

PLANNING COMMITTEE
Regulatory Committee
Agenda

Date Wednesday 5 June 2019

Time 6.00 pm

Venue Council Chamber, 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 Mark Hardman in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Mark Hardman Tel. 0161 770 5151 or email mark.hardman@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, 31 May 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, Brownridge, Davis, H. Gloster, Harkness, Hewitt,
Hudson, Phythian, Hulme, Ibrahim, Iqbal, Jacques, Malik and Dean (Chair)

Item No

- 1 Apologies For Absence
- 2 Appointment of Vice Chair
To invite consideration of the appointment of the Vice Chair of the Committee for the Municipal Year 2019/20.
- 3 Urgent Business
Urgent business, if any, introduced by the Chair
- 4 Declarations of Interest
To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
- 5 Public Question Time
To receive Questions from the Public, in accordance with the Council's Constitution.
- 6 Minutes of Previous Meetings (Pages 1 - 6)
The Minutes of the meetings of the Planning Committee held on 10th April and 23rd April 2019 are attached for Members' approval.
- 7 Planning Application / PA/340499/17/ Land between Burnley Lane and Chadderton Way, on the site formerly occupied by Constellation Mill. (Pages 7 - 16)
Erection of a motor dealership (Sui Generis), incorporating showroom, workshop, offices, storage/spare parts and 4 MOT bays with separate valeting bays, to include associated parking, landscaping and vehicle access arrangements.
- 8 Planning Application / PA/342449/18 Land off Haven Lane, Moorside, Oldham OL4 2QH (Pages 17 - 28)
Reserved matters application (for appearance, landscaping, layout and scale) pursuant to PA/338917/16 for 23 three and four-bedroom detached dwellings.



- 9 Planning Application / PA/342633/18 Shaw Street Metal Company Ltd, 4-6 Hill Street, Shaw, OL2 8PQ (Pages 29 - 34)
- Change of use of office (Class B1a) to a 9 bedroomed House in Multiple Occupation (Sui generis).
- 10 Planning Application / PA/342751/19 1 Wesley Street, Failsworth, Manchester, M35 9EB (Pages 35 - 40)
- Retrospective application for change of use from dwelling (Class C3) to 7 bedroom House in Multiple Occupation (sui generis use), including retention of conservatory lounge to side.
- 11 Planning Application / LB/342813/19 Manor Mill, Victoria Street, Chadderton, OL9 0DD (Pages 41 - 50)
- Replacement of existing windows with uPVC.
- 12 Planning Application / PA/342888/19 Land to east of Alexandra Centre Retail Park, Park Road, Oldham, OL4 1SA (Pages 51 - 58)
- Proposed soccer centre (Use Class D2) with associated car park and access arrangements
- 13 Planning Application / PA342907/19 18 Pole Lane, Failsworth, Manchester, M35 9PB (Pages 59 - 64)
- Change of use from a six bedroom House in Multiple Occupation (Use Class C4) to a seven bedroom House in Multiple Occupation (Sui Generis).
- 14 Planning Application / PA/342978/19 Moss Lane Industrial Estate, Moss Lane, Royton, OL2 6HR (Pages 65 - 70)
- Erection of commercial units to be used for a purpose that falls within either Class B1 (Business), Class B2 (General industry), or B8 (Storage or distribution uses)
- 15 Planning Application / PA/343049/19 THE COACH HOUSE, Selkirk Avenue, Oldham, OL8 4DQ (Pages 71 - 76)
- 1) Proposed demolition of existing house 2) Retention of part existing facade and erection of replacement detached two and a half storey dwelling 3) Associated landscape and external works including new drop kerb
- 16 Planning Application / PA/343071/19 Land at Saint Johns Street, Porter Street and Edward Street, Oldham, OL9 7QS (Pages 77 - 90)
- Erection of 68 no. dwellings



- 17 Planning Application / HH/343092/19 Running Hill Cottage, Running Hill Lane, Dobcross, OL3 5JS (Pages 91 - 96)
- Extension of a two storey side and rear extension and a single storey side extension and detached garage.
- 18 Planning Application / MNA/343101/19 Heyside Congregational Church, Hebron Street, Royton, OL2 6LU (Pages 97 - 102)
- Minor material amendment relating to app no. PA/341925/18 to amend the apartments to 9 no. flats with 1 no. office
- 19 Planning Application / PA/343103/19 Roscoe Mill, Roscoe Street, Oldham, OL1 1EA (Pages 103 - 106)
- Proposed car park comprising 93 new car parking spaces including 6 blue badge spaces and two electric charging spaces, new parking machines, street lighting and pedestrian links to Roscoe street.
- 20 Planning Application / PA/343126/19 Copster Hill Road Depot, Copster Hill Road, Oldham, OL8 1QB (Pages 107 - 120)
- Erection of a Hindu Temple facility including prayer hall, multi-function hall, teaching and ancillary spaces as well as landscaped garden and parking.
- 21 Planning Application / PA/343147/19 Land to the west of Greengate, Oldham. (Pages 121 - 130)
- Erection of commercial units to be used for a purpose that falls within either Class B1 (Business), Class B2 (General industry), or B8 (Storage or distribution uses). Associated parking, landscaping and infrastructure.
- 22 Appeals (Pages 131 - 132)
- Appeals