

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 24 August 2022

Time 6.00 pm

Venue Council Chamber, 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 Constitutional Services in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Constitutional Services Tel. 0161 770 5151 or email Constitutional.Services@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, 19 August 2022.

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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Oldham
Council

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:
Councillors Al-Hamdani, Dean (Chair), H. Gloster, Hobin, F Hussain,
Lancaster, Surjan, Woodvine, Cosgrove, A Hussain, S Hussain, Islam,
Nasheen and C. Phythian

Item No

14 Late List (Pages 1 - 8)

PLANNING COMMITTEE

24th August 2022

Late information

AGENDA PAGES	DETAILS
Pages 5-14	<p>AGENDA ITEM NUMBER: 6</p> <p>FUL/348807/22 - Public Toilets, King George V Playing Fields, Wade Row, Uppermill</p> <p>ADDITIONAL REPRESENTATIONS RECEIVED</p> <p>Following the publication of the Committee Agenda and the meeting notification letters/emails being issued, two further representations have been received. These representations reiterate points as set out in the Committee Report.</p> <p>The applicant's agent has noted that the objections have been summarised in the Committee report, however, it has been requested that support comments are added to the report as follows:</p> <p>Summary of Support Comments:</p> <ul style="list-style-type: none"> • The provision of a public toilet is a benefit. • The reuse of the building is positive. • The business will improve the economy. • The business will bring local employment. • There will be an improvement to the conservation area. • There will be plenty of green space left. <p>Design & Impact on the Uppermill Conservation Area Section:</p> <p>The paragraph makes reference to cladding the stone in cedar cladding which is a drafting error. The amended plans show that all stonework will be left as existing which is correct.</p> <p>Amendment to Condition 4: The Agent has requested the following re-wording:</p>

Current Condition:

The use hereby permitted shall only be carried out during the following hours: 09:00 – 19:00 Monday to Sunday including Bank Holidays. REASON - To safeguard the amenity of the neighbouring occupiers having regard to Policy 9 of the Oldham Local Plan.

Amended Condition:

The use hereby permitted shall only be open to members of the public/customers during the following hours: 9:00 - 19:00 Monday to Sunday including Bank Holidays. REASON - To safeguard the amenity of the neighbouring occupiers having regard to Policy 9 of the Oldham Local Plan.

Amendment to Condition 5: The Agent has requested the following re-wording:

Current Condition:

No deliveries shall take place before 08:00 or after 21:00 Monday to Saturday and no deliveries shall take place before 09:00 or after 20:00 on Sundays and Bank Holidays. REASON - To safeguard the amenity of the neighbouring occupiers having regard to Policy 9 of the Oldham Local Plan.

Amended Condition:

No servicing or deliveries shall take place before 08:00 or after 21:00 Monday to Saturday and no deliveries shall take place before 09:00 or after 20:00 on Sundays and Bank Holidays. REASON - To safeguard the amenity of the neighbouring occupiers having regard to Policy 9 of the Oldham Local Plan.

Officer's Comments

The amendment to Condition 4 is considered to be acceptable as it clarifies the hours in which customers can be served from the premises. As a consequence, it is not considered that the change to the wording of Condition 5 is necessary.

Amendment to Condition 8:

Current Condition:

The development hereby approved shall be undertaken in full accordance with the submitted details as specified within the Arboricultural Method Statement and Arboricultural Impact Assessment by Mulberry (ref: TRE/UPUO/RevB 29 May 2022).

All replacement tree planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. REASON - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

Amended Condition:

The development hereby approved shall be undertaken in full accordance with the submitted details as specified within the Arboricultural Method Statement and Arboricultural Impact Assessment by Mulberry (ref: TRE/UPUO/RevB 29 May 2022). Six replacement trees shall be provided in the first available planting season following the completion of the development, in accordance with details first submitted to and approved in writing by the Local Planning Authority. All replacement trees shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. REASON - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

Officer's Comments

The change to the condition is to ensure that full details of the replacement trees are provided and agreed with the Local Planning Authority.

AMENDMENT TO CONSULTATION COMMENTS

Environmental Health Comments: These comments include tree comments by mistake. The consultation response should read:

