

PLANNING COMMITTEE

Agenda

- Date Wednesday 16 September 2020
- Time 6.00 pm
- Venue <https://www.oldham.gov.uk/livemeetings>. The meeting will be streamed live as a virtual meeting
- 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 Sian Walter-Browne in advance of the meeting.
 2. CONTACT OFFICER for this Agenda is Sian Walter-Browne email sian.walter-browne@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, 11 September 2020.
 4. PUBLIC SPEAKING – Any applicant or objector wishing to speak at this meeting must register to do so by email to constitutional.services@oldham.gov.uk by no later than 12.00 noon on Wednesday, 16 September 2020. Full joining instructions will be provided.
 5. 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.
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, Davis (Vice-Chair), H. Gloster, Harkness, Hewitt, Hudson, Phythian, Garry, Ibrahim, Iqbal, Jacques, Malik, Surjan 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 26th August 2020 are attached for Members' approval.
- 6 PA/344182/19 - 4 The Green, Oldham, OL8 2LT (Pages 5 - 26)
Erection of building comprising 21 apartments (15 x one-bedroom and 6 x two-bedroom) with access, car park, bin store and hard and soft landscaping, including up to 2.1m high boundary enclosures
- 7 HH/344153/20 - 2 Lower Tunstead, Tunstead Lane, Greenfield, OL3 7NT (Pages 27 - 42)
Two storey rear extension
- 8 LB/345154/20 - 2 Lower Tunstead, Tunstead Lane, Greenfield, OL3 7NT (Pages 43 - 48)
Two storey rear extension
- 9 PA/345261/20 - Fernec Works, Stephenson Street, Oldham, OL4 2HH (Pages 49 - 70)
Proposed residential development comprising the construction of 12No 2 bedroom apartments (revision to PA/343332/19)
- 10 Appeals (Pages 71 - 90)
Appeals



PLANNING COMMITTEE
26/08/2020 at 6.00 pm

Present: Councillor Dean (Chair)
Councillors Akhtar, Davis (Vice-Chair), Harkness, Hudson, Price (Substitute), Garry, Al-Hamdani (Substitute), Ibrahim, Iqbal, Jacques and Surjan

Also in Attendance:

Simon Rowberry	Interim Head of Planning and Development
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 H. Gloster and Councillor Phythian.

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 MEETINGS**

RESOLVED that the minutes of the Planning Committee meetings held on 8th July 2020 and 28th July 2020 be approved as a correct record.

NOTE: Councillor Iqbal joined the meeting during this item.

6 **PA/344179/19 - COWLISHAW ABATTOIR, COWLISHAW, SHAW, OL2 7BX**

APPLICATION NUMBER: PA/344179/19

APPLICANT: Mr/Mrs Fitton

PROPOSAL: Outline planning application with all matters reserved except for the principal means of access from Cocker Mill Lane for a residential development following demolition of existing buildings

LOCATION: Cowlshaw Abattoir, Cowlshaw, Shaw, OL2 7BX

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

A Recorded Vote was requested and agreed. The vote was as follows:



Councillor Akhtar	FOR
Councillor Al-Hamdani	AGAINST
Councillor Davis	FOR
Councillor Garry	FOR
Councillor Hudson	AGAINST
Councillor Ibrahim	FOR
Councillor Iqbal	FOR
Councillor Jacques	FOR
Councillor Price	FOR
Councillor Surjan	FOR
Councillor Dean	FOR

On being put to the vote 9 VOTES were cast IN FAVOUR OF APPROVAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That –

1. The application be GRANTED subject to the conditions as outlined in the report and to the applicant entering into a Section 106 agreement to cover a financial contribution towards any additional education provision related to the development.
2. The Director of Economy be authorised to issue the decision notice upon satisfactory completion of the legal agreement.

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 9.
3. Councillor Harkness joined the meeting during this item. Councillor Harkness did not participate in the discussion or vote thereon.

7

HH/344790/20 - 38 TANDLEWOOD PARK, ROYTON, OLDHAM OL2 5UZ

APPLICATION NUMBER: HH/344790/20

APPLICANT: Mr & Mrs Reynolds

PROPOSAL: Proposed single storey outbuilding, built into the existing split level sloping garden with access steps, re-modelled lower patio area and raised upper garden area.

LOCATION: 38 Tandlewood Park, Royton, OL2 5UZ

It was **MOVED** by Councillor Dean 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 the conditions as outlined in the report.

NOTES: In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 9.

8 **HH/345149/20 - 39 LINDALE AVENUE, CHADDERTON, OLDHAM OL9 9DW**

APPLICATION NUMBER: HH/345149/20

APPLICANT: Entwistle

PROPOSAL: Single storey side extension

LOCATION: 39 Lindale Avenue, Chadderton, OL9 9DW

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Price 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 conditions as outlined in the report.

9 **LATE LIST**

RESOLVED that the information contained in the Late List be noted.

