

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 19 July 2023

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, 14 July 2023.
 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.

Please also note the Public attendance Protocol on the Council's Website

https://www.oldham.gov.uk/homepage/1449/attending_council_meetings

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:
Councillors Akhtar, S. Bashforth, Cosgrove, Davis, Fryer, H. Gloster,
Harkness, Hobin, Ibrahim, Iqbal, Lancaster, Surjan (Chair), Wahid and
Woodvine

Item No

16 Late List (Pages 1 - 2)

PLANNING COMMITTEE

19th July 2023

Late information

| AGENDA PAGES | DETAILS |
|--------------------------|---|
| Pages 5 – 16 and 17 - 28 | <p>AGENDA ITEM NUMBERS: 6 and 7 (PA/343609/19 and PA/343610/19)</p> <p>ADDITIONAL REPRESENTATION AND RESPONSE</p> <p>Lands at Former Birks Quarry, Huddersfield Road, Austerlands.</p> <p>ADDITIONAL REPRESENTATIONS:</p> <p>Further to the publication of the Planning Committee agenda an additional representation has been received making the following (summarised) comments:</p> <ul style="list-style-type: none"> • In relation to PA/343609/19, issues raised relate to impact on privacy (due to site elevation) and lack of sectional drawings to show relationship between the development and neighbouring properties on Huddersfield Road. • In relation to PA/343610/19, issues raised relate to proposed works outside the application site as defined on the Location Plan. <p>RESPONSE TO ISSUES RAISED IN THE REPRESENTATION:</p> <ul style="list-style-type: none"> • In relation to PA/343609/19, the proposed dwelling closest to the objector’s property is over 30m from the objector’s property. As a result of the separation, it is considered that the proposed development would not lead to unacceptable impact on the privacy of the objector, notwithstanding the difference in levels. • Sectional drawings to demonstrate the relationship between the development and the properties along Huddersfield Road were not considered necessary as plans showing difference in levels were submitted with the application. The approved Site Plan shows spot heights within the site and along Huddersfield Road and from these, the relationship between the proposed dwelling and existing neighbouring dwelling along Huddersfield Road could be determined. • In relation to the issues raised regarding PA/343610/19, the proposal has been assessed on the basis of works indicated within the Site Location Plan and the approved Site Plan. Although the Site Plan indicates that some regrading works would be undertaken on lands adjacent Birks Avenue, those works are outside the red line boundary and importantly, are not considered to be an integral part of the development. Any works outside the Site Location Plan and the approved Site Plan are not covered by any approval given and may require a separate planning permission. |

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| | <p>AMENDMENT TO REPORTS:</p> <p>No amendment required.</p> <p>AMENDMENT TO RECOMMENDATION:</p> <p>No amendment required</p> |
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