

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 12 February 2020

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 Mark Hardman in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Mark Hardman Tel. 0161 770 5151 or email

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, 7 February 2020.

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.

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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, Brownridge, Davis, H. Gloster, Harkness, Hewitt,
Hudson, Phythian, Cosgrove (Substitute), Hulme, Ibrahim, Iqbal, Jacques,
Malik and Dean (Chair)

Item No

10 Late List (Pages 1 - 4)



PLANNING COMMITTEE

12/02/2020

Late Information as at 12 February, 2020

AGENDA DETAILS
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7	<p>PA/343254/19</p> <p>Land to the East of Cobalt Way, Foxdenton Lane, Chadderton Oldham</p> <p>Full planning application for two industrial/warehousing units (Classes B1, B2 and B8), external lighting, electricity substation, regrading of the site, access road, parking and service yards</p>
	<p>ADDITIONAL REPRESENTATIONS:</p> <p>One further third party representation has been received, which does not raise any new matters.</p> <p>Correspondence has been received from Councillor Colin McLaren (on behalf of all the Ward Councillors (including Councillors Eddie Moores and Elaine Taylor)). This raises issues relating to traffic calming and road signage, highway safety, the condition of existing carriageways, pedestrian access to the site via local adopted footpaths, security lighting, potential noise impacts on neighbouring amenity and arrangements for waste/recycling disposal.</p> <p>ADDITIONAL INFORMATION:</p> <p>1. An amended Location Plan (Drawing no. M2803-SK20J) and associated Site Plan (M2803-01A) has been submitted following further clarification of land ownership. This has resulted in a minor amendment to the western boundary.</p> <p>2. An updated consultation response has been received from the Greater Manchester Archaeological Advisory Service (GMAAS), in response to a submitted geophysical evaluation survey.</p> <p>AMENDMENT TO REPORT:</p> <p>In relation to the comments made by Councillor McLaren, the</p>

Highway Officer has confirmed that the Section 106 agreement in relation to the Foxdenton Strategic Site will deliver traffic calming improvements, but that traffic calming has been investigated and it was found that it would not be suitable given that Broadgate to Lydia Beckett Way will become a principal route. Furthermore, improved road signage is being considered across the wider area in relation to that same planning permission, as are improvements to public transport measures. The Highway Officer advises that the proposal would not have an effect on the condition of local carriageways.

In relation to security lighting, Members may note the comments from Street Lighting on Page 9 of the report and thereafter recommended condition 18.

AMENDMENT TO RECOMMENDATION:

No amendments are necessary to the recommendation in relation to the comments made by Councillor McLaren.

As advised by Condition 20 should be substituted with the following

No development groundworks shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Oldham Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - i) - a scheme of targeted archaeological evaluation, possibly leading to
 - ii) - targeted open area excavation and recording
2. A programme for post investigation assessment to include:
 - i) - analysis of the site investigation records and finds
 - ii) - a detailed analysis of the fieldwork records
 - iii) - production of a final report on the significance of the archaeological and historical interest represented.
3. Deposition of the final report with the Greater Manchester Historic Environment Record and dissemination of the results in a manner commensurate with their significance. This may include production of a volume in the Greater Manchester's Past Revealed series, and a report in a more academic journal.
4. Provision for archive deposition of the report and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

The reason for the condition remains the same

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PA/344184/19

1-5 Church Terrace, Oldham, OL1 3AU

Change of use of first and second floors from financial services (Class A2) to residential (Class C3) comprising four residential apartments

ADDITIONAL REPRESENTATIONS:

None.

ADDITIONAL INFORMATION:

An amended floor plan showing cycle storage areas at Ground Floor level within the building has been received. The plan shows that there would be a cycle storage area adjacent the entrance into the building and another one just by the stairs.

AMENDMENT TO REPORT:

The amended floor plan has been reviewed by the Highway Engineer who has confirmed that the proposed cycle storage area is acceptable and that the cycle storage areas be made available prior to the apartments being occupied and retained thereafter for the approved use.

AMENDMENT TO RECOMMENDATION:

Recommendation to approve remains. However, Conditions 2 and 5 should be amended as follows:

Condition 2:

The development hereby approved shall be fully implemented in accordance with the approved plans and specifications received on 04/02/2020, which are referenced as Drawing No. 3760.3 Rev. A (Proposed Floor Plans).

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

Condition 5:

The cycle stands shown on the approved plan Drawing No. 3760.3 Rev A shall have been provided prior to the residential units hereby approved being first occupied. The cycle stands shall remain available for users of the development thereafter.

Reason – In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

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