The meeting started at 6.00 pm and ended at 7.15 pm



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APPLICATION REPORT - PA/344182/19

Planning Committee, 16 September, 2020

Registration Date: 09/12/2019
Ward: Medlock Vale

Application Reference: PA/344182/19
Type of Application: Full Planning Permission

Proposal: Erection of building comprising 21 apartments (15 x one-bedroom and 6 x two-bedroom) with access, car park, bin store and hard and soft landscaping, including up to 2.1m high boundary enclosures

Location: 4 The Green, Oldham, OL8 2LT
Case Officer: Dean Clapworthy

Applicant Clements Court Properties Ltd
Agent : Millson Group

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as a 'Major' application.

RECOMMENDATION

It is recommended that Committee resolves:

1. To grant planning permission subject to the conditions set out below and to a Section 106 obligation being secured to provide a contribution £59,033.61 towards open space and a contribution to affordable housing equivalent to 7.5% of the total development sales value.
2. To delegate authority to the Director of Economy to issue the decision notice upon satisfactory completion of the planning obligation.

BACKGROUND

Members will recall that Committee resolved to defer consideration and determination of the proposal at the July meeting following confirmation that an administration error had occurred in relation to neighbour/representor notification.

Since deferral, the application has been significantly amended, the detail of which is set out below.

THE SITE

The proposal relates to the site of the former Fytton Arms public house which has been cleared and the level site is now unoccupied with remnant concrete foundations remaining and the former boundary wall.

It is surrounded by residential development including single and two storey dwellings and three storey flats, and a small parade of commercial units to the north-west that accommodates a post office with general store, a small supermarket, a cafe and hot food takeaways.

THE PROPOSAL

The proposal principally comprises the following:

- A three storey flat roofed block accommodating 21 apartments across all three floors (6 two-bedroom flats and 15 one-bedroom flats. The building would be 9.2m in height. Each floor would be served by a stairwell. The block would be positioned with the principal (long) elevation parallel and adjacent to the southern boundary. Elevations would be generally flush with recessed red brick panels (alongside anthracite vertically proportioned fenestration and louvres);
- A re-positioned vehicular access from The Green at the north-west with 28 car parking spaces. There would be a single storey cycle store for 22 bicycles attached at the rear (north-east elevation) of the residential block with internal access from the residential block only;
- Landscaping, private and communal gardens. 2.1 high railings between brick piers would be erected along the western boundary with The Green to enclose the rear of the building and car park. 1.2m high railings will enclose the southern frontage with remaining boundaries to neighbouring dwellings enclosed by 1.8m high timber fencing. There would be a detached bin store adjacent to the vehicular access.

The salient amendments in relation to the original proposal are:

- Retail unit omitted and number of apartments increased from 14 to 21. The ground floor shop front has been removed to be replaced with fenestration replicating the upper floors;
- Overall height reduced by approximately 400mm;
- Principal pedestrian access into the block would be from the southern principal elevation with secondary access from the rear elevation onto the car park;
- Windows to elevation facing east are now narrow slit windows at ground floor and high level windows above;
- Private gardens to some ground floor units introduced.
- Site layout amended to include 28 parking spaces and a detached bin compound.

RELEVANT HISTORY OF THE SITE:

PA/340027/17: Outline application for 2 no. two storey apartment blocks containing a total of 14 no. two bedroom apartments and 2 no. one bedroom apartments. Access and layout to be considered. All other matters reserved. Withdrawn 05 July 2017.

PA/337952/16: Outline application for nine bungalows. Access, Layout and Scale to be considered with all other matters reserved. Withdrawn 07 September 2016.

RELEVANT PLANNING POLICY

The 'Development Plan' is the Joint Core Strategy & Development Management Policies Development Plan Document (DPD) which forms part of the Local Plan for Oldham.

The site is unallocated on the Proposals Map pertaining to the Local Plan. The following policies are 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 18: Energy

Policy 19: Water and Flooding

Policy 20: Design

Policy 23: Open Spaces and Sports

Policy 25: Developer Contributions

Highway Engineer	No objection, subject to conditions concerning the provision of the access, parking spaces and secure cycle storage.
Environmental Health	No objection, subject to conditions relating to the control of construction noise and a contaminated land investigation.
LLFA	No objection, subject to a condition concerning drainage of the site.
GM Police	No objection, subject to a condition requiring implementation in accordance with the recommendations of the updated Crime Impact Statement.
United Utilities	No objection, subject to a condition relating to drainage.

REPRESENTATIONS

Further to the amendment of the proposal the application has been re-advertised by direct neighbour notification and site notices.

One representation has been received which states support for the amended scheme (whilst expressing reservations about the design and impact on crime due to the one-bedroom apartments, but noting that they consider that the mix of two bedroom apartments would help reduce such impacts).

