

PLANNING COMMITTEE
13/02/2019 at 6.00 pm



Present: Councillor S Bashforth (Chair)
Councillors Akhtar, Ali, Brownridge, Davis, H. Gloster, Haque,
Hewitt (Vice-Chair), Hudson, Leach and Phythian

Also in Attendance:

Richard Byrne	Planning Officer
Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Stephen Irvine	Head of Planning and Development Management
Graham Dickman	Development Management Team Leader
Kaidy McCann	Constitutional Services

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Ball and Councillor Harkness.

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 held on 16th January 2019 be approved as a correct record.

6 **PLANNING APPLICATION/PA/341132/17 26 SELKIRK AVENUE, OLDHAM, OL8 4DQ**

APPLICATION NUMBER: PA/341132/17

APPLICANT: Ms Wilkinson

PROPOSAL: Outline planning application for a residential development of 3 no. detached dwellings. Access and layout to be considered. All other matters reserved.

LOCATION: 26 Selkirk Avenue, Oldham, OL8 4DQ

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

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



Oldham
Council

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

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PLANNING APPLICATION/PA/341467/18 LAND TO THE REAR OF THE DOG AND PARTRIDGE PH, MEDLOCK ROAD, FAILSWORTH, OLDHAM, M35 9NP

APPLICATION NUMBER: PA/341467/18

APPLICANT: Mr Sheridan

PROPOSAL: Erection of 17 houses with vehicular access from Medlock Road

LOCATION: Land to the rear of the Dog and Partridge PH, Medlock Road, Failsworth, Oldham, M35 9NP

It was MOVED by Councillor Davis and SECONDED by Councillor Hewitt that the application be REFUSED (against Officer recommendations).

On being put to the vote 9 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's recommendation for the following reason:

The proposed access to the site would fail to achieve adequate visibility for drivers leaving the site and for users of the adjacent footway on Medlock Road, to the detriment of the safe movement of all road users. As such, the proposal is contrary to Policies 5 'Promoting Accessibility and Sustainable Transport Choices' and 9 'Local Environment' of the Oldham Joint Core Strategy and Development Management Policies Development Plan Document, since the scheme's access would not ensure appropriate highway safety and the safety of pedestrians and road users.

NOTES:

1. That a Ward Councillor and the Applicant attended the meeting and addressed the Committee on this application.
2. In the event of an appeal against the decision, Cllr Hewitt agreed to represent the Council at any hearing.

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PLANNING APPLICATION/PA/342004/18 LAND BOUNDED BY HUDSON STREET, OLDHAM ROAD (A62) AND HOLLINWOOD METROLINK PARK AND RIDE, CHADDERTON.

APPLICATION NUMBER: PA/342004/18

APPLICANT: Portcullis Oldham LTD

PROPOSAL: 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.

LOCATION: Land bounded by Hudson Street, Oldham Road (A62) and Hollinwood Metrolink Park and Ride, Chadderton.

It was MOVED by Councillor Hudson and SECONDED by Councillor Hewitt 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:

1. The applicant entering into a section 106 agreement to cover the following matter – land in the applicant's ownership at the side of the proposed development site to be dedicated as highway so that improvements to the pedestrian and cycle infrastructure can be carried out by the local highway authority between the A62 Oldham Road and Hudson Street, and the Head of Planning & Development Management be authorised to issue the decision notice upon satisfactory completion of the legal agreement.
2. Subject to the conditions as set out in the Late List.

NOTES:

1. That 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 15.

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PLANNING APPLICATION/PA/342222/18 LAND TO THE REAR OF 29 -51 SHAW HALL BANK ROAD, GREENFIELD, OL3 7LD

APPLICATION NUMBER: PA/342222/18

APPLICANT: Wiggett Construction

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

LOCATION: Land to the rear of 29 -51 Shaw Hall Bank Road, Greenfield, OL3 7LD

It was MOVED by Councillor S. Bashforth and SECONDED by Councillor Hewitt that the application be DEFERRED.

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

DECISION: That the application be DEFERRED pending clarification of the reasons for the Section 106 contributions being used at Churchill Playing Fields, rather than for affordable housing or on-site public open space.

