

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 13 February 2019

Time 6.00 pm

Venue Crompton Suite, 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 Kaidy McCann in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Kaidy McCann Tel. 0161 770 5151 or email Kaidy.McCann@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, 8 February 2019.

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.

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:

Councillors Akhtar, Ali, S Bashforth (Chair), Ball, Brownridge, Davis, H. Gloster, Haque, Harkness, Hewitt (Vice-Chair), Hudson, Leach, Qumer and Phythian

Item No

- 1 Apologies For Absence
- 2 Urgent Business
Urgent business, if any, introduced by the Chair
- 3 Declarations of Interest
To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
- 4 Public Question Time
To receive Questions from the Public, in accordance with the Council's Constitution.
- 5 Minutes of Previous Meeting (Pages 1 - 6)
The Minutes of the meeting of the Planning Committee held on 16th January 2019 are attached for Members' approval.
- 6 Planning Application/PA/341132/17 26 Selkirk Avenue, Oldham, OL8 4DQ (Pages 7 - 16)
Outline planning application for a residential development of 3 no. detached dwellings. Access and layout to be considered. All other matters reserved.
- 7 Planning Application/PA/341467/18 Land to the rear of the Dog and Partridge PH, Medlock Road, Failsworth, Oldham, M35 9NP (Pages 17 - 30)
Erection of 17 houses with vehicular access from Medlock Road
- 8 Planning Application/PA/342004/18 Land bounded by Hudson Street, Oldham Road (A62) and Hollinwood Metrolink Park and Ride, Chadderton. (Pages 31 - 40)
A HYBRID (part full / part outline) planning application for a total of 9,290 sqm of Class B1(a) office floorspace and associated services and infrastructure.

A) FULL planning permission for 'Block G' - a 3 storey Class B1(a) office building of 1,858 sqm, together with the creation of vehicular and pedestrian access via Hudson Street, car and cycle parking, bin storage and landscaping associated with that building.



B) OUTLINE planning permission for six buildings (Blocks A to F) comprising a combined total of 7,432 sqm gross external area Class B1(a) offices on the remainder of the site. Layout, scale, appearance and access are to be considered, landscaping is reserved.

- 9 Planning Application/PA/342222/18 Land to the rear of 29 -51 Shaw Hall Bank Road, Greenfield, OL3 7LD (Pages 41 - 60)

Erection of 20 no residential dwellings with amended road access and associated car parking.

- 10 Planning Application/PA342503/18 Former Royton Youth Centre, Chapel Street, Royton, OL2 5QL (Pages 61 - 70)

Erection of detached two storey building for use as a medical centre (D2 Use Class), creation of 18no. car park spaces, erection of 2m high fencing to site perimeter and associated landscaping works.

- 11 Planning Application/PA/342585/18 Former Breeze Hill School, Roxbury Avenue, Oldham, OL4 5JE (Pages 71 - 92)

Erection of a two and four storey secondary school and associated access, car parking, sport facilities, landscaping and substation.

- 12 Planning Application/PA/342606/18 Express Dairies Milk, Ridgefield Street, Failsworth, M35 0HJ (Pages 93 - 100)

Variation of condition number 2 relating to PA/338035/16 to make changes to approved proposed site plan

- 13 Planning Application/PA/342624/18 Land west of Springfield Farm, Friezland Lane, Greenfield, OL3 7EU (Pages 101 - 110)

Demolition of shippon / stables and erection of school for children with autism (Use Class D1), associated car parking and landscaping

- 14 Appeals (Pages 111 - 162)

Appeals