

PLANNING COMMITTEE
16/10/2019 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Akhtar, Brownridge, Davis, H. Gloster, Hewitt,
Hudson, Hulme, Iqbal, Jacques, Malik and Williamson
(Substitute)

Also in Attendance:

| | |
|-----------------|------------------------------------|
| Sean Hannaby | Interim Head of Planning |
| Graham Dickman | Development Management Team Leader |
| Matthew Taylor | Senior Planning Officer |
| Wendy Moorhouse | Principal Transport Officer |
| Alan Evans | Group Solicitor |
| Mark Hardman | Constitutional Services |

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors
Harkness, Ibrahim and Phythian.

2 **APPOINTMENT OF VICE CHAIR**

RESOLVED – That Councillor Brownridge be appointed Vice
Chair of the Planning Committee for the remainder of the
2019/20 Municipal Year.

3 **URGENT BUSINESS**

There were no items of urgent business received.

4 **DECLARATIONS OF INTEREST**

Councillor Malik declared a personal interest in Item 7-
PA/343377/19 – Land at Haworth Street, Oldham, OL1 2BX, by
reason of being related to a resident of a neighbouring property.

5 **PUBLIC QUESTION TIME**

There were no public questions received.

6 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting of the Planning
Committee held on 18th September 2019 be approved as a
correct record.

7 **HH/343092/19 - RUNNING HILL COTTAGE, RUNNING HILL
LANE, DOBCROSS, OL3 5JS**

RESOLVED – That this item be withdrawn from the agenda.

8 **PA/343377/19 - LAND AT HAWORTH STREET, OLDHAM,
OL1 2BX**

APPLICATION NUMBER: PA/343377/19

APPLICANT: First Choice Investments

PROPOSAL: Development of a 3 storey block of 14 one bedroom apartments.

LOCATION: Land at Haworth Street, Oldham, OL1 2BX

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Iqbal that the application be approved subject to a condition to secure confirmation of arrangements for the storage and disposal of waste from the development.

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

DECISION: That the application be approved subject to the conditions as outlined in the report and an additional condition

9. The development hereby approved shall not be first occupied until facilities for the storage and removal of refuse and waste materials have been provided in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter.

Reason - To protect the amenity of the area.

NOTES:

The Agent for the applicant attended the meeting and addressed the Committee on this application.

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PA/343581/19 - 1-5 CHURCH TERRACE, OLDHAM, OL1 3AU

APPLICATION NUMBER: PA/343581/19

APPLICANT: Mr Mushtaq

PROPOSAL: Proposed change of use from offices (Class A2) to two residential apartments (Class C3).

LOCATION: 1-5 Church Terrace, Oldham, OL1 3AU

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Hudson that the application be approved subject to a further condition to ensure that the properties do not become Houses in Multiple Occupation.

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

DECISION: That the application be approved subject to an additional condition

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking and re-instating that Order with or without modification, the use of the residential apartments hereby permitted shall be restricted to use within Class C3 of the Town and Country Planning (Use Classes) Order 1987, and to no other purposes including those within Class C4 of that Order.

Reason – To protect the amenity of the area and the character of the Oldham Town Centre Conservation Area.

NOTES:

The Applicant attended the meeting and addressed the Committee on this application.

10 **HH/343777/19 - EDGE END FARM, WHITEBROOK LANE, GREENFIELD, OLDHAM, OL3 7PH**

APPLICATION NUMBER: HH/343777/19

APPLICANT: Mr and Mrs Rigby

PROPOSAL: Proposed detached garage/utilities building

LOCATION: Edge End Farm, Whitebrook Lane, Greenfield, Oldham, OL3 7PH

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Hazel Gloster that the application be approved.

On being put to the vote, four votes were cast in favour of the Motion with eight votes cast against. The Motion was declared to be lost.

It was **MOVED** by Councillor Malik that consideration of the application be deferred to allow for submission of revised plans. The Motion was not seconded and so fell.

It was **MOVED** by Councillor Brownridge and **SECONDED** by Councillor Dean that the application be refused.

On being put to the vote, eight votes were cast **IN FAVOUR OF REFUSAL** with four votes cast against.

DECISION: That the application be refused for the reasons as outlined in the report.

NOTES:

The Applicant attended the meeting and addressed the Committee on this application.

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APPEALS

RESOLVED - that the report of the Head of Planning and Infrastructure providing an update on matters relating to Planning Appeals be noted.



The meeting started at 6.00 pm and ended at 7.01 pm