

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 17 July 2019

Time 6.00 pm

Venue Lees 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, 12 July 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.

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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 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 - 4)
The Minutes of the meeting of the Planning Committee held on 1st July 2019 are attached for Members' approval.
- 6 Planning Application PA/343071/19 Land at Saint Johns Street, Porter Street and Edward Street, Oldham, OL9 7QS (Pages 5 - 18)
Erection of 68 no. dwellings
- 7 Planning Application PA/343258/19 Donkeystone Brewing Co Ltd, UNIT 17, Boarshurst Business Park, Boarshurst Lane, Greenfield, OL3 7ER (Pages 19 - 26)
Retrospective application for a change of use of industrial (Class B2) floorspace to use as a drinking establishment (Class A4) at Unit 18, in association with the existing brewery use at Unit 17
- 8 Appeals (Pages 27 - 28)
Appeals



PLANNING COMMITTEE
01/07/2019 at 6.00 pm

Present: Councillor Phythian (Chair)
Councillors Akhtar, Davis, Harkness, Hudson, Garry
(Substitute), Hulme, Ibrahim, Jacques, Malik (Vice-Chair) and
Williamson

Also in Attendance:

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 Councillors
Brownridge, Dean, H. Gloster, Hewitt and Iqbal.

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
Wednesday 5th June 2019 be approved as a correct record.

6 **PA/342008/18 - LAND AT HODGE CLOUGH ROAD,
OLDHAM**

APPLICATION NUMBER: PA/342008/18

APPLICANT: Ms Lewis

PROPOSAL: Erection of 32 No. dwellings with associated
external works.

LOCATION: Land at Hodge Clough Road, Oldham

It was **MOVED** by Councillor Harkness and **SECONDED** by
Councillor Hudson that the application be **REFUSED** (against
Officer recommendations).

On being put to the vote 3 VOTES were cast IN FAVOUR OF REFUSAL and 5 VOTES were cast AGAINST with 2 ABSTENTIONS.

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

On being put to the vote 5 VOTES were cast IN FAVOUR OF APPROVAL and 3 VOTES were cast AGAINST with 2 ABSTENTIONS.

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

NOTES:

1. That an Objector, the Applicant and a Ward Councillor 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 11.

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PA/342030/18 - LAND AT PEARLY BANK, SHOLVER, OLDHAM

APPLICATION NUMBER: PA/342030/18

APPLICANT: Ms Lewis

PROPOSAL: Erection of 32 no. dwelling-houses with associated external works.

LOCATION: Land at Pearly Bank, Sholver, Oldham

It was MOVED by Councillor Harkness and SECONDED by Councillor Hulme that the application be DEFFERED.

On being put to the vote, it was UNANIMOUSLY cast in favour of DEFERRAL.

DECISION: That the application be DEFERRED pending further information with regards to flood risk, an up-to-date ecological report and foot-and-mouth burial concerns.

NOTES:

1. That an Objector, the Applicant and a Ward Councillor 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 11.

8 **PA/342949/19 - ST JAMES VICARAGE, VICARAGE STREET, SHAW, OL2 7TE**

APPLICATION NUMBER: PA/342949/19

APPLICANT: Church of England - Diocese of Manchester

PROPOSAL: Outline planning application to construct a detached dwelling house - access and layout to be considered all other matters reserved.

LOCATION: St James Vicarage, Vicarage Street, Shaw, OL2 7TE

It was MOVED by Councillor Hudson 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 the application be GRANTED.

9 **PA/342950/19 - ST JAMES VICARAGE, VICARAGE STREET, SHAW, OL2 7TE**

APPLICATION NUMBER: PA/342950/19

APPLICANT: Church of England - Diocese of Manchester

PROPOSAL: 1. Conversion and extension of the existing dwelling to form 4no. dwellings following the erection of a two storey side extension, single storey rear extension, and two single storey side extensions. 2) Removal of a section of front perimeter wall to create parking.

LOCATION: St James Vicarage, Vicarage Street, Shaw, OL2 7TE

It was MOVED by Councillor Hudson and SECONDED by Councillor Williamson 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.

10 **PA/343269/19 - LAND AT, KNOWLS LANE, OLDHAM**

APPLICATION NUMBER: PA/343269/19

APPLICANT: Russell Homes UK Ltd

PROPOSAL: Hybrid Planning Application comprising of: Part A - Full Planning Application for the development of a new link road between Knowls Lane and Ashbrook Road and associated works, and Part B - Outline Planning Application for the development of up to 265 dwellings, open space and landscaping, with all matters reserved except for access. - Re-submission of Planning Application PA/340887/17.

LOCATION: LAND AT, Knowls Lane, Oldham



It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Williamson that the application be **REFUSED** (against Officer recommendations).

On being put to the vote 3 **VOTES** were cast **IN FAVOUR OF REFUSAL** and 8 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

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

On being put to the vote 8 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 3 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

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

NOTES:

1. That an Objector, the Applicant and a Ward Councillor 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 11.

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LATE LIST

RESOLVED that the information relating to the submitted planning applications as at 1st July 2019, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 9.19 pm

APPLICATION REPORT - PA/343071/19

Planning Committee, 17 July, 2019

Registration Date: 03/04/2019
Ward: Werneth

Application Reference: PA/343071/19
Type of Application: Full Planning Permission

Proposal: Erection of 68 no. dwellings
Location: Land at Saint Johns Street, Porter Street and Edward Street, Oldham, OL9 7QS
Case Officer: Hannah Lucitt

Applicant Agent : Keepmoat Homes

THE SITE

The application site is surrounded by residential properties of varying ages and is in close proximity to the Grade II Listed Hartford Mill. It is adjacent to the A62 Manchester Road which leads to Oldham Town Centre. The site is located approximately 1.5 kilometres (0.8 miles) to the south west of Oldham town centre.

The site is separated into two parcels of development named 'Phase 3' and 'Phase 4'. The application site comprises previously developed land that has been cleared and grassed over.

Phase 3 is separated into four parcels of land, bounded by Porter Street, Dover Street, Featherstall Road South, St. John's Street, Edward Street and the dwellings at Alfred Court.

Phase 4 is bounded by Edward Street, Castleton Street and Suthers Street. The Metro runs directly to the north of the application site.

