

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

Date Wednesday 5 June 2024

Time 6.00 pm, or at the rise of the Member's Training, whichever is the later.

Venue Council Chamber, Civic Centre, Oldham, West Street, Oldham, OL1 1NL

Notes 1. DECLARATIONS OF INTEREST- If a Member requires 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 at least 24 hours in advance of the meeting.

2. CONTACT OFFICER for this agenda is Constitutional Services email [Constitutional.Services@oldham.gov.uk](mailto: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, 31 May 2024.

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](https://www.oldham.gov.uk/homepage/1449/attending_council_meetings)

**MEMBERSHIP OF THE PLANNING COMMITTEE**

Councillors Akhtar, Z Ali, Charters, Cosgrove, Davis, Harkness (Vice-Chair), Hince (Chair), Hobin, Hurley, Iqbal, Lancaster, Nasheen, Williamson and Woodvine

Item No

15            Late List (Pages 3 - 6)

**PLANNING COMMITTEE**

**5 June 2024**

**Late information**

AGENDA PAGES	DETAILS
Pages 19 - 29	<p><b>Agenda item 7 – FUL/352158/23 - Foundry Street, Oldham</b></p> <p><b>Amendments to report:</b></p> <p><u>Paragraphs 8.2 and 10.4</u></p> <p>Following confirmation that the proposed plans allow provision for a crossing to be installed if required, the objection has been withdrawn.</p> <p><u>Paragraphs 13.3 and 13.5</u></p> <p>For clarity, the stated deficit of 1.34 units is in relation to the existing on-site position when including the achievement of a 10% biodiversity net gain, rather than simply in relation to the existing on-site position. The proposed land sale arrangement will therefore ensure an overall gain in biodiversity.</p> <p><b>Amendment to recommendation:</b></p> <p><u>Paragraph 17 – Condition 4</u></p> <p>As noted above, the requirement is to achieve a biodiversity net gain, rather than for tree replacement which can be satisfied on-site and therefore for clarity the condition has been slightly reworded as follows:</p> <p>4. “No above ground construction of the building hereby approved shall commence until a scheme and timetable for the achievement of Biodiversity Net Gain has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a written 30-year Habitat Management and Monitoring Plan (HMMP) for biodiversity within the site. REASON - To ensure that the proposals result in enhancement of biodiversity having regard to Policies 9 and 21 of the Oldham Local Plan, paragraph 174 of the NPPF, and Policy JP-G8 of the Places for Everyone Joint Development Plan”.</p> <p><u>Paragraph 17 – Conditions 6 and 7</u></p> <p>Amended to include reference to the approved plan and update references to the development plan policies.</p> <p>6. “All hard and soft landscape works shall be carried out in accordance with the approved plan Ref: 1337-105 F prior to the occupation of any part</p>

	<p>of the development or in accordance with the programme agreed with the local planning authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority. REASON - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policy JP-G7 of the Places for Everyone Joint Development Plan, and Policies 9 and 21 of the Oldham Local Plan.</p> <p>7 “Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of 2.3 m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the ground, erected in accordance with BS5837:2005, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas. REASON - Prior approval of such details is necessary to protect existing trees and hedges having regard to Policy JP-G7 of the Places for Everyone Joint Development Plan.</p>
<p><b>Pages 43 - 50</b></p>	<p><b>Agenda item 9 – Land adjacent to Stockport Road, Lydgate</b></p> <p><b>Additional Information:</b></p> <p><u>Paragraph 8.2</u></p> <p>1 additional representation has been received following publication of the agenda concerning highway safety issues relating to visibility and parking for the access to the proposed dwelling.</p> <p>The Highways assessment has been addressed at section 12 of the published report and the points raised do not alter the views of the Highways Engineer or the content of this section of the report.</p>

<p><b>Pages 61 – 70</b></p>	<p><b>Agenda item 11 – Yew Tree School, Alcester Street, Chadderton</b></p> <p><b>Amendment to recommendation:</b></p> <p>Following a review of the published report, officers consider it necessary to amend the wording of condition 4 to make it more concise.</p> <p><b><u>Amendment to Condition 4:</u></b></p> <p>4. The pitch shall not be used for sporting purposes outside the hours of 0900hrs to 2130hrs on any day. REASON - In the interest of the amenity of the occupiers of neighbouring properties, in accordance with Policy 9 of the Oldham Local Plan.</p>
<p><b>Pages 87 - 89</b></p>	<p><b>Agenda Item 14: Appeals Update Report</b></p> <p>Corrections/amendments to the report, for noting:</p> <ul style="list-style-type: none"> <li>• Planning Application number MMA/350017/22, which proposed variations to conditions 2 and 11 on a previously approved application (MMA/345170/20) at 149A Manchester Road, Greenfield, is stated on the report as being the subject of an ongoing appeal. However, the appeal was in fact dismissed by the Planning Inspectorate on 2 April 2024.</li> <li>• Planning Application number HOU/348050/21, which proposed single storey extension with a roof terrace at 42 Wakefield Drive, Chadderton, is stated on the report as being the subject of an ongoing appeal. However, the appeal was in fact dismissed by the Planning Inspectorate on 19 April 2024.</li> </ul>

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