

**PLANNING COMMITTEE**  
**22/08/2018 at 6.00 pm**



**Present:** Councillor S Bashforth (Chair)  
Councillors Ali, Ball, Davis, Harkness, Hewitt, Phythian and  
Murphy (Substitute)

Also in Attendance:

Stephen Irvine	Head of Planning and Infrastructure
Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Graham Dickman	Development Management Team Leader
Sian Walter-Browne	Principal Constitutional Services Officer

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Akhtar,  
Gloster, Hudson and Leach.

2           **URGENT BUSINESS**

There were no items of urgent business received.

3           **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4           **PUBLIC QUESTION TIME**

The following question was asked by Ms Andrea Roberts:-

“My question is regarding 5 Williams Crescent (my next door  
neighbour)

If a person or people request that a retrospective planning  
application be put to the Planning Committee rather than a  
Planning Officer (of which there has been three regarding 5  
William Crescent) within the requested time frame and to the  
contact listed by the council on this application online. This was  
requested by email (of which date sent and recipient sent to is  
logged) and the Councillor contact does not request this, for  
reasons unknown?

Would this normally be up to the Councillor to decide if they  
submit this request to the Committee or not? Bearing in mind the  
amount of correspondence, emails to and from planning and  
other relevant departments 39 to date sent. This was not my  
understanding after reading the information on OMBC website.

I believe this to be a breach of my human rights and my right to  
express my concerns Freedom of Speech”

The Chair responded that, in accordance with the Council’s  
constitution, only elected Members could refer a matter to the  
Committee and this had been the case for many years. There

was a target from the Government that 95% of applications should be determined by officers under delegated powers and only 5% by Committee. A procedure had been provided whereby a member of the public could ask their local Councillor to refer the matter to the Committee.

5 **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee held on 18<sup>th</sup> July 2018 be approved as a correct record.

6 **PLANNING APPLICATION / PA/341850/18 / SAINT THOMAS CHURCH, CHURCH STREET, DELPH, OLDHAM, OL3 5DR**

The Committee were informed that this application had been withdrawn.

7 **PLANNING APPLICATION / PA/341965/18 / 149A MANCHESTER ROAD, GREENFIELD, OLDHAM, OL3 7HJ  
PA/340209/17 - 149A Manchester Road, Greenfield, OL3 7HJ**

APPLICATION NUMBER: PA/340209/17 (Reserved matters)

APPLICANT: Kaberry Building

PROPOSAL: Reserved matters application for 4 .no dwellings (approval of appearance, landscaping, layout and scale) following outline permission for residential development approved under application no. PA/337274/15.

LOCATION: 149A Manchester Road, Greenfield, OL3 7HJ

It was **MOVED** by Councillor Harkness and **SECONDED** by Councillor Murphy that the application be **REFUSED** (against Officer recommendations).

On being put to the vote 6 **VOTES** were cast **IN FAVOUR OF REFUSAL** and 2 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

**DECISION:** That the application be **REFUSED** contrary to Officer recommendations for the following reasons:-

*The proposal is overdevelopment of the site that results in:*

- *increased overlooking and a loss of privacy to adjacent residents; and*
- *insufficient amenity space being available for occupiers of the new houses;*

*As such, the proposal is unsustainable development and contrary to:*

- *Policy 9 of Oldham's LDF Joint DPD which seeks to protect the amenity of existing and future residents.*

NOTES:

1. The Agent for the Applicant and an Objector attended the meeting and addressed the Committee on this application.



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**APPEALS**

**RESOLVED** that the content of the Planning Appeals update report be noted.

The meeting started at 6.00 pm and ended at 6.58 pm