The topography of the site is such that it slopes downhill from east to west.

THE PROPOSAL

This application proposes the erection of 68 no. dwellings.

Phase 3

There are 32, two storey dwellings proposed within these parcels of land, containing a mix of terraced, semi-detached and detached dwellings. No affordable housing is proposed within Phase 3.

Of the 32 dwellings, there are 9 two bed dwellings, 16 three bed dwellings, and 7 four bed dwellings.

This application also proposes an area of public open space, amounting to 0.3 hectares, located off Edward Street and St John Street, linking the application site with the earlier phases of development which have taken place to the north.

Two car parking spaces are proposed for each dwelling.

The proposed dwellings would be externally clad in red brick and grey tile.

Phase 4

There are 36, two storey dwellings proposed within this parcel of land, containing a mix of 2, 3 and 4 bedroom terraced and semi-detached dwellings. Phase 4 proposes 100% affordable housing. No public open space is proposed as part of Phase 4. However, landscaping buffers are proposed to the north and south west of the site.

Of the 36 dwellings, there are 3 two bed dwellings, 23 three bed dwellings, and 10 four bed dwellings.

Two car parking spaces are proposed for each dwelling.

The proposed dwellings would be externally clad in red brick and grey tile.

RELEVANT HISTORY OF THE SITE:

There is extensive planning history on these sites. The only relevant planning history is as follows:

PA/057228/09 'Redevelopment of 64 dwellings comprising of two, three, four and five bedroom dwellings. Associated roads, parking and landscaping to be considered'.

This scheme was granted conditional planning permission on 04th May 2010. This permission was implemented, but only a proportion of the development was delivered, to the north of Phase 3.

CONSULTATIONS

Highway Engineer	No objection, subject to the inclusion of conditions addressing the provision and retention of car parking spaces, working safely near metrolink, noise and vibration, earthworks stability, drainage, boundary treatment, and tree protection.
The Coal Authority	No objection, subject to the inclusion of a condition addressing works to be undertaken prior to the commencement of the development.
United Utilities	No objection, subject to the inclusion of conditions addressing drainage.
LLFA	No objection, subject to the inclusion of a drainage scheme.
Greater Manchester Police Architectural Liaison Unit Transport for Greater Manchester	No comment.
Environmental Health	No objection, subject to the inclusion of conditions addressing working safely near metrolink, noise and vibration, earthworks stability, drainage, boundary treatment, and tree protection.
Greater Manchester Ecology Unit	No objection, subject to the inclusion of conditions addressing landfill gas and contaminated land.
Street Lighting	No comment.
Drainage	No objection, as the works for this phase of the development seem to only affect existing highway and not propose any new adoptable highway, therefore there is no requirement for new street lighting.
Arborist	No objection, subject to the inclusion of a drainage scheme.
	No objection. Tree numbers and species will both be improved overall.

REPRESENTATIONS

This application was publicised by way of a site notice, press notice and neighbour notification letters. One letter of objection has been received by virtue of this publication process, which comments that the proposed development would exacerbate existing traffic congestion issues.

PLANNING CONSIDERATIONS

The main issues for consideration comprise:

- Land Use;
- Public Open Space;
- Affordable Housing;
- Design and residential amenity
- Impact on the setting of the Grade II listed Hartford Mill;
- Crime Impact;
- Access and Car Parking; and,
- Flood Risk Assessment.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 2 within the National Planning Policy Framework (NPPF) reiterates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

In this case the 'development plan' is the Joint Development Plan Document which forms part of the Local Development Framework for Oldham. It contains the Core Strategies and Development Management policies used to assess and determine planning applications. The application site is unallocated by the Proposals Map associated with the Joint Development Plan Document. Therefore, the following policies are considered relevant:

- Policy 1 - Climate change and sustainable development;
- Policy 3 - An address of choice;
- Policy 5 - Promoting accessibility and sustainable transport choices
- Policy 9 - Local environment;
- Policy 10 - Affordable Housing;
- Policy 11 - Housing;
- Policy 22 - Protecting Open Land; and,
- Policy 23 - Open spaces and sports.

Saved UDP Policy D1.5 and the NPPF are also relevant.

Land Use

DPD Policy 1, in the context of this application, seeks the effective and efficient use of land, but prioritises development on previously developed land and aims to protect the borough's designated green belt. Furthermore, it states that residential development should be focused on land in sustainable and accessible locations and should be of high quality and respect the local character of the environment.

The application site is previously developed, evident by historic mapping showing development on site up to 1989.

Policies 3 and 11 also give preference to the use of previously developed sites for residential development. This scheme of course develops the site for residential purposes, in line with this policy requirement.

DPD Policy 3 clarifies the Council's aims to promote development in sustainable locations and on previously developed sites. In the case of proposals on a non-allocated site, it states

that such developments will only be considered favourably where a deliverable 5-year supply of housing land cannot be demonstrated, where it contributes towards the delivery of the borough's regeneration priorities, or where it contributes to the delivery of affordable housing needs.

DPD Policy 3 within the Joint Development Plan Document states that new 'Major' residential developments should be located within 480m of at least three 'key services'. These are specifically defined as areas of employment, major retail centres, local shopping parades, health related facilities and services, schools, post offices and community uses.

The NHS Werneth Primary Care Centre, St. John's Church, and Jamia Mosque Noor-E-Islam are within approximately 50m from the application site. As these facilities are within a ten minute walk of the application site, it is considered that it is reasonable to conclude that the site is located in a sustainable position in close proximity to at least two key services as required by Policy 3.

Policy 5 requires all major developments to achieve 'High Accessibility' or 'Very High Accessibility' unless it can be demonstrated that this is neither practicable nor desirable or it provides exceptional benefits to the surrounding environment and community. 'High Accessibility' is defined as being within approximately 400 metres of a frequent bus route or approximately 800 metres of a rail station or future Metrolink stop. There are a number of bus stops both within and immediately adjacent to the application site. As such, it is considered reasonable to suggest that the site is well placed in terms of access to bus routes.

Overall it is considered that there is no objection to the principle of residential development in land use terms and the development is located in a sustainable location.