In relation to the original scheme a 247 signature petition and representations from 12 individuals were received raising the following matters:

- There is not a need for an additional retail unit, which would impact upon the existing retail businesses/post office neighbouring the site which provides numerous services to the area (potentially causing closure). The proposal would not therefore have access to three key services as required by Oldham Local Plan Policy 3
- Concerned by the nature/character of the tenants of one-bedroom flats
- Medlock Vale has a higher ratio of alcohol related harm and there would be an increase in anti-social behaviour, noise and littering
- The development would be out of scale in the context
- Loss of light and privacy to neighbouring dwellings due to the height/position of the development
- Lack of access for disabled people to upper floors as development is served by stairs only
- Almost 10% of homes in Medlock Vale are overcrowded
- The site should be used for alternatives e.g. ground floor flats, family home or playground

PLANNING CONSIDERATIONS

Principle of the development

The Council cannot currently demonstrate a five-year supply of deliverable housing land. The Housing Delivery Test indicates that the delivery of housing in Oldham has been substantially below the housing requirement for the past 3 years.

Paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- The application of policies in the Framework that protect areas, or assets of particular importance, provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the

benefits, when assessed against the policies in the Framework, taken as a whole.

Therefore, in this case the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

Paragraph 8 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives: the 'economic objective', the 'social objective' and the 'environmental objective'. The tilted balance favouring sustainable development applies. In this instance the benefits are considered to include the following:

- The significant social benefit of the provision of 21 much needed residential units and the contribution this would make towards Oldham's 5-year housing land supply and towards the affordable housing requirements of the area
- The social and environmental benefit of the re-use of a previously developed site that has good access to public transport, goods, services and facilities
- The economic benefit of creation of short-term construction jobs and development of a vacant site and the additional vitality of occupancy of a new residential development to the community
- No significant assets of particular importance exist nor would there be any harm to the landscape or biodiversity

Original objections significantly related to competition issues concerning the existing retail units (one of which incorporates a post office) at the immediately adjacent local shopping parade. Such matters are not material to the assessment and determination of planning applications, but nevertheless, these concerns are no longer relevant.

Developer contributions

Affordable Housing

The proposal, being for more than 9 residential units, is required to provide an appropriate level of affordable housing provision. The target is for 7.5% of the total development sales value, unless it can be clearly demonstrated that this is not viable. The applicant has indicated a willingness to comply with this requirement.

Open Space

The proposal is required to 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.

It has been calculated that the development should contribute £59,033.61 towards the provision/enhancement of open space. It is recommended that this should be directed to St. Martin's play area, St. Martin's Road, Fitton Hill.

Access and highway safety

The Highway Officer notes that the proposed development site is within an established residential area with access to a wide range of local amenities with opportunities for cycling and walking, and that the parking provision and cycle storage is appropriate for the scale of the development. Furthermore, the amount of traffic likely to be generated by a development of this size would not have a significant effect on the local highway network.

Given the above, the proposal would make adequate provision for the various modes of transport and would not have any unacceptable impacts upon highway safety.

Design and visual amenity

The context of the site is mixed residential types as noted above and the adjacent functional commercial units. The site was formerly occupied by a public house of rather functional form and character.

The proposed three storey block would be simple in form and of a similar scale (although not as high) as the three storey apartment blocks on the opposing side of the road to the south-west and would be finished in complementary materials. Recessed windows and brick panels and louvres would add some interest to the appearance. The flat roof, whilst not being a typical feature in the locality would complement the style and character of the building.

The position of the building would form a robust building line to the street and the majority of the site would be dedicated to parking and servicing. It would be framed by hard and soft landscaping with robust, good quality secure enclosures with both communal and private amenity space.

Given the above, it is considered that the proposed development would be of an acceptable scale and form and would enhance the character and appearance of the area to the positive benefit of the neighbourhood.

Amenity

Objections to the original scheme referred to potential impacts upon neighbouring privacy, essentially due to height and position of the proposed development.

The proposed block would be more than 21m from the dwellings on the opposing side of The Green to the south and the gable elevation of the dwellings to the west, across The Green contain non-habitable room windows only. The single storey dwellings to the north of the site would be in excess of 35m from the block.

The dwelling at 2 The Green to the east of the site has a gable elevation containing habitable room windows opposing the proposed east side elevation and the intervening distance is around 13m. Therefore, in order to mitigate impacts upon privacy at the neighbouring dwelling and those in the same terraced row, the fenestration at the east elevation of the apartment block has been re-designed to incorporate narrow slit secondary windows and doors at ground floor (that would enable some surveillance over the private gardens) and high level windows at the upper floors. Furthermore, the proposed development would be positioned to the west of these neighbouring properties.

The height of the proposed development has been reduced by 0.4m to 9.2m, which is not significantly higher than a typical two storey dwelling with a ridged roof (typically around 8m height). It is not therefore considered that it would have an unacceptable impact upon the immediate outlook or daylighting from the neighbouring dwellings at the east.

