

PLANNING COMMITTEE
13/05/2020 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Brownridge, Davis, H. Gloster, Harkness, Hewitt,
Phythian, Hulme, Ibrahim, Iqbal, Jacques and Malik

Also in Attendance:

Simon Rowberry	Interim Head of Planning
Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Graham Dickman	Development Management Team Leader
Lori Hughes	Constitutional Services
Matthew Taylor	Senior Planning Officer

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Akhtar and Councillor Hudson.

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 meeting held on 12th February 2020 be agreed as a correct record with the amendment that Councillor Harkness' apologies be recorded.

6 **PA/344149/19 - FORMER ABATTOIR, EDGE LANE STREET, ROYTON, OL2 6DS**

APPLICATION NUMBER: PA/344149/19

APPLICANT: Wiggett Construction Limited

PROPOSAL: Proposed residential development comprising 8 no. 2 bed houses, 17 no. 3 bed houses, 2 no. 4 bed houses, 6 no. 2 bed apartments and 6 no. 1 bed apartments

LOCATION: Former abattoir, Edge Lane Street, Royton, OL2 6DS

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Brownridge 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 the condition as outlined in the report and the additional condition as set out in the Late List.



NOTES:

1. That 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.
3. The meeting was adjourned between 18.26 and 18.33 due to problems with the live transmission of the meeting.

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PA/344187/19 - 148 MIDDLETON ROAD, ROYTON, OL2 5LL

APPLICATION NUMBER: PA/344187/19

APPLICANT: Samrum Investments Ltd.

PROPOSAL: Residential Development to form 14 no. Residential Apartments (Use Class C3) following demolition of existing public house.

LOCATION: 148 Middleton Road, Oldham, OL2 5LL

It was MOVED by Councillor Dean and SECONDED by Councillor Malik that the application be APPROVED.

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

DECISION: That –

1. The application be GRANTED subject to the conditions as set out in the report and to a Section 106 obligation being secured to provide a financial contribution of £37,169.31 for the improvement and maintenance of off-site open space and affordable housing.
2. The Director of Economy be authorised to issue the decision notice upon satisfactory completion of the planning obligation.

NOTES:

1. That the Applicant attended the meeting and addressed the Committee on this application.

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PA/344254/10 - DRYCLOUGH MANOR, SHAW ROAD, ROYTON, OL2 6DA

Councillor Brownridge, Vice Chair in the Chair, due to the unavailability of the Chair, Councillor Dean.



APPLICATION NUMBER: PA/344254/19

APPLICANT: Carewise Homes Ltd.

PROPOSAL: Three storey extension to provide 13 no. additional bedrooms and additional lounge at ground floor.

LOCATION: Dryclough Manor, Shaw Road, Royton, OL2 6DA

It was MOVED by Councillor Harkness and SECONDED by Councillor H. Gloster that the application be DEFERRED to determine the third-party owner of access land.

On being put to the vote 2 VOTES were cast IN FAVOUR OF DEFERRAL and 8 VOTES were cast AGAINST with 0 ABSTENTIONS.

It was MOVED by Councillor Malik and SECONDED by Councillor Davis that the application be APPROVED subject to an additional condition that the developer to provide additional parking on the site.

On being put to the vote 8 VOTES were cast IN FAVOUR OF APPROVAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as set out in the report and the subject to the additional condition that the developer provided additional parking on site.

NOTES:

1. That an Objector and a Ward Councillor attended the meeting and addressed the Committee on this application.
2. Councillors Dean and Hulme did not take part in the consideration of this item as they lost connection to the virtual meeting during the item.

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PA/344381/20 - LAND TO THE WEST OF GREENGATE, OLDHAM, M24 1SE

APPLICATION NUMBER: PA/344381/20

APPLICANT: Royal London Mutual Insurance Society Ltd.

PROPOSAL: Proposed development comprising of Class B1, B2 or B8 units, associated parking, landscaping and infrastructure.

LOCATION: Land to the west of Greengate, Oldham, M24 1SE

It was **MOVED** by Councillor Dean 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 –

1. The application be **GRANTED** subject to the conditions as set out in the report, the amendment to the conditions as set out in the Late List and to a Section 106 obligation being secured to provide a contribution of £9,800 for biodiversity mitigation and net gain.
2. The Director of Economy be authorised to issue the decision notice upon satisfactory completion of the planning obligation.

NOTES:

1. 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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APPEALS

RESOLVED that the report of the Head of Planning providing an update on matters relating to Planning Appeals 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 7.45 pm