Affordable Housing

DPD Policy 10 'Affordable Housing' requires that all residential development of 15 dwellings and above will be required to provide an appropriate level of affordable housing provision. The current target is for 7.5% of the total development sales value to go towards the delivery of affordable housing, unless it can be clearly demonstrated to the Councils satisfaction that this is not viable. The preference is for on-site provision but the policy also makes provision for off-site provision through a commuted sum payment.

Paragraph 64 of the National Planning Policy Framework states that:

"Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;*
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- c) is proposed to be developed by people who wish to build or commission their own homes;*
or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site*

The proposal includes 36 units for affordable provision, which accounts for 53% of the total dwellings of the proposed development. As such, the development proposal would comply with the provisions of DPD Policy 10 and the NPPF.

Public Open Space

DPD Policy 23 states that all residential developments should contribute towards the

provision of new or enhanced open space, unless it can be demonstrated by the developer that it is not financially viable for the development proposal or that this is neither practicable nor desirable.

There is an area of space on site proposed that is accessible and usable by the public within this proposed development. It is considered that the proposed area of public open space would provide an adequate contribution of amenity greenspace, though it is acknowledged that the proposed open space would not fulfil existing local deficiencies in outdoor sports facilities and natural/ semi-natural open space.

The proposed area of public open space is comparable to the open space approved under proposal PA/057228/09, which could still be implemented.

Given the above, it is considered that the proposal complies with DPD Policy 23 in regard to public open space.

Design and impact on residential amenity

DPD Policies 20 and 9 are key in considering the design of the scheme and its impact on surrounding amenity.

DPD Policy 9 also outlines that new development proposals must not have a significant adverse impact upon the amenity of neighbouring properties. In this regard, it is important to consider the impact on the neighbouring properties on St. John's Street, Porter Street, Fetherstall Road South, Longford Close, Alfred Court, Vernet Gardens, and Edward Street.

In this instance, it is not considered that the proposed development would have a significant impact on the amenity of neighbouring dwellings due to the separation distance, a minimum of 21m, between the proposed rear windows serving the proposed dwellings on the application site, and a minimum of 15m from the flank windows of the proposed dwellings to the windows of nearby existing dwellings. Given the general layout, it is considered that overshadowing or overbearing effect is unlikely between the proposed development and existing nearby dwellings.

It is also important to consider the impact on future occupiers of the development, and the relationships of the proposed dwellings within the application site would have to each other. It is considered that the relationship between the buildings within the application site is acceptable since none of the windows proposed within the application site would result in significant overlooking or loss of privacy to the occupiers of each of the proposed dwellings.

The layout of the proposed development would comply with the DCLG 'Technical Housing Standards – nationally described space standards'. The amount of amenity space proposed for the dwellings is considered to be both functional and acceptable.

The landscaping scheme proposed is considered acceptable.

The proposed residential use of the site is appropriate to the character of the surrounding area.

The design of the dwellings on site has clearly been designed to compliment the design of the dwellings within the surrounding area, and is considered acceptable in terms of design. It is considered that the proposed development would have a positive impact on the streetcene.

Overall, it is considered that the proposed development would comply with DPD Policies 9 and 20 in regard to design and impact on residential amenity.

Impact on the setting of the Grade II listed Hartford Mill

DPD Policies 9 and Policy 20 recognise the contribution that high quality design can make to regeneration and sustainable development.

The Planning (Listed Buildings and Conservation Areas) Act 1990, states that the primary duty of the Local Planning Authority in relation to listed buildings is to have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses. DPD Policy 24 together with Part 16 (Conserving and enhancing the historic environment) of the NPPF which reflect this duty are particularly relevant in this instance.

Paragraph 189 within the National Planning Policy Framework requires the applicant to describe the significance of the heritage asset including any contribution made by their setting. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. The applicant has not submitted a Heritage Statement with the application which explains and justifies the proposed works.

Section 66(1) of the Act states that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Grade II listed Hartford Mill would be sited 71m from the application site, at the pinch point. As the application site prior to clearance was previously used as Victorian terraced houses, and the replacement dwellings design is appropriate to the area are now proposed and mirrors the previous residential use of the site, it is considered that the proposal would have a broadly positive impact on the setting of the Grade II listed mill, and would therefore 'enhance' its special interest and setting, in accordance with DPD Policy 24 and Chapter 16 of the NPPF.

Crime Impact

DPD Policy 9 addresses community safety by promoting safe neighbourhoods and clean, green spaces for all to enjoy.

It adds that the Council will promote community safety by ensuring that development:

- i. minimises opportunities for crime;*
- ii. reduces the fear of crime; and,*
- iii. provides for the safety and security of all sections of the community".*

The GM Police Architectural Liaison Unit have raised no objection to the proposed development.

Given the above, it is considered that the impact on community safety is acceptable, in line with DPD Policy 9.

Access and Car Parking

The site is located in an established residential area with excellent links to public transport and a range of local amenities.

There are existing opportunities for walking and cycling in the area and these need to be continued through the proposed development.

It is proposed that no vehicular traffic is permitted from Featherstall Road North into Porter Street. A highway improvement scheme will be required at the junction which will prevent vehicular traffic from using the junction. This will consist of refuge being constructed which will allow pedestrians and cyclists through whilst prohibiting the use by motorised vehicles, which will allow the safe use of this junction by cyclists and pedestrians whilst preventing its use by vehicular traffic.

The existing Traffic Regulation Orders will require amendment to accommodate the proposed changes to the one way systems currently in place. A Section 106 Contribution of £5,000 for this purpose has been agreed with the applicant.

A number of amendments will be required to the existing highway layout which will ensure that the area continues to operate safely. These include the incorporation of the redundant, previously stopped up highway, into the area of public open space. Extension to the existing footways and the realignment of the existing footways and carriageway on Edward Street.

All amendments will be incorporated and secured via a into the Section 278 Agreement.

A Transport Statement was submitted with this application which examines the existing conditions and the likely effect of a residential development on the site. It is predicted that there will be an additional 44 two way trips and 40 two way trips during the morning and evening peak hour periods respectively. The highway layouts have been designed to ensure the safe use by all modes of transport and to accommodate any additional on street parking needs.

The Highways Engineer has been consulted in regards to highway safety and amenity and raises no objection.

It is not considered that the development will result in a significant or adverse impact on the local highway network to the detriment of highway safety.

