

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

Date Tuesday 23 April 2019

Time 6.00 pm

Venue Lees 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 Sian Walter-Browne in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Sian Walter-Browne Tel. 0161 770 5151 or email [sian.walter-browne@oldham.gov.uk](mailto:sian.walter-browne@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 Tuesday, 16 April 2019.

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.



**Oldham**  
Council

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:  
Councillors Akhtar, Ali, Ball, S Bashforth (Chair), Brownridge, Davis,  
H. Gloster, Haque, Harkness, Hewitt (Vice-Chair), Hudson, Leach,  
Phythian and Qumer

Item No

6 Late List (Pages 1 - 2)



**RESERVED MATTERS APPLICATION RELATING TO PA/337091/15 FOR THE ERECTION OF 137 RESIDENTIAL DWELLINGS.**

**LOCATION: DEVELOPMENT ZONE R1, FOXDENTON STRATEGIC SITE, BROADWAY/FOXDENTON LANE, CHADDERTON, OLDHAM, GREATER MANCHESTER, OL9 9QR**

**WARD: CHADDERTON CENTRAL**

**APPLICATION: PA/342924/19**

**APPLICANT: COUNTRYSIDE PROPERTIES (UK) LIMITED AND FO DEVELOPMENTS LLP**

**LATE LIST REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE**

**PLANNING COMMITTEE: 23<sup>rd</sup> April 2019**

**ADDITIONAL INFORMATION:**

Subsequent to the drafting of this report, further discussions have been undertaken with the applicant, which have resulted in the following changes/ need for additional information.

Clarification has been required in relation to proposed site levels and the relationship with off-site land, including the public right of way to the north of the site.

As a result, the wording of Condition 2 has been amended and Condition 10 added. The reference to typical retaining wall plans in Condition 1 has been deleted as this is now covered by the revised conditions.

References to the Site Plan in Conditions 1 and 6 have been amended following minor alterations to the driveway fronting Plot 99 at the request of the Highways Officer, and Condition 8 deleted accordingly.

**AMENDMENT TO RECOMMENDATION:**

Condition 1 - Amended to refer to Site Plan revision C and to delete the typical retaining wall plan.

Condition 2 – Amended as follows:

No development comprising any raising of ground levels across the site shall be commenced until full details of proposed finished floor levels and adjacent garden

areas across the site relative to agreed off-site data points have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.

Condition 6 – Amended to refer to Site Plan revision C.

Condition 8 - deleted.

New Condition 10 –

Notwithstanding the requirements of Condition 2 of this approval, no development comprising any raising of ground levels across the site shall be commenced until details of proposed improvement works, including potential raising of levels and resurfacing, to the public right of way which adjoins the northern boundary to the site have been submitted to and approved in writing by the Local Planning Authority, and the dwellings comprising Plots 104 to 137 shall not be first occupied until the approved works to the right of way have been implemented in full.

Reason - in order to ensure that the development does not adversely affect the amenity and attractiveness of the right of way.