implemented in accordance with the approved plans and specifications which are referenced as follows:

(01)004 PL5, (04)001 PL5, (04)002 PL4, (04)003 PL4, (04)004 PL2, (05)001 PL6, (06)001 PL5, (07)001 PL2 and (07)002 PL2"

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

Condition No.10

This states that; "Notwithstanding the details indicated on the approved plans, prior to the commencement of any development, details of the provision of a suitable well screened waste bin and cycle storage facility shall be submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full before any of the residential units hereby approved are first occupied and shall be retained thereafter".

It is recommended that the condition is amended as follows:

"Prior to first occupation of any dwellings hereby approved, the waste bin storage areas indicated on the approved plan shall be constructed and brought into use. Notwithstanding the details indicated on the approved plans, the area for waste bin storage shall be designed to enable accommodation of 5 individual recycling containers of sufficient size to service the development and in accordance with a specification which has previously been submitted to and approved in writing by the Local Planning Authority. The waste bin storage areas shall be retained thereafter."

Reason - To ensure adequate and sustainable waste storage facilities in the interests of the amenity of the area.

Add Condition No.11

"Prior to first occupation of any dwellings hereby approved, the cycle storage areas indicated on the approved plan shall be constructed and brought into use, and the facilities shall be retained thereafter."

Reason - To promote sustainable transport options for future residents.

53	<p><b>PA/341496/18</b></p> <p><b>16 Pole Lane, Failsworth, Manchester, M35 9PB</b></p> <p><b>Change of use from C3 dwelling to 7 no. bedroom HMO with infill extension on the rear ground floor</b></p> <p><b>ADDITIONAL REPRESENTATIONS:</b></p> <p>Environmental Health - No objections. The bedroom floor areas are acceptable.</p> <p>The property would be a licensable HMO and the applicant must submit an application to Environmental Health before the property is occupied.</p>
67	<p><b>PA/341540/18</b></p>

**Former Byron Street Infant and Nursery School, Byron Street,  
and former police station, Radcliffe Street, Royton**  
**Proposed residential development for 28 units and associated  
parking**

This addendum provides updated information on the assessment of financial viability of the development and the need for contributions towards affordable housing and public open space.

**ADDITIONAL INFORMATION:**

**Viability** - The applicant's viability report has now been reviewed. It is accepted that an assessment of the viability of the development should have regard to the following factors:

- The requirement for piling and ground gas measures (at an approximate cost of £210,000).
- The requirement to construct a 'community car park' on Council land at Ward Councillors' request (at an approximate cost of £43,790).
- The requirement to renew the footpaths around the site as a result of the drop kerbing providing access to driveways around the perimeter of the site (at an approximate cost of £38,889).
- The payment for alterations to the Traffic Regulation Orders in the area (at an approximate cost of £6,000)
- The removal of small pockets of contamination (at an approximate cost of £5,000).

Taking these factors into consideration, it is considered appropriate that the applicant should provide an additional sum of £20,000 in lieu of public open space for appropriate facilities in the vicinity of the site.

**AMENDMENT TO REPORT:**

*Economic Viability*

The original report set out the outstanding matters which were subject to the outcome of the viability assessment. These matters related to the provision of open space and affordable housing payments which were to be relayed to Committee Members at the meeting.

Following the assessment of additional information, it has been agreed that a contribution towards the provision of off-site affordable housing and public open space a sum of £20,000 could be provided without undermining the viability of the development.

Consequently, whilst the scheme is deficient in meeting the full planning policy requirements, this being 7.5% of Gross Development Value (GDV), there are significant benefits resultant from this proposed housing scheme in respect of economic, social and environmental outcomes. The provision of most needed homes for private sale on a previously developed site will assist greatly in



improving the existing housing stock in line with the Council's housing agenda and meeting its housing targets.

**AMENDMENT TO RECOMMENDATION:**

It is recommended that Committee resolves:

(1) to approve the application subject to the conditions set out below and to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 to secure the following:

(i) A commuted sum payment of £6,000 towards the implementation of an amended Traffic Regulation Order to cover signing and lining requirements and advertising costs, with additional waiting restrictions along Byron Street and Cardigan Street.

(ii) A commuted sum payment of £20,000 in respect of public open space in the vicinity of the site.

(2) To authorise the Head of Planning & Development Management to agree the details of the appropriate open space facilities to be provided, and to issue the decision notice upon satisfactory completion of the agreement.

81	<p><b>PA/341619/18</b></p> <p><b>Land adjacent 83 Coppice Street, Oldham, OL8 1TP</b></p> <p><b>Erection of 3 no. dwellings</b></p>
	<p><b>AMENDMENT TO REPORT:</b></p> <p><b>Drainage</b></p> <p>Policy 19 'Water and Flooding' aims to ensure that development does not result in unacceptable flood risk or drainage problems.</p> <p>The site is located within a critical drainage area within an urban area and given the form of the development, a scheme for foul and surface water disposal is recommended to be submitted and assessed. This can be provided through a condition.</p> <p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p>It is recommended that the application is approved subject to:</p> <p><b>Additional Condition (No.9)</b> - Prior to the commencement of development on site, a scheme for foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the dwellings hereby approved and retained as such thereafter.</p> <p>Reason - To ensure that the site is properly drained.</p>

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