

PLANNING COMMITTEE
16/01/2019 at 6.00 pm



Present: Councillors Akhtar, Ali, Ball, Brownridge, Davis, H. Gloster, Haque, Harkness, Hudson, Leach, Qumer and Phythian

Also in Attendance:

Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Officer Transport Projects
Stephen Irvine	Head of Planning and Development Management
Graham Dickman	Development Management Team Leader
Hannah Lucitt	Senior Planning Officer
Fabiola Fuschi	Constitutional Services Officer

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Hewitt.

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, subject to an amendment concerning adding the record of Councillor Haque's apologies, the minutes of the Planning Committee meeting held on 19th December 2018 be approved as a correct record.

6 **PA/341276/18 - STOCK LANE, CHADDERTON, OLDHAM, OL9 9EY**

APPLICATION NUMBER: PA/341276/18

APPLICANT: UK Power Reserve

PROPOSAL: Variation of condition no 8 relating to the noise generation scheme in relation to PA/338488/16

LOCATION: Stock Lane, Chadderton, Oldham OL9 9EY

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

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL**.

DECISION: that the application be **GRANTED** subject to the conditions as outlined in the report.

7

PA/342113/18 - 2 BRIDGE STREET, OLDHAM, OL1 1EA

APPLICATION NUMBER: PA/342113/18

APPLICANT: Mr. Thind

PROPOSAL: Erection of five storey mixed use building consisting of 2 No. commercial units at lower ground floor level and 14 No. apartments at ground, first, second and third floor level. Access, appearance, layout and scale to be considered, with landscaping

LOCATION: 2 Bridge Street, Oldham, OL1 1EA

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

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL.

DECISION:

1. That the application be GRANTED subject to the conditions as set out in the report and to a Section 106 contribution of £24,510.00 for off-site public open space and
2. That authority be delegated to the Head of Planning and Development Management to issue the decision notice upon satisfactory completion of the legal agreement.

8

LB/342254/18 - HARTFORD MILL, BLOCK LANE, OLDHAM, OL9 7SX

APPLICATION NUMBER: LB/342254/18

APPLICANT: Oldham Council

PROPOSAL: Complete demolition of listed building at Hartford Mill in association with proposed outline application for residential development (PA/342255/18)

LOCATION: Hartford Mill, Block Lane, Oldham, OL9 7SX

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

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL.

DECISION: that listed building consent be GRANTED subject to the conditions as set out in the report, with the exception of the removal of condition 3 (*– No demolition of Hartford Mill shall commence until a)Reserved matters pursuant to outline planning permission PA/342255/18 have been approved by the local planning authority; and b)A contract for the construction of the dwellings approved by planning permission PA/342255/18 has been submitted to and approved in writing by the local planning authority in consultation with Historic England and*

subsequently entered into and a copy of the completed contract provided to the local planning authority) and subject to referral of the application to the Secretary of State for his consideration.



Reason for removal of Condition 3 – Members considered that the imposition of the condition would unnecessarily delay the removal of the building. This would lead to continuing blight of the local area, would prolong the serious problems of visual harm and anti-social behaviour which exist, whilst the building's removal would also assist in attracting development interest with the resultant public benefit.

NOTE: that the Applicant attended the meeting and addressed the Committee on this application.

9

**PA/342255/18 - HARTFORD MILL, BLOCK LANE,
OLDHAM, OL9 7SX**

APPLICATION NUMBER: PA/342255/18

APPLICANT: Oldham Council

PROPOSAL: Outline planning application for residential use at Hartford Mill and surrounding land at Block Lane and Edward Street. All matters reserved. Submitted in conjunction with LB/342254/18 seeking consent to demolish a listed building at Hartford Mill

LOCATION: Hartford Mill, Block Lane, Oldham, OL9 7SX

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

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL**.

DECISION:

1. That the application be **GRANTED** subject to the conditions as outlined in the report, with the exception of the removal of condition 4 – (*No demolition of Hartford Mill shall commence until: a)Reserved matters pursuant to outline planning permission PA/342255/18 have been approved by the Local Planning Authority; and b) a contract for the construction of the dwellings approved by the planning permission PA/342255/18 has been submitted to and approved in writing by the local planning authority in consultation with Historic England and subsequently entered into and a copy of the completed contract provided to the Local Planning Authority*) and subject to the applicant entering into a Section 106 agreement in relation to ensuring appropriate contributions towards affordable housing and public open space to be determined by the Head of Planning and Development Management and;

2. That the Head of Planning and Development Management be authorised to issue the decision notice upon satisfactory completion of the agreement.



Reason for removal of Condition 4 – Members considered that the imposition of the condition would unnecessarily delay the removal of the building. This would lead to continuing blight of the local area, would prolong the serious problems of visual harm and anti-social behaviour which exist, and the building's removal would also assist in attracting development interest with the resultant public benefit.

NOTE: that the Applicant attended the meeting and addressed the Committee on this application.

10 **HH/342318/18 - 9 OAK CLOSE, CHADDERTON, OLDHAM, O9 7FH**

APPLICATION NUMBER: HH/342318/18

APPLICANT: Mr. Akhtar

PROPOSAL: Part two storey, part single storey rear extension and front porch

LOCATION: 9 Oak Close, Chadderton, Oldham, OL9 7FH

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

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report.

11 **LB/342337/18 - UPPERMILL LIBRARY, HIGH STREET, UPPERMILL, OLDHAM, OL3 6AP**

APPLICATION NUMBER: LB/342337/18

APPLICANT: Oldham Metropolitan Borough Council

PROPOSAL: Removal of notice board to open up fireplace, clean and restore and supply and fit clear "Perspex" sheet for public to view

LOCATION: Uppermill Library, High Street, Uppermill, OL3 6AP

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

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL.

DECISION: that the application be GRANTED subject to the conditions as set out in the report and the removal of condition 3 as outlined in the Late List at Item 14.



NOTE: in reaching its decision, the Committee took into consideration the information as set out in the Late List included in Item 14.

12 **PA/342564/18 - HUBRON INTERNATIONAL LTD, ASHTON ROAD WEST, FAILSWORTH, MANCHESTER, M35 0FP**

APPLICATION NUMBER: PA/342564/18

APPLICANT: Hubron International Limited

PROPOSAL: Proposed installation of 4 No 60 Ton Polymer Storage Silos (16m high x 3m dia) with associated pipework, safety access ladder and roof top guarding within existing service yard area fronting Albion Street

LOCATION: Hubron International Ltd, Ashton Road West, Failsworth, M35 0FP

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

On being put to the vote, 12 VOTES were cast IN FAVOUR OF APPROVAL and 1 VOTE was cast AGAINST with no ABSTENTIONS.

DECISION: that the application be GRANTED subject to the conditions as set out in the report.

13 **APPEALS**

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

14 **LATE LIST - PLANNING COMMITTEE**

RESOLVED that the information relating to the submitted planning applications as at 16th January 2019, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 6.53 pm