

PLANNING COMMITTEE
03/06/2020 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Brownridge (Vice-Chair), Davis, H. Gloster, Hewitt,
Phythian, Al-Hamdani, Hulme, Ibrahim, Iqbal, Jacques, Malik
and Sheldon

Also in Attendance:

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

1 **APOLOGIES FOR ABSENCE**

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

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

Councillor Brownridge declared a personal interest at Item 6,
PA/343716/19, Land Off Cherry Avenue by virtue of her
appointment to the First Choice Homes Oldham (FCHO) Board.
Councillor Brownridge did not participate in the discussion or
vote thereon.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **PA/342896/19 - FORMER BOWLING GREEN, VICTORIA
STREET / FARROW STREET, SHAW, OLDHAM OL2 7AD**

APPLICATION NUMBER: PA/342896/19

APPLICANT: Clements Court Properties Ltd.

PROPOSAL: Construction of 10 no. three-bedroom houses with
associated works and additional residents' parking and
construction of 5 no. garages, following demolition of 6 no.
existing garages.

LOCATION: Former Bowling Green, Victoria Street/Farrow
Street, Shaw, Oldham, OL2 7AD

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

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

DECISION: That –

1. The application be GRANTED subject to the conditions as set out in the report, to a Section 106 planning obligation being secured to provide a contribution of £15,000 towards open space and additional Condition 12 as set out in the Late List:

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

- a) A scheme of intrusive site investigations for coal mining legacy features;
- b) A report of findings arising from the intrusive site investigations;
- c) A scheme of treatment for the coal mining legacy features that poses a risk to surface stability and any necessary mitigatory measures to be incorporated in the development;

The development shall thereafter be undertaken in accordance with the approved details.

Reason – Prior approval of such details is necessary as they are fundamental to the initial site preparation works and to mitigate against risks associated with coal mining having regard to Policy 9 of the Oldham Local Plan.

2. The Director of Economy be granted delegated authority to issue the decision notice upon satisfactory completion of the Section 106 planning obligation.

NOTES: In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 8.

6

PA/343716/19 - LAND OFF CHERRY AVENUE, ALT, OL8 2HS

APPLICATION NUMBER: PA/343716/19

APPLICANT: First Choice Homes Oldham

PROPOSAL: Erection of 38 no. dwellings with associated works

LOCATION: Land off Cherry Avenue, Alt, OL8 2HS

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

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

DECISION: That –

1. The application be GRANTED subject to the conditions as outlined in the report, and to the applicant submitting a satisfactory Section 106 planning obligation for a contribution of £50,000 towards necessary off-site open space and replanting/enhancements works to the woodland adjacent to the site.
2. The Director of Economy be granted delegated authority to issue the decision notice upon satisfactory completion of the Section 106 planning obligation.

NOTE: Councillor Brownridge entered the meeting at this item. Councillor Brownridge declared a personal interest in the item by virtue of her appointment to the FCHO Board. Councillor Brownridge did take part in the discussion or vote thereon.

7

PA/344067/19 - ST CUTHBERTS CHURCH, TANNERS FOLD, OLDHAM, OL8 2NN

APPLICATION NUMBER: PA/344067/19

APPLICANT: Diocese of Manchester

PROPOSAL: Outline application for the re-development of the St Cuthbert Church site (to include the demolition of all existing buildings) and erection of up to 24 dwellings. Access to be considered all other matters reserved.

LOCATION: St. Cuthberts Church, Tanners Fold, Oldham, OL8 2NN

It was MOVED by Councillor Dean and SECONDED by Councillor Brownridge that the application be APPROVED subject to a condition related access arrangements for construction traffic.

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

DECISION: That –

1. The application be GRANTED subject to the conditions as outlined in the report, a Section 106 planning obligation being secured to provide a contribution of £18,434 towards open space and an additional condition 13 for a Construction Environmental Management Plan as detailed below:
 13. Prior to commencement of any development hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the access arrangements for construction traffic, and for the methods to be employed to control and monitor noise, dust and vibration impacts. The approved scheme shall be implemented to the full written

satisfaction of the Local Planning Authority before the construction works are commenced, which shall be maintained for the duration of the construction works.



Reason – Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

2. The Director of Economy be granted delegated authority to issue the decision notice upon satisfactory completion of the Section 106 planning obligation.

NOTES:

1. That an Objector, the Applicant's Agent 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 8.

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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 6.53 pm