Thus, it is not considered that the development would have any unacceptable impacts upon neighbouring amenity.

The Technical housing standards - nationally described space standard is a guide to adequate minimum space standards in new dwellings. Taking those standards into consideration, the proposed apartments would achieve a satisfactory degree of amenity for future occupiers, as the standards (for single occupancy for the one-bedroom apartments and three persons for the two bedroom) would be exceeded in all cases.

The Environmental Health Officer has recommended that a condition requiring a scheme to protect neighbouring dwellings from construction noise and vibration is attached.

Other matters

Ground Conditions

The Environmental Health Officer has confirmed that the proposed development is acceptable, subject to the imposition of ground contamination/landfill gas conditions.

Drainage

The Lead Local Flood Authority and United Utilities have confirmed that it would be appropriate to require the imposition of a condition for a detailed drainage scheme.

Energy

The proposal is required to achieve the energy efficiency targets indicated in DPD Policy 18. Therefore, a condition is recommended requiring agreement of the appropriate energy savings.

Security

Objections to the original scheme refer to potential increase in anti-social behaviour. GM Police have not objected to the proposal, subject to a condition to reflect the physical security specifications, including boundary enclosures, as set out in the Crime Impact Statement.

Outstanding objections relating to the original scheme

Disabled access to upper floors is a matter dealt with under the Building Regulations. The nature or character of any potential occupant is not a material consideration.

Conclusion

The Council cannot demonstrate a five-year supply of deliverable housing land and as such, in accordance with Paragraph 11 of the NPPF, there is a presumption in favour of sustainable development unless the adverse impacts of approving the development would significant and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Assessing the balance of the benefits against the harm, there are no significant or demonstrable adverse impacts that outweigh the benefits provided. The proposal is therefore considered to represent sustainable development. Given such circumstances and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the Framework, planning permission should be granted.

Recommended conditions

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 following approved plans and specifications:

Location Plan (Drawing No. 2389-DR-700-01)
Site Plan (Drawing No. 2389-DR-700-02 Rev. 5)
Proposed Elevations (Drawing No. 2389-EL-200-00 Rev. 5)
Proposed Floor Plans (Drawing No. 2389-PL-200-00 Rev. 4)
Boundary Treatment Plan (Drawing No. 2389-DR-700-03)

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

3. No materials shall be used on the external elevations or roof of the proposed development other than those referred to in the approved plans / supporting documentation.

Reason - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

4. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety having regard to Policy 9 of the Oldham Local Plan.

5. No part of the development shall be first occupied or brought into use until the access to the site and car parking spaces have been provided in accordance with the approved plan Ref: 2389 -DR-700-02 Rev. 5 and with the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter, the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure 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 having regard to Policies 5 and 9 of the Oldham Local Plan.

6. No apartment shall be occupied until space and facilities for bicycle parking have been provided in accordance with the approved plans. These facilities shall then be retained and permanently reserved for bicycle parking.

Reason - In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

7. No development comprising the erection of any external walls shall take place until full details of both hard and soft landscape works with an associated implementation plan, have been submitted to and approved in writing by the Local Planning Authority. The hard landscape details shall include proposed finished levels or contours; means of enclosure and hard surfacing materials, where relevant. The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme.

All planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.

Reason - To ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan.

8. No development shall commence until a sustainable surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The

drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall be restricted to a 5 litre per second forward flow rate of discharge and shall also be in accordance with the other requirements of the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution having regard to Policy 19 of the Oldham Local Plan.

9. No development comprising the construction of any external walls shall take place until a detailed energy statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall set out how the development will accord with the Energy Infrastructure Target Framework set out in Oldham Local plan Policy 18 and shall detail how a target area has been determined; and how the development will meet this target.

The development shall be carried out in accordance with the approved scheme phasing arrangements and retained as operational thereafter.

Reason - To ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.

10. As far as is practicable, the development shall be carried out in accordance with the recommendations contained within the Crime Impact Statement by Design for Security dated 17/08/2020 (Ref. 2019/1098/CIS/01 Version B) and the physical security specification listed therein.

Reason - To create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion in accordance with Policy 20 of the Oldham Local Plan.

11. Prior to the 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 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 adjacent premises and the area having regard to Policy 9 of the Oldham Local Plan.

Drawing Information:
 All levels and dimensions must be checked onsite by the contractor prior to commencement of works. Any variations must be reported to Millson Group Ltd. All information herein is in the copyright of Millson Group Ltd. Copying in full or part is forbidden without written permission from Millson Group Ltd.



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1	Location Plan scale revised	JW	04/12/19
	First Issue	JW	26/05/19

Rev	Revision History	By	Date

Client:
Clements Court Properties Ltd.