NOTES:

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 15.

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PLANNING APPLICATION/PA342503/18 FORMER ROYTON YOUTH CENTRE, CHAPEL STREET, ROYTON, OL2 5QL

APPLICATION NUMBER: PA/342503/18

APPLICANT: Royton Medical Centre

PROPOSAL: 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.

LOCATION: Former Royton Youth Centre, Chapel Street, Royton, OL2 5QL

It was MOVED by Councillor S. Bashforth 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: That the application be GRANTED subject to the conditions as outlined in the report.

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PLANNING APPLICATION/PA/342585/18 FORMER BREEZE HILL SCHOOL, ROXBURY AVENUE, OLDHAM, OL4 5JE

APPLICATION NUMBER: PA/342585/18

APPLICANT: Galliford Try Partnerships North West

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

LOCATION: Former Breeze Hill School, Roxbury Avenue, Oldham, OL4 5JE

It was MOVED by Councillor S. Bashforth and SECONDED by Councillor Hewitt 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, and to the following additional/ amended conditions:

CONDITION 10:

The development hereby approved shall be carried out in strict accordance with the tree protection measures detailed in the Arboricultural Implications Assessment and Method Statement by DEP Landscape Architecture (Job no. 3986 Rev C submitted 30 January 2019). The identified tree protection measures shall be implemented before any development takes place and maintained as such thereafter for the entirety of the construction period.

Reason - To ensure that adequate measures are put in place to protect existing trees which are to be retained as part of the development.

CONDITION 21:

The development hereby approved shall not be brought into use unless and until details of a school safety zone, located on the approach to the site along Lees Road and Breeze Hill Road has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in accordance with the approved details and a timetable for implementation that shall also have been submitted to and approved in writing as part of the scheme. The detailed school safety zone scheme should as a minimum include for the following provisions:

- 1. Keep Clear road markings on Breeze Hill Road;*
- 2. The signalisation of the Lees Road/Breeze Hill Road/Wellyhole Street junction with all associated radius improvements and crossing facilities;*
- 3. Additional modelling of the Lees Road/Breeze Hill Road/Wellyhole Street junction using TRANSYT15;*
- 4. Inclusion of the Lees Road/Breeze Hill Road/ Wellyhole Street signalised junction into the SCOOT region;*
- 5. All associated signs and road markings on the approach to the school;*
- 6. The provision of a footway, minimum width 2.0 metres along the length of Breeze Hill Road on the approach to the school from Lees Road.*

Reasons – To facilitate the safe movement of pedestrians, cyclists and other highway users in the vicinity of the development

CONDITION 25:

The development hereby permitted shall be carried out in full accordance with the surface water drainage strategy outlined in the Flood Risk Assessment and Drainage Strategy [author: Scott Hughes (document reference 3373-SHD-00-ZZ-RP-C-0001 Rev 3) dated December 2018]. The measures contained within the Flood Risk Assessment shall be implemented before the development is first brought into use and shall be retained as such thereafter.

Reason - To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that there adequate measures are put in place for the disposal of surface water.



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 15.

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PLANNING APPLICATION/PA/342606/18 EXPRESS DAIRIES MILK, RIDGEFIELD STREET, FAILSWORTH, M35 0HJ

APPLICATION NUMBER: PA/342606/18

APPLICANT: Material Studio (Part of Chrome (Services) Ltd)

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

LOCATION: Express Dairies Milk, Ridgefield Street, Failsworth, M35 0HJ

It was MOVED by Councillor Davis 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: That the application be GRANTED subject to the conditions as outlined in the report.

NOTES:

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 15.

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PLANNING APPLICATION/PA/342624/18 LAND WEST OF SPRINGFIELD FARM, FRIEZLAND LANE, GREENFIELD, OL3 7EU

APPLICATION NUMBER: PA/342624/18

APPLICANT: Bright Futures School

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

LOCATION: Land west of Springfield Farm, Friezland Lane, Greenfield, OL3 7EU

It was **MOVED** by Councillor Hudson 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: That the application be **GRANTED** subject to the conditions as outlined in the report.

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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 relating to the submitted planning applications as at 13th February 2019, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 7.27 pm