TfGM have been consulted and they raise issues in relation to the close proximity of the north- westerly side of Phase 4 to the Metrolink boundary. They have suggested conditions to ensure that the structures are not de-stabilised by construction work undertaken in the development site.

Given the above, the proposed development is considered to comply with DPD Policy 9 in regard to highway safety and amenity.

Flood Risk Assessment

DPD Policy 19 states that the Council will ensure development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, and protecting and improving existing flood defences, water resources and quality.

The LLFA and Environment Agency have been consulted in regards to drainage and raise no objection, subject to the inclusion of a drainage scheme condition.

Conclusion

The proposed use of the site for residential purposes is considered acceptable and in line with policy.

The application proposes the provision of 53% affordable housing on site. An area of public open space is proposed of comparable size to that approved under PA/057228/09, and is considered acceptable.

The proposed development would comply with DPD Policies 9 and 20 in regard to amenity, design and community safety.

The scheme raises no highway safety issue and would not affect the highways network severely. A such, it passes the relevant highways policy tests.

The application has been recommended accordingly.

RECOMMENDATION

It is recommended that Committee resolves to grant permission:

(1) subject to the conditions in the report, and the completion of a Section 106 legal agreement in respect of a contribution of £5,000 towards amendments to Traffic Regulation Orders to accommodate the proposed changes to the one way systems currently in place.

(2) to authorise the Head of Planning & Development Management to issue the decision upon satisfactory completion of the legal agreement.

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

Drawing named 'North Werneth Phase 3 Layout - Rev T' received 24th May 2019
Drawing named 'North Werneth Phase 4 Layout - Rev V' received 22nd May 2019

Drawing named 'North Werneth Phase 3 - Materials & Boundary Treatment - Rev H' received 24th May 2019
Drawing named 'North Werneth Phase 4 - Materials & Boundary Treatment - Rev H' received 22nd May 2019

Document named 'The Cambridge Working Drawing Pack' received 03rd April 2019
Document named 'The Carlton Working Drawing Pack' received 03rd April 2019
Document named 'The Dalton Working Drawing Pack' received 03rd April 2019
Document named 'The Dartmouth Working Drawing Pack' received 03rd April 2019
Document named 'The Eaton Working Drawing Pack' received 03rd April 2019
Document named 'The Henbury Working Drawing Pack' received 03rd April 2019
Document named 'The Hogarth Working Drawing Pack' received 03rd April 2019
Document named 'The Marlow Working Drawing Pack' received 03rd April 2019
Document named 'The Stratford Working Drawing Pack' received 03rd April 2019

Document named 'Plots 33-35 - Rev 3' received 22nd May 2019
Document named 'Plots 36-37, 59-60, 63-64 and 67-68 - Rev 2' received 22nd May 2019
Document named 'Plots 38-39 and 40-41 - Rev 2' received 22nd May 2019
Document named 'Plots 42-44 - Rev 3' received 22nd May 2019
Document named 'Plots 51-54 - Rev 3' received 22nd May 2019
Document named 'Plots 55-56 and 57-58 - Rev 2' received 22nd May 2019
Document named 'Plots 61-62 and 65-66 - Rev 2' received 22nd May 2019

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. The details of the approved materials to be used:

- County Red Smooth Brick; and
- Russell Grampian Anthracite.

shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved samples.

Reason - To ensure that the approved materials used in the development is acceptable to the

Local Planning Authority in the interests of the visual amenity of the area within which the site is located.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development in Classes A, B, C, D, E, F, G or H of Part 1, or Class A of Part 2, of Schedule 2 to that Order shall be carried out on the site without the prior written consent of the Local Planning Authority.

Reason - The Local Planning Authority considers it expedient, having regard to the density, type and appearance of the development, to regulate any future alterations/extensions to ensure that the character and appearance of the area are not detrimentally affected.

5. The plans indicating the positions, design, materials and type of boundary treatment to be erected (Drawing named 'North Werneth Phase 3 - Materials & Boundary Treatment - Rev G' received 22nd May 2019; Drawing named 'North Werneth Phase 4 - Materials & Boundary Treatment - Rev H' - received 22nd May 2019) shall be fully implemented in accordance with the approved plans and specifications:

No further boundary treatment is to be erected on the site without the prior written consent of the Local Planning Authority.

Reason - To ensure an acceptable form of development is achieved.

6. Prior to the first occupation of the development hereby approved the approved hard and soft landscape works shown in (drawing no. P.1154.19.03 and P.1091.18.01 revision D received 22nd May 2019) shall be implemented in accordance with the approved plans.

Thereafter, any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development, shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure the visual amenity and future appearance of the area.

7. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Local Authority. The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

- the retention of 24hr unhindered access to the trackside equipment cabinets and chambers for the low voltage power, signalling and communications cables for Metrolink both during construction and once operational.
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- the erection and maintenance of security hoarding;
- measures to control the emission of dust and dirt during construction and;

Reason:

1. To safeguard the amenity of the locality.
2. To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system.

8. Prior to the commencement of development, a scheme for acoustically insulating the proposed development against noise and vibration from the adjacent Metrolink line shall be submitted to and approved in writing by the Local Planning Authority. The approved noise insulation scheme shall be completed before the use of the development commences.

Reason: To secure a reduction in noise from Metrolink in order to protect future residents from noise nuisance.

9. No development shall take place until a geotechnical report to confirm that the works will not adversely affect the stability of the Metrolink embankment has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To protect the integrity of Metrolink infrastructure.

10. No development shall take place, until the detailed design for the drainage of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should be implemented in accordance with the approved details.

Reason: To manage the risks associated with water run-off which may affect Metrolink infrastructure and tramway, and to facilitate surface water drainage.

11. No development shall take place until full details of the tree protection to the trees located within the Metrolink boundary have been submitted to, and approved in writing by the Local Planning Authority.

Reason: To protect trees against root damage and to maintain the status quo with regards the stability of the embankment.

12. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

13. No dwelling shall be brought into use unless and until the access and car parking space (s) for that dwelling has been provided in accordance with the approved plan (drawings named North Werneth Phase 3 Layout - Rev T received on 24th May 2019, and North Werneth Phase 4 Layout - Rev V received on 22nd May 2019).

The details of construction, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any construction of the access roads or parking spaces. Thereafter, the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety.