Drawing:
Location Plan

Drawing Number:
2389 - DR-700-01

Scale:	Size:	Date:
1 : 1250	A4	20/02/19
Drawn:	Checked:	Rev:
LS	PJM	1
Status:	PRELIMINARY	

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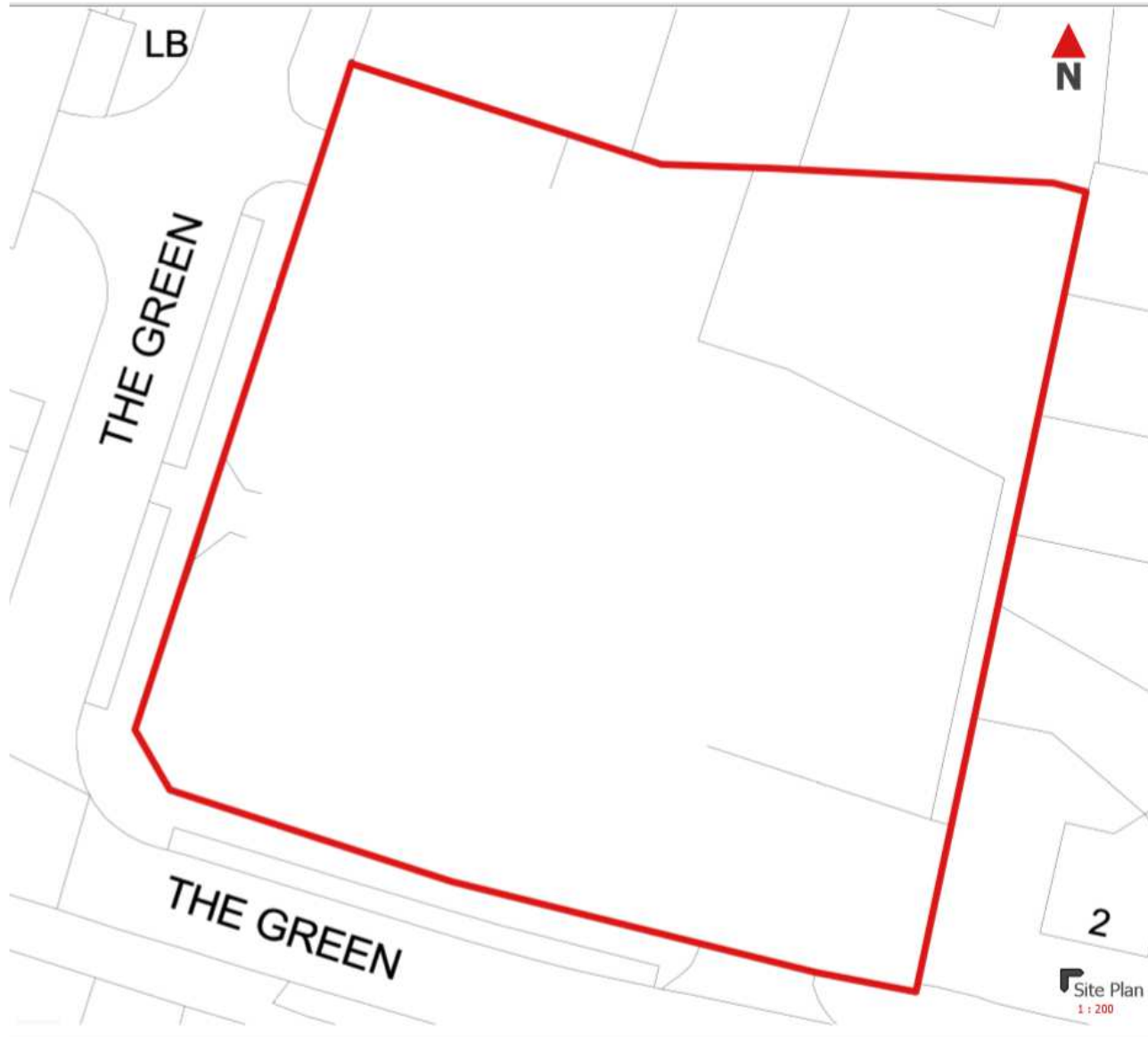
2389 - Fytton Arms, Oldham

Planning Committee Meeting 16 September 2020

PA/344182/19: Erection of a building comprising 21 apartments (15 x one bedroom and 6 x two bedroom), with access, car park, bin store and soft landscaping, including up to 2.1m high boundary enclosures.

