

**PLANNING COMMITTEE**  
**18/09/2019 at 6.00 pm**



**Present:** Councillor Dean (Chair)  
Councillors Akhtar, Davis, H. Gloster, Harkness, Hudson,  
Phythian, Hulme, Ibrahim (except for Item 7), Iqbal and Jacques

Also in Attendance:

Sean Hannaby	Interim Head of Planning
Graham Dickman	Development Management Team Leader
Paul Dowd	Planning Officer
Wendy Moorhouse	Principal Transport Officer
Alan Evans	Group Solicitor
Sian Walter-Browne	Constitutional Services

1           **ELECTION OF VICE CHAIR**

Councillor Davis was elected Vice-Chair for the duration of the meeting.

2           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Brownridge, Councillor Hewitt and Councillor Malik.

3           **URGENT BUSINESS**

There were no items of urgent business received.

4           **DECLARATIONS OF INTEREST**

Councillor Ibrahim declared a personal and prejudicial interest in Item 7- PA/341835/18 - 23-25 King Street, Oldham, OL8 1DP, by reason of being related to the applicant.

5           **PUBLIC QUESTION TIME**

There were no public questions received.

6           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee held on 28<sup>th</sup> August 2019 be approved as a correct record.

7           **PA/341835/18 - 23-25 KING STREET, OLDHAM, OL8 1DP**

Councillor Ibrahim left the meeting and did not speak or vote on this Item.

APPLICATION NUMBER: PA/341835/18

APPLICANT: KKI Investments Ltd

PROPOSAL: Change of use of part of ground floor to create 2 no. Class A3 (Restaurants and cafes) units with preparation areas in the basement, and conversion of first and second floors to form 7 no. one-bedroom and 5 no. two-bedroom apartments, with formation of new window openings to rear.

LOCATION: 23-25 King Street, Oldham, OL8 1DP

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



**Oldham**  
Council

On being put to the vote, the Committee voted unanimously IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED, subject to conditions and a legal agreement as set out in the report.

**NOTES:**

1. The Applicant's agent attended the meeting and addressed the Committee on this application.

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**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 Akhtar that the application be APPROVED.

On being put to the vote, the Committee voted unanimously IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED, subject to conditions and a legal agreement as set out in the report.

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**PA/342986/19 - MORRISONS SUPERSTORE, POPLAR STREET, FAILSWORTH, M35 0HY**

APPLICATION NUMBER: PA/342986/19

APPLICANT: WM Morrison Supermarkets PLC

PROPOSAL: Variation of condition no. 2 of PA/047250/04 to permanently allow extended delivery hours to between 05.30 and 23.00 hours on Monday to Saturday and between 08.00 and 18.00 hours on Sunday (temporary variation approved under application PA/341122/17).

LOCATION: - Morrisons Superstore, Poplar Street, Failsworth, M35 0HY

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

On being put to the vote, the Committee voted unanimously IN FAVOUR OF APPROVAL.

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

**NOTES:**

1. The Applicant's agent 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 14.

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**PA/343071/19 - LAND AT SAINT JOHNS STREET, PORTER STREET AND EDWARD STREET, OLDHAM, OL9 7QS**

The debate and vote on this Item were restricted to those Councillors who had attended the meeting of the Planning Committee on 28<sup>th</sup> August 2019, when the Item had previously been discussed.

APPLICATION NUMBER: PA/343071/19

APPLICANT: Keepmoat Homes

PROPOSAL: Erection of 68 no. dwellings.

LOCATION: Land at St Johns Street, Porter Street and Edward Street, Oldham OL9 7QS

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

On being put to the vote, the Committee voted unanimously IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED, subject to conditions and a legal agreement as set out in the report.

**NOTES:**

1. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 14 and noted that the plan references in Condition 2 would be amended to reflect the revised layout as described.

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**PA/343341/19 - LAND TO THE EAST OF HEBRON STREET AND BROWNLOW AVENUE, ROYTON, OLDHAM**

The debate and vote on this Item was restricted to those Councillors who had attended the meeting of the Planning Committee on 28<sup>th</sup> August 2019, when the Item had previously

been discussed. Councillor Iqbal did not take part in the debate or vote, as he was not present for the full Item.



**APPLICANT:** Grasscroft Homes and Property Limited, Annice Dransfield Douglas & Matthew Drans

**PROPOSAL:** Erection of 77 dwellings, open space and associated works. Amended APPLICATION NUMBER: PA/343341/19 application relating to PA341416/18.

**LOCATION:** Land to the east of Hebron Street and Brownlow Avenue, Royton, Oldham

It was **MOVED** by Councillor Gloster that the application be **REFUSED** (against Officer recommendations). This motion was not seconded.

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

On being put to the vote, 4 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 3 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

**DECISION:** That the application be **GRANTED** subject to conditions and the completion of a legal agreement as set out in the main report (as amended on the Late List) including an amendment to Condition 6, deletion of Condition 9, addition of new Condition 9.

**NOTES:**

1. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 14.

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**PA/343503/19 - 148-150 CHEW VALLEY ROAD, GREENFIELD, OL3 7DD**

**APPLICATION NUMBER:** PA/343503/19

**APPLICANT:** E&G Developments Ltd

**PROPOSAL:** Erection of 10 no. dwellings, internal access road and landscaping throughout.

**LOCATION:** - 148-150 Chew Valley Road, Greenfield, OL3 7DD

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

On being put to the vote, the Committee voted unanimously **IN FAVOUR OF APPROVAL**.

DECISION: That the application be GRANTED, subject to conditions as set out in the report and including additional Conditions 8 and 9 as described on the Late List.



**NOTES:**

1. The Applicant's agent 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 14.

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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 contained in the Late List be noted.

The meeting started at 6.00 pm and ended at 7.00 pm