14. No development shall take place unless and until detailed schemes of the works

involved in the following:-

- improvements to the cycle and pedestrian routes to and through the site; and,
- the provision of adequate secure cycle storage facilities.

have been submitted to and approved by the Local Planning Authority.

Thereafter, no dwelling shall be occupied unless and until the alterations have been completed in accordance with the approved scheme and shall always remain available to users of the development.

Reason; To ensure adequate cycle storage, pedestrian and cycling facilities are available to users of the development

15. During the construction period, adequate wheel cleaning equipment, the details of which shall be submitted to and approved in writing by the Local Planning Authority, shall be installed on the site. Prior to leaving the site all vehicles, which have travelled over a non-tarmac surface, shall use the wheel cleaning equipment provided, such that they are in such a state of cleanliness that they do not foul the highway with mud or other material. The equipment shall, for the duration of the construction works, be maintained in good working order and shall not be removed unless agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety

16. Prior to the first occupation of the development hereby approved, an interim green travel plan for the development shall be submitted to and approved in writing by the Local Planning Authority. Following acceptance of the interim plan, the occupier shall submit their travel plan to the Local Planning Authority for approval and the approved plans shall thereafter be implemented within 3 months of occupation of the dwellings.

Reason: To ensure the development accords with sustainable transport policies

17. No development shall take place unless and until a detailed scheme of traffic-calming measures for Edward Street in the vicinity of the proposed access has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be brought into use until such time as the approved traffic-calming scheme has been fully implemented.

Reason - To ensure adequate measures have been provided to restrict the vehicular speeds of traffic generated by this development in the interests of highway safety.

18. No development shall take place until full details of the boundary treatment adjacent to the Metrolink tramway have been submitted to, and approved in writing by the Local Planning Authority. Such works that form part of the approved scheme shall be completed before the occupation of any dwelling and be retained thereafter.

Reason: To ensure that a safe and secure boundary treatment is installed on the boundary of the Metrolink.

19. No development shall place unless and until a detailed scheme for a highway improvement at Porter Street and Featherstall Road North has been submitted to and approved in writing by the Local Planning Authority. The scheme should include details of physical measures to prohibit the use of motor vehicles using the junction whilst allowing pedestrian and cycle access. Such works that form part of the approved scheme shall be complete before the occupation of any dwelling and shall be retained thereafter.

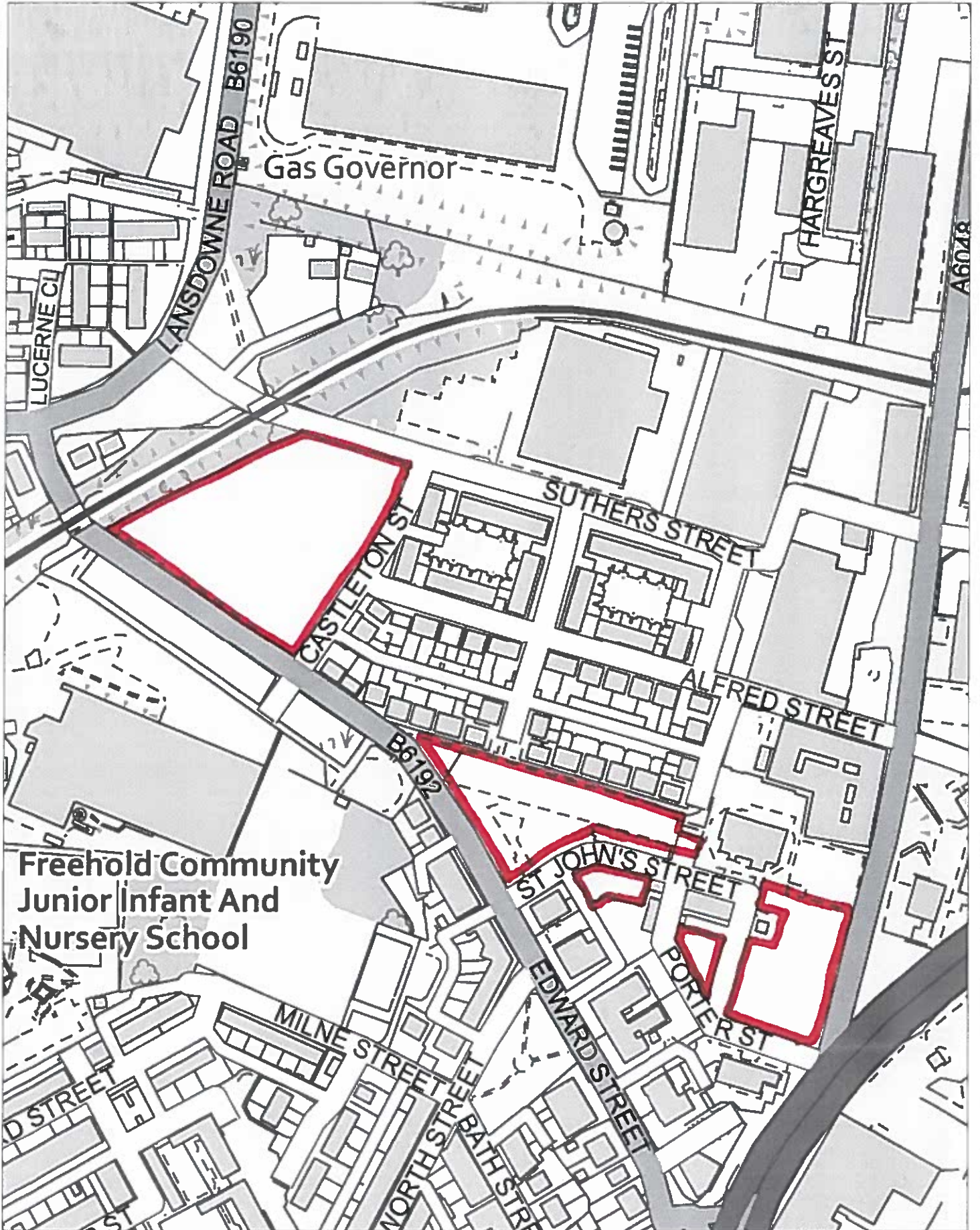
Reason - to ensure the safe operation of the highway network in the interest of highway safety.

