

**PLANNING COMMITTEE**  
**19/12/2018 at 6.00 pm**



**Present:** Councillor S Bashforth (Chair)  
Councillors Akhtar, Ali, Ball, Brownridge, Davis, H. Gloster, Hewitt  
(Vice-Chair), Hudson and Qumer

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 Harkness, Haque, Leach and Phythian.

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**

There were no public questions received.

5           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee meeting held on 14<sup>th</sup> November 2018 be approved as a correct record.

6           **PA/340523/17 - LAND AT EDGE LANE STREET, ROYTON, OL2 6DS**

APPLICATION NUMBER: PA/340523/17

APPLICANT: Brantones Ltd

PROPOSAL: Outline planning application for the erection of 13 no. apartments . Access, layout, appearance and scale to be considered (landscaping reserved).

LOCATION: Land at Edge Lane Street, Royton, OL2 6DS

It was **MOVED** by Councillor Bashforth and **SECONDED** by Councillor Ball           that the application be **APPROVED**.

On being put to the vote, the Committee voted **UNANIMOUSLY IN FAVOUR OF APPROVAL**.

**DECISION:** That the application be **GRANTED**, subject the conditions and the completion of the legal agreement as set out in the report.

7            **PA/341391/18 - LION MILL, FITTON STREET, ROYTON,  
OL2 5JX**

APPLICATION NUMBER: PA/341391/18

APPLICANT: Daleford Ltd

PROPOSAL: Proposed mixed use B1, B2 and B8 building with car parking, yard area and landscaping.

LOCATION: Lion Mill, Fitton Street, Royton, OL2 5JX

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Akhtar that the application be **APPROVED**.

On being put to the vote, the Committee voted **UNANIMOUSLY IN FAVOUR OF APPROVAL**.

**DECISION:** That the application be **GRANTED** subject to the conditions as set out in the report and a request that the applicant engage with neighbouring residents in devising the required landscaping and screening details.

**NOTES:**

1. That an Objector attended the meeting and addressed the Committee on this application.

8            **PA/342378/18 - LAND ADJACENT TO GORSE MILL,  
GORSE STREET, CHADDERTON**

APPLICATION NUMBER: PA/342378/18

APPLICANT: Cantt Pak

PROPOSAL: Erection of 1no. distribution warehouse with associated external works.

LOCATION: Land Adjacent To Gorse Mill, Gorse Street, Chadderton

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Qumer that the application be **APPROVED**.

On being put to the vote, the Committee voted **UNANIMOUSLY IN FAVOUR OF APPROVAL**.

**DECISION:** That the application be **GRANTED**, subject the conditions and the completion of the legal agreement as set out in the report, and to the following additional/ amended conditions:

Amended Condition 4

No development comprising the construction of the building hereby approved shall commence until a site investigation and assessment in relation to the landfill gas risk, and in relation to potential land contamination, has been carried out and the consultant's written report and recommendation have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety as the site is located within 250 metres of a former landfill site and has been subject to previous landfilling operations.

#### Additional Condition 11

No development comprising the erection of the building hereby approved or the final creation of parking and servicing areas shall commence until full details of proposed land and floor levels relative to previously agreed datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.

Reason - In the interests of the amenity of the area.

#### Additional Condition 12

No external storage shall take place on the site other than in clearly defined areas, the details of which, including any necessary screening, shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason – In the interests of the visual amenity of the area.

#### **NOTES:**

1. That an Objector and the Applicant attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 10.

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#### **APPEALS**

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

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#### **LATE LIST**

**RESOLVED** that the information related to the submitted planning applications as at 19<sup>th</sup> December 2018, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 6.55 pm