4 The Green, Oldham, OL8 2LT

Site Location Plan



Aerial view from the south



Looking east along The Green (site behind wall)



Panning left from previous view



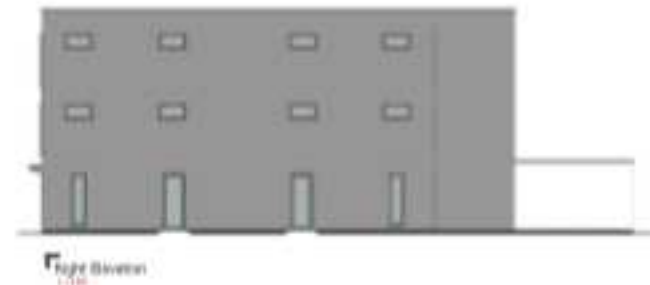
Residential types opposite the site

Page 20



Proposed principal elevations

Page 22



Visual from the east



Visual from the west



Aerial view from the south



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APPLICATION REPORT - HH/345153/20

Planning Committee, 16 September, 2020

Registration Date: 17/07/2020
Ward: Saddleworth South

Application Reference: HH/345153/20
Type of Application: Full Planning Permission

Proposal: Two storey rear extension
Location: 2 Lower Tunstead, Tunstead Lane, Greenfield, OL3 7NT
Case Officer: Sophie Leech

Applicant Agent : Mr Sheldon

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the applicant is related to an Elected Member of the Council.

RECOMMENDATION

To refuse for the reason set out at the end of this report:

THE SITE

The site relates to a Grade II listed building, built circa 1730 which is located on the northern side of Tunstead Lane in the small hamlet of Tunstead, approximately 600m north east of the village of Greenfield. There are a number of listed buildings in the Tunstead area and all buildings are characterised by traditional stone and slate. The site lies within the Green Belt and is close to the Peak District National Park.

THE PROPOSAL

This application seeks planning permission and listed building consent for a two-storey rear extension. The extension would measure approximately 3m in depth, 5.8m in width, approximately 5.3m in height and 4.15m in eaves height. The extension would have a sloping mono-pitched roof and the external materials would be stone and slate.

There would also be a number of windows inserted on the rear elevation of the extension, along with a new roof to the existing single storey extension and a new set of patio doors to the side elevation of the two-storey extension.

RELEVANT HISTORY OF THE SITE

None

RELEVANT PLANNING POLICY

The 'Development Plan' is the Joint Core Strategy & Development Management Policies Development Plan Document (DPD) which forms part of the Local Plan for Oldham.

The site is located within the Green Belt on the Proposals Map pertaining to the Local Plan. The following policies are relevant.

Policy 9: Local Environment

Policy 20: Design
Policy 22: Protecting Open Land
Policy 24: Historic Environment

CONSULTATIONS

None

REPRESENTATIONS

The application has been advertised by means of a site notice, press notice and individual neighbour notification letters. No representations have been received as a result of such publicity measures.

PLANNING ASSESSMENT

The main issues to consider in this instance include design matters, residential amenity and the wider implications for the character and setting of the listed building within the Green Belt.

Design and impact on the character and appearance of the listed building

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

Paragraph 189 of the National Planning Policy Framework (NPPF) requires the applicant to describe the significance of the heritage asset including any contribution made by its setting with the level of detail proportionate to the assets' importance.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance, great weight should be given to the asset's conservation and the more important the asset, the greater that weight should be.

A design, access and heritage statement has been submitted with the application, however, this does not justify the proposed works in relation to the potential harm to the listed building. The statement considers no features/fabric associated with the historic element of the building which would be directly affected, namely the rear section dating from the 1730s. An addendum was submitted on the 28th August 2020 to describe the changes and justification for the proposed works.

The proposed extension is located to the rear of the building where there is an existing single storey addition. Three windows of varying styles are also evident on the rear elevation.

The proposed extension will incorporate part of the existing single storey. Although covering two storeys it would have a squat appearance with the eaves created at a lower level to the main building below a mono-pitch roof which continues down from the rear wall, albeit at an angle slightly askew of the main roof pitch.

Four rear facing windows are proposed which appear of varying scales and alignment, and which dominate the rear wall. In particular the upper floor features a corner window, which unlike its neighbours omits incorporates a single large glazed panel.

This design is reflected on a linked window which occupies the side elevation. Below the side window the existing opening has been enlarged to create a pair of French doors, which again fail to respect the historic character of the building.

Whilst it is noted that timber windows with stone surrounds and matching stone flags to the roof are proposed, this does little to relieve the otherwise incongruous scale and detailing of the extension.

The existing rear elevation has few windows and the stonework would suggest none have been blocked up. It is clear that this was designed in such a way for a particular reason. The applicant suggests that there could have been limited windows as the rear of the site is north facing, therefore preferring to have the building sealed from the weather. In addition, the statement notes that the existing bay window is not an original feature.

The applicant states that the corner window has been designed to the same dimensions and style as the existing window to be covered. However, as that window itself differs from the other original openings, it is unclear what the justification is for such replication as the context of the window will change significantly from the existing building. Its setting on the corner of the building also fails to reflect the existing feature.

It would seem reasonable to conclude that the works subject of this application would result in 'less than substantial harm' in the context of NPPF Paragraph 196. In such circumstances, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The applicant has presented a case for the resulting public benefits, stating that *"although the extension will cover some of the rear of the grade II listed building it will not impact on the front of the building where the visual story of the property is most prevalent (same stonework as being covered at the rear). Furthermore, from any public area the building would appear unchanged and able to tell its story regardless of the extension"*.