20. Prior to the commencement of development of the development hereby approved, the following details should be submitted to and approved in writing by the Local Planning Authority:

- a) The undertaking of a scheme of intrusive site investigations for the mine entries;
- b) The submission of a report of findings arising from the intrusive site investigations for the mine entries;
- c) The submission of a scheme of treatment for the mine entries and any necessary mitigatory measures to be incorporated in the development to address movement derived from the shafts, for approval;
- d) The submission of a scheme of proposed remedial works for past shallow coal mining activity for approval.

The above works shall be undertaken in accordance with the approved details.

Reason: To mitigate against risks associated with coal mining.



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APPLICATION REPORT - PA/343258/19

Planning Committee, 17 July, 2019

Registration Date: 26/04/2019
Ward: Saddleworth South

Application Reference: PA/343258/19
Type of Application: Full Planning Permission

Proposal: Retrospective application for a change of use of industrial (Class B2) floorspace to use as a drinking establishment (Class A4) at Unit 18, in association with the existing brewery use at Unit 17
Location: Donkeystone Brewing Co Ltd, UNIT 17, BOARSHURST BUSINESS PARK, Boarshurst Lane, Greenfield, OL3 7ER
Case Officer: Hannah Lucitt
Applicant Agent : Donkeystone Brewing Co Ltd
Whittaker Design

THE SITE

The application site is located at Unit 18 of Boarshurst Business Park, accessed from Boarshurst Lane.

It is considered that the lawful use of Unit 18 is as a Class B2 'Industrial' Unit.

The wider applicaiotn site contains a number of industrial units constructed from corrugated metal sheeting. The site is accessed from Boarshurst Road.

A total of 10 car parking spaces are associated with the business, sited to the front of the units.

THE PROPOSAL

This retrospective application proposes to regularise the change of use from general industrial (Class B2) to a drinking establishment Class A4 in association with the established existing brewery use located within the adjacent Unit 17.

The application also proposes the retention of an outside 'smoking area' to the south-west (rear) of the unit, adjacent to the boundary with Kinders Mill Industrial Estate.

RELEVANT HISTORY OF THE SITE:

The permissions that are related to Boarshurst Business Park are as follows:

PA/050111/05 'First floor extension to provide additional office accommodation' was granted conditional planning permission on 02nd November 2005.

PA/042561/02 'Industrial unit' was granted conditional planning permission on 19th July 2002.

PA/038851/99 'Industrial units' were refused planning permission on 24th January 2002 on impact on a listed building and overbearing impact grounds.

In regard to application no's PA/042561/02 and PA/038851/99, the Site Location Plans do not show the extent of the application site to specific units (red line boundary). As a consequence, it is not clear what conditions and subsequent restrictions relate to each individual unit.

The Officer Reports associated with the above application site all identify the Boarshurst site as being 'Industrial' premises, rather than 'Light Industrial'. The reports also identify Boarshurst as a former mill site (Boarshurst Mill, formerly Kinders Mill), which are generally considered to be Class B2 (industrial). Given this, it is considered that the planning history demonstrates that, on the balance of probability, the original Use Class of the site was likely to be Industrial (B2 Use Class).

CONSULTATIONS

Highway Engineer	No objection.
Environmental Health and Licensing Section	No objection, subject to the inclusion of conditions addressing noise attenuation, the provision of waste storage facilities, restrictions on hours of use, and restriction of the use of the outdoor areas.
Greater Manchester Police Architectural Liaison Unit	No objection, subject to the inclusion of informatives.

REPRESENTATIONS

This application was publicised by way of a site notice, press notice and neighbour notification letters. At the time of writing, 68 letters of objection, 3 neutral letters, 1 anonymous objection letter, 139 letters of support, and 1 consolidated neighbour letter of objection have been received. Any further comments will be reported on the late list.

The above representations are summarised as follows:

Objections

Amenity

- The development is causing unacceptable noise and disturbance;
- The development results in a loss of privacy in residents properties;
- The nature of this development detrimentally affects the character of the area;

Other

- The development is causing an increase in localised crime;
- The development is located within a flood zone;
- There are discrepancies within the applications;
- The development has fire safety implications;

Highways

- The development has a harmful impact on highway and pedestrian safety, as well as causing an increase in localised traffic congestion;

Land Use

- There is no need for a further drinking facility in Greenfield;
- Should this application be approved, it would set a precedent for other similar applications; and,
- The development appears to also be operating as Class A3 Use (Restaurant).

Support

- The development brings economic benefits to the area;
- The development supports local businesses
- The development creates jobs; and,
- The development is a community asset.

Neutral

- States general support for the application; and,
- Raises concerns about the lack of soundproofing between the units currently.

Saddleworth Parish Council recommend approval:

"Subject to a condition being imposed that music is contained within the building to ensure no loss of amenity to near neighbours".

PLANNING CONSIDERATIONS

Land Use

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 within the National Planning Policy Framework (NPPF) reiterates this requirement.

In this case the 'development plan' is the Joint Development Plan Document which forms part of the Local Development Framework for Oldham. It contains the Core Strategies and Development Management policies used to assess and determine planning applications.

The application is located within a 'Business Employment Area' as allocated by the Proposals Map associated with this document. Therefore, the following policies are considered relevant:

Policy 1 - Climate Change and Sustainable Development;
Policy 9 - Local Environment;
Policy 13 - Employment Areas;
Policy 14 - Supporting Oldham's Economy; and,
Policy 20 - Design.

The guidance within the National Planning Policy Framework (NPPF) is also a material planning consideration.

DPD Policy 1, in the context of this application, seeks to ensure the effective and efficient use of land and buildings by promoting the re-use and conversion of existing buildings and development on 'previously developed land' prior to the use of greenfield sites.

The application site is previously developed land, evident by the hard landscaping and existing use. As such, the proposal is in line with this Policy.

DPD Policy 13 addresses established employment areas. As the application site is an allocated 'Business Employment Area', Policy 14 is relevant in the consideration of the employment opportunities associated with the change of use.

DPD Policy 14 states that it is important Oldham has a range of sites to support the local economy. Employment areas are spread across the borough. They provide land for existing firms to expand and for new firms to locate here, so providing for job opportunities.