	<p><i>Following the submission of additional information clarifying how the use would operate raise no objection subject to the imposition of conditions restricting the hours of deliveries and opening times to customers.</i></p>
<p>Pages 23-54</p>	<p>AGENDA ITEM NUMBER 8</p> <p>FUL/348898/22 - Land at Snipe Clough, Oldham</p> <p>ADDITIONAL INFORMATION IN RELATION TO RECOMMENDED CONDITION 13</p> <p>Following publication of the Committee agenda, the applicant has submitted a further representation raising concerns at the implications for the project of the proposed wording of Condition 13, in particular the requirement for replacement playing fields to come forward in advance of any development on the existing playing fields.</p> <p>Whilst the applicant has no objections to the condition in relation to the ‘lower playing fields’ (Phase E on the submitted Development Boundaries Plan), it is considered that the condition as currently worded would prevent early delivery of the development on Phase A and B from coming forward. This includes the ‘upper’ market garden (Phase A) which can commence almost immediately after consent and is something that will bring a key benefit to the local community, and the solar array (Phase B) for which initial funding has been raised and there is a route in place to gather further capital for the project.</p> <p>Consequently, the applicant suggests the condition as worded would undermine the ability to bring forward the project, the public benefits of which, are accepted as outweighing any conflict with planning policy.</p> <p>Officer’s comment</p> <p>The overall benefits of the development are recognised, and in view of the potential adverse impact of the condition on the potential deliverability of the scheme, it is recommended that the conditions are amended as follows:</p>

Revised condition 13

No development comprising the alternative re-use of the 'lower' playing fields (Phase E as indicated on plan ref: 2642-PLA-XX-XX-DR-L-0016 Rev P01) shall commence until the improved and replacement playing pitches hereby proposed have been constructed and are brought into use. REASON - To ensure that the development leads to the enhancement of sport and recreation facilities having regard to Policy 23 of the Oldham Local Plan and paragraphs 98-99 of the NPPF.

New Condition 26

No development comprising the alternative re-use of the 'upper' playing fields (Phases A and B as indicated on plan ref: 2642-PLA-XX-XX-DR-L-0016 Rev P01) shall commence until a detailed specification for, and proposal for delivery of, the improved and replacement playing pitches hereby proposed has been submitted to and approved in writing by the Local Planning Authority. REASON - To ensure that the development leads to the enhancement of sport and recreation facilities having regard to Policy 23 of the Oldham Local Plan and paragraphs 98-99 of the NPPF.

ADDITIONAL REPRESENTATION RECEIVED

A further representation has been received from an adjacent landowner in relation to the creation of the new swimming pond and the impact on existing/adjacent waterbodies.

Officer's comment

The swimming pond forms part of the 'outline' element of the application and therefore full details are not available at this stage. Recommended Condition 8 requires submission of those details prior to work commencing on that Phase.

AGENDA ITEM NUMBER 10

FUL/346142/21 - Knoll Mill, Wellington Road, Greenfield

ADDITIONAL REPRESENTATION RECEIVED

Following the publication of the Committee Agenda and the meeting notification letters/emails being issued, three further representations have been received, which raised the following points beyond what is set out in the Committee Report (in summary):

- The design of the additional two storeys is not in keeping with the local area. Given that the addition of two storeys is quoted as essential to make the project viable then a more appropriate appearance may be acceptable.
- No consideration has been given to the effects of this development on the traffic situation at the end of Wellington Road - which has become increasingly problematic over the decades of residential development which has taken place further down this massive cul-de-sac without any change in the junction layout.
- Concern has been expressed about the lack of attention given to the local trees simply because there is no TPO on these mature environmental assets.
- Queries in relation what studies were undertaken by Highways to decide why the above application won't impact on the already crowded local roads.
- The junction of Wellington Road (where the 38 apartments are planned) and Chew Valley Road is already one of the busiest in Greenfield.
- There have been a number of accidents at this spot in recent years.
- Wellington Road, Queensway and Carr Lane (and in reverse) has become a popular 'cut through' to Uppermill and back, especially when there are issues on Chapel Road and Shaw Hall Bank Road.

The neighbouring business Harley Botanical have requested Hartley the wording of condition 5 in relation to the Construction Environment Management Plan is altered to include consultation with local businesses in preparing the CEMP to provide assurance that the developer is fully aware of the

access requirements of Hartley Botanic to safeguard against disruption on Wellington Road during the construction process.

REPLACEMENT OF CONDITION

Environmental Health originally requested that a scheme for sound proofing is required, however following further discussions, they have requested that this condition is removed, as it will be covered by Building Regulations. For the avoidance of doubt, Condition 10 states:

10. No development shall take place until a scheme to soundproof the wall/floor/ceiling between the flats has been submitted to and approved in writing by the Local Planning Authority and all such works that form the approved scheme shall be implemented before the flats are brought into use and shall be retained at all times thereafter. Reason - To protect the amenity of future residents in accordance with Oldham Local Plan Policy 9.

Environmental Health would like the above condition to be replaced with the following planning condition:

Prior to the commencement of development, a scheme demonstrating the methods of how the apartments will be ventilated without opening the windows shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to the first occupation of the apartments and must be retained at all times thereafter. Reason - To protect the amenity of future residents in accordance with Oldham Local Plan Policy 9.

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