The building is listed for its historic or architectural interest in its entirety, and this includes its historic context and setting. The fact that the works are not being undertaken on a principal elevation, does not diminish the importance of ensuring the character and appearance of the building as a whole is protected.

Additionally, the Applicant states that *"in the future if anybody wished to remove the proposed extension to reveal the original building this could be done with ease. Bar the stonework under the upstairs window (which will form the bedroom doorway) and a small hole for placement of a steel all other elements of the original building will remain intact. (and better preserved as they will be shielded by the proposed extension from the elements"*.

This appears to be a simplistic assessment of the work involved in construction of the extension, including intrusive works to construct the links between the existing and new building fabric. As the exterior will now form an internal wall to kitchen and bedroom, it is reasonable to assume that the future owners will wish to install some form of decoration on the original fabric.

It is clear that there are no public benefits arising from the proposal, and therefore, it must be concluded that the development will harm the historic significance of the heritage asset, contrary to the provisions of the Act, and both national and local planning policies.

Residential Amenity

In terms of safeguarding neighbouring properties existing amenity levels, Development Management Policy 9 stipulates that proposed development should not cause significant harm through impacts including loss of privacy, safety and security, noise, pollution, access to daylight or other nuisances.

With the exception of the adjoining Number 1 Lower Tunstead, there are no immediate neighbouring properties. With this in mind, it is apparent that the siting of the proposed extension would have few, if any implications in this regard.

Green Belt

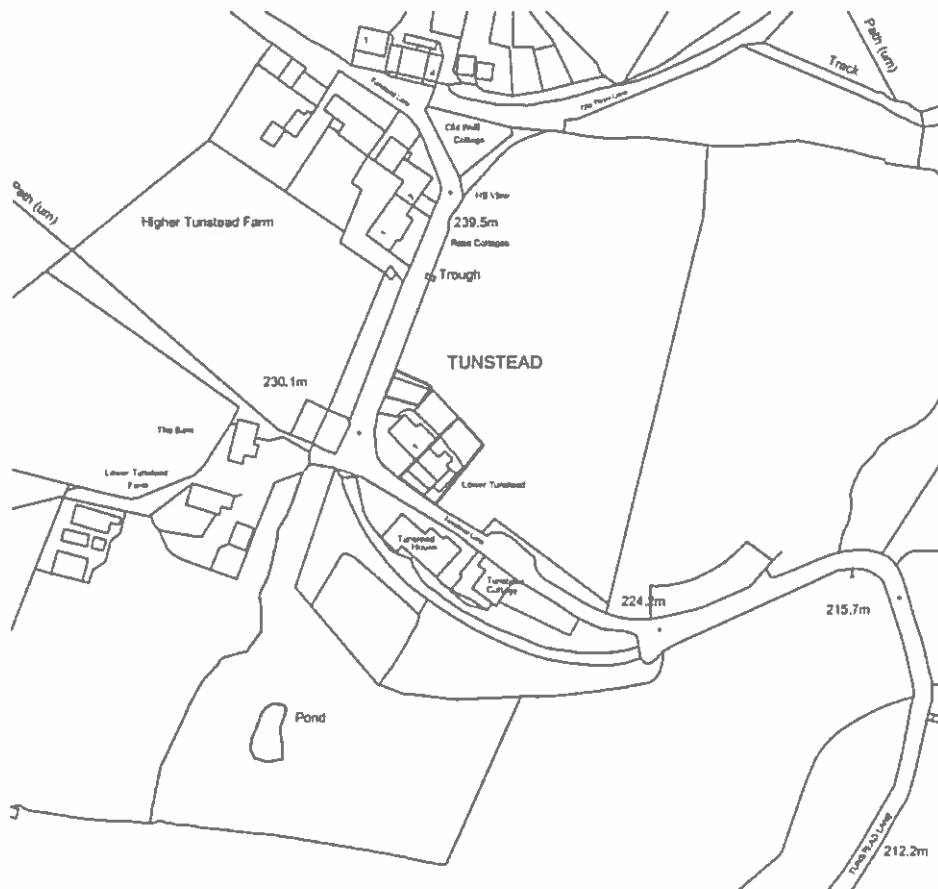
Paragraph 145 of the NPPF stipulates that a local planning authority should regard the construction of new buildings as inappropriate forms of development within the Green Belt subject to a number of exceptions. One such exception is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original dwelling. Considering the cumulative volume of the proposed extension and the earlier single storey extension would not strictly represent a disproportionate extension over and above the size of the original dwelling, it is evident that the proposed extension would not represent an inappropriate form of development in this instance, thereby ensuring compliance with both local and national policies in this regard.