The existing unit has lawful Class B2 use, and there is no reason to consider that this use class would not have associated employment.

The regularisation of the existing Class A4 use would also include associated employment opportunities. Therefore, there would be no loss of employment by virtue of the A4 Use Class.

Furthermore, within Business Employment Area's the change of use to a Class A4 use facility is on the list of acceptable use classes.

Given the above, the development complies with Policy 14 and the principle of the proposal is therefore satisfactory. The loss of the Class B2 use is not considered detrimental in land use terms, and the new Class A4 Unit is considered a suitable use on this site.

Parking and highway safety

The development is located within an existing and well established business park.

The site is located within a designated employment area. It is not considered that the amount of traffic generated by the change of use would have any significant impact on the local highway network as the proposal does not significantly increase the amount of traffic generated, when compared to the lawful use of the Unit.

There is adequate parking provision within the site and the Highway Engineer raises no objection to planning permission because it raises no highway safety issues.

Therefore, the development is considered to be in compliance with DPD Policy 9 in this regard.

Amenity

DPD Policy 9 seeks to ensure development does not result in unacceptable adverse impact on amenity.

The nearest dwellings to the proposed development are The Garden House, and Kinders Lodge, to the north west of Unit 18. There are other nearby dwellings at 1 & 2 Kinders Gate, Kinders House, Ivy Cottage and dwellings facing Boarshurst Lane, and Kinders Lane.

It is acknowledged that the existing building is not adequately soundproofed and therefore noise and disturbance could be produced from within the Unit, from the informal 'smoking area' to the rear of Unit 18, plus late night outdoor drinking to the front of Unit 18.

The Environmental Health Team have assessed the application and have raised no objection, subject to the inclusion of conditions seeking noise attenuation, the provision of waste storage facilities, restrictions on hours of use, and restriction of the use of the outdoor areas.

In regard to the recommended condition on noise attenuation, Environmental Health have recommended that prior to the continuation of the A4 use, the applicant must provide a scheme to demonstrate that 'entertainment noise' from the premises shall be limited to 10dB below the background noise level (LA90) without the entertainment noise present, at the nearest noise sensitive location, in order to adequately mitigate the noise generated from within the premise.

A condition has also been included to ensure that windows and doors to the unit are closed at all times, with the exception of access and egress to the building.

It is considered that with the level of noise attenuation described above, this would be sufficient to mitigate against any noise and disturbance caused by virtue of activities associated with the Class A4 Use from within Unit 18.

Environmental Health have commented that there is a potential that noise from customers using the outside area to the rear of the premises may cause a noise nuisance to nearby residents. This view is reinforced by the number of objection letters that raise noise concerns.

Given the above, in regard to the use of outdoor areas for seating/drinking/smoking, it is not considered that the existing use of the land to the rear of the premises is appropriate.

As such, use of this area needs to be provided as a condition has been imposed to

ensure this.

The Licensing Team have issued a licence which allows outdoor drinking until 21:00.

If activities associated with the outdoor use were limited to the front of Unit 18, the outdoor use would be sited 30m from the nearest dwelling.

It is considered that it would be impossible to justify a refusal on the basis of noise and disturbance, if any potential noise associated with the use was contained within the small outdoor area located to the front of Unit 18 and its use was limited to 21:00, taking into consideration the existing Class B2 Industrial Use.

A condition, reflecting the above restriction has therefore been included in the recommendation.

Overall, on balance, the proposals impact on residents amenity is considered acceptable, subject to the imposition of conditions and their enforcement.

Design

The design of the industrial units is typical of the industrial sites within the area, and the external appearance would not be altered by virtue of this change of use.

Crime

There is no evidence to show that the proposed development would lead to an increase in localised crime. Greater Manchester Police Architecture Liaison Unit have raised no objection.

Other matters

The development is not located within a flood zone, as claimed in objections.

There is no legislative requirement to demonstrate a need for a further drinking facility, and no evidence that there is an over-concentration of such units within the area.

There is no evidence to demonstrate that granting conditional planning permission for this application would set a precedent for other similar applications.

Fire safety is a matter to be considered under Building Regulations, rather than planning legislation.

Historically, the Donkeystone Brewery appears to have had food stalls located within the car park for use by its customers. It is not considered that this occasional use would amount to a mixed Class A4/ A3 use. The historical food offering would appear to be incidental to the Class A4 Use.

Conclusion

The proposed use is acceptable and would have no significant impact on highway safety or the highway network. In regard its impact on residential amenity, the proposed development is considered acceptable, subject to the inclusion of the noise mitigating conditions. There are no design or other concerns raised by this application. As such, the application is recommended for approval, subject to condition set as below.

RECOMMENDATION

Approve, subject to the following conditions:

1. All activities associated with the Class A4 Use hereby approved, other than deliveries,

shall take place within the building at Unit 18 as shown on the approved plan received on 26th April 2019.

Reason - To protect the amenity of occupiers of nearby properties.

2. Prior to the Class A4 use of Unit 18, the applicant must provide a scheme to demonstrate that entertainment noise (LAeq) shall be controlled to 10dB below the background noise level (LA90) without the entertainment noise present, in each octave band at the nearest noise sensitive location, in order to adequately contain the noise generated within the premises.

The scheme must be submitted to and approved by the Local Planning Authority.

Any work implementing the scheme shall be completed prior to continued A4 use of the unit and retained at all times thereafter.

Reason - To protect the residential amenity of adjacent residents from noise nuisance.

3. Prior to the Class A4 use of Unit 18, the development hereby approved shall not be brought into use unless and until details of facilities for the storage and removal of refuse and waste materials have been submitted to and approved in writing by the Local Planning Authority and the agreed scheme has been fully implemented. Thereafter, approved facilities shall at all times remain available for use.

Reason - To ensure the adequate storage and removal of refuse and waste materials and to protect the amenity of adjacent residents.

4. The Class A4 use within Unit 18 hereby permitted shall not be open to customers, and no deliveries shall be made outside the following times:

Monday to Friday - 17:00 - 23:30

Saturday - 12:00 - 23:30

Sunday and Bank Holidays - 12:00 - 22:00.

Reason - To protect the amenity of adjacent residents

5. The rear area of the premises shall not be used by members of the public or staff as a smoking/drinking area.

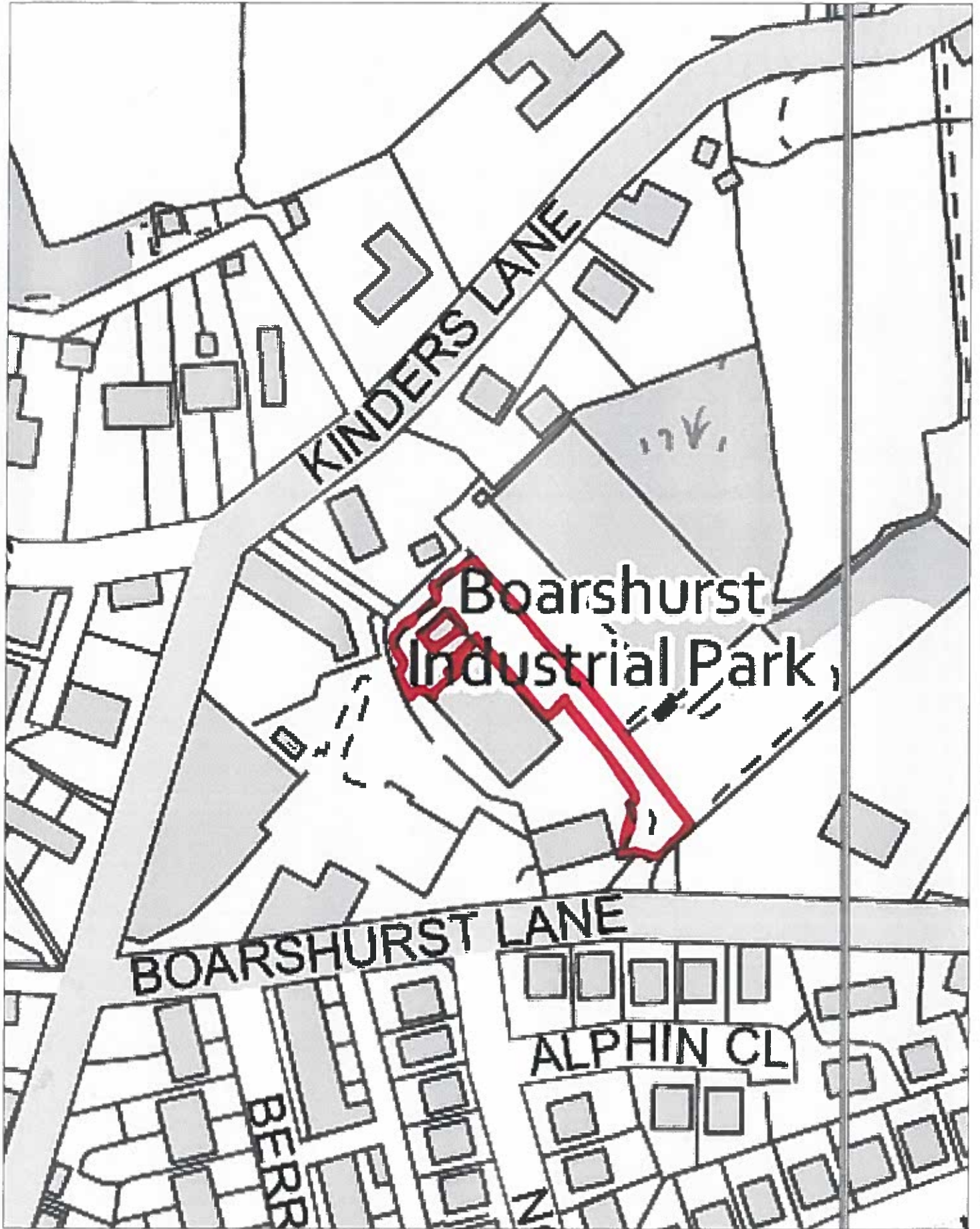
Reason: - To protect the residential amenity of adjacent residents from noise nuisance.

6. All doors and windows to the building shall be kept shut at all times except for access and egress to the building.

Reason - To protect the amenity of occupiers of nearby premises

7. The outside area shall not be used by customers for drinking at any time after 21:00.

Reason - To protect the amenity of occupiers of nearby properties.



PLANNING COMMITTEE - BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE

PLANNING AND ADVERTISEMENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - A list of consultees and replies to and from statutory and other consultees and bodies
 - Letters and documents from interested parties
 - A list of OMBC Departments consulted and their replies.

2. **Any planning or advertisement applications:** this will include the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - The Executive Director, Environmental Services' report to the Planning Committee
 - The decision notice

3. Background papers additional to those specified in 1 or 2 above or set out below.

ADDITIONAL BACKGROUND PAPERS

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.



Planning Appeals Update

Planning Committee

Report of Head of Planning and Infrastructure

DATE OF COMMITTEE

July 2019

PLANNING APPEALS

WRITTEN REPRESENTATION

PA/342907/19	18 Pole Lane, Failsworth, M35 9PB
PA/341852/18	Hawthorn Cottage, Lee Side, Diggle, Oldham, OL3 5JY
PA/342434/18	73 Grains Road, Delph, Oldham, OL3 5DS

HEARINGS

HOUSE HOLDER

HH/342714/18	24 Church Fields, Dobcross, Oldham, OL3 5AB
HH/342826/19	8 Ringwood Way, Chadderton, Oldham, OL9 6SN

ADVERTISEMENTS

APPEAL DECISIONS

HH/342423/18	10 Packwood Chase, Chadderton, Oldham, OL9 0PG
Original Decision	Del
Appeal Decision	Allowed
HH/342545/18	12 Selkirk Road, Chadderton, Oldham, OL9 8AB
Original Decision	Del
Appeal Decision	Dismissed
HH/342491/18	15 Fox Park Road, Hollinwood, Oldham, OL8 3NB
Original Decision	Del
Appeal Decision	Dismissed
PA/341698/18	Nimble Nook Service Station, Broadway, Chadderton, Oldham, OL9 9QO
Original Decision	De;
Appeal Decision	Dismissed

RECOMMENDATION - That the report be noted.

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act.

Files held in the Development Control Section

The above papers and documents can be inspected from 08.40am to 4.30pm on level 12, Civic Centre, West Street, Oldham.