Conclusion

To conclude, the local planning authority is satisfied that the implications in respect of both residential amenity and the Green Belt are acceptable. However, allowing for the conclusions in respect of the implications for the character and appearance of the listed building, and subsequent conflict with the aims of the aforementioned local and national policies concerning the historic environment, this application cannot be supported.

REASON FOR REFUSAL

1. The proposed extension represents a visually incongruous additional to the historic building by reason of its appearance, scale and fenestration. As such it would cause 'less than substantial harm' to the significance of a heritage asset, as assessed by Paragraph 196 within the NPPF. No public benefits have been demonstrated to outweigh the identified harm, and therefore, the proposal would be contrary to the requirement of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies 9, 20, and 24 of the Oldham Local Development Framework and Part 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.



Location Plan
1:1250

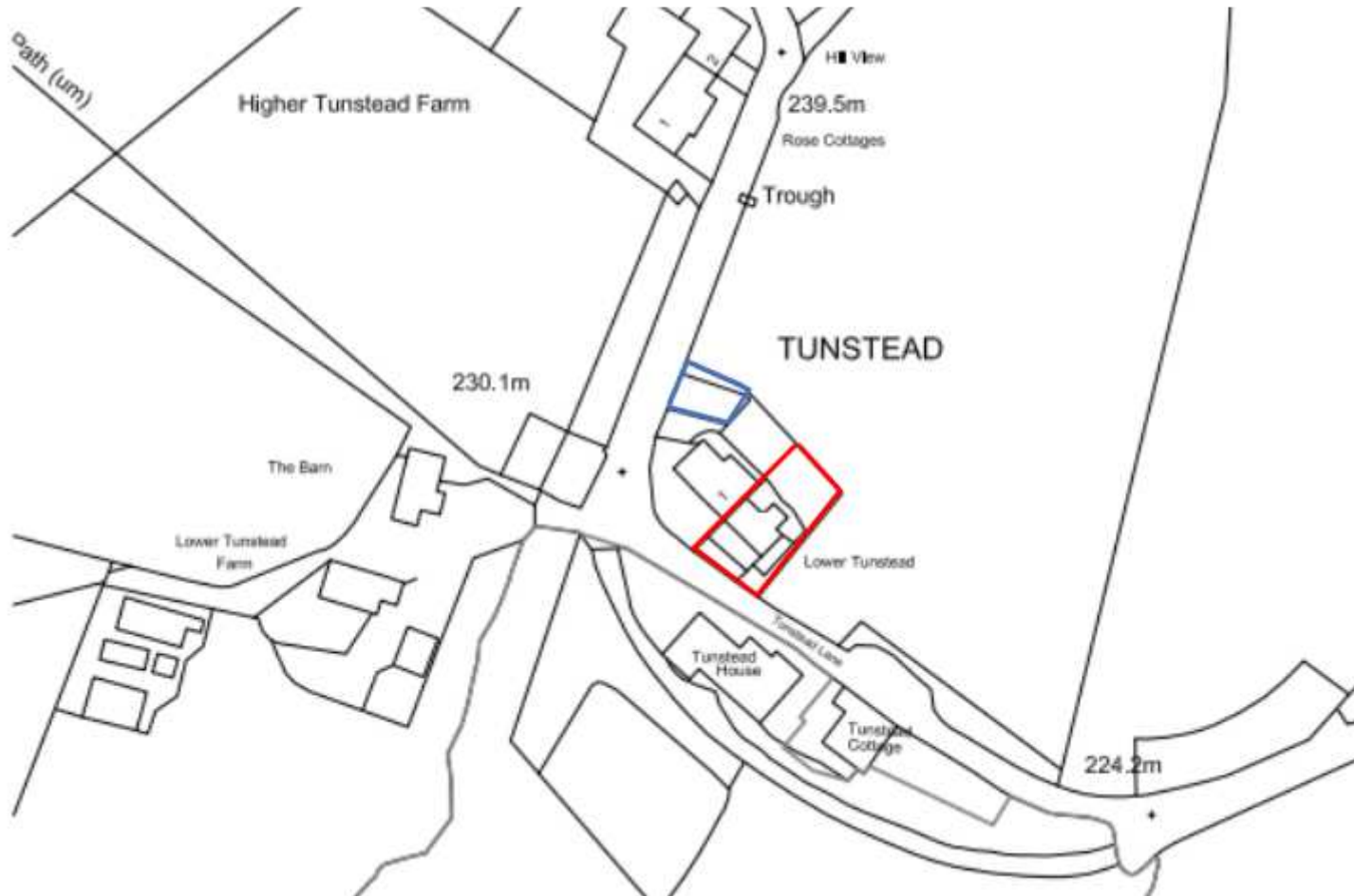
Planning Committee Meeting Date 16th September 2020

Planning permission and listed building consent for a proposed two storey rear extension

2 Lower Tunstead, Tunstead Lane, Greenfield
OL3 7NT

Application Nos. HH/345153/20 & LB/345154/20

Location



Aerial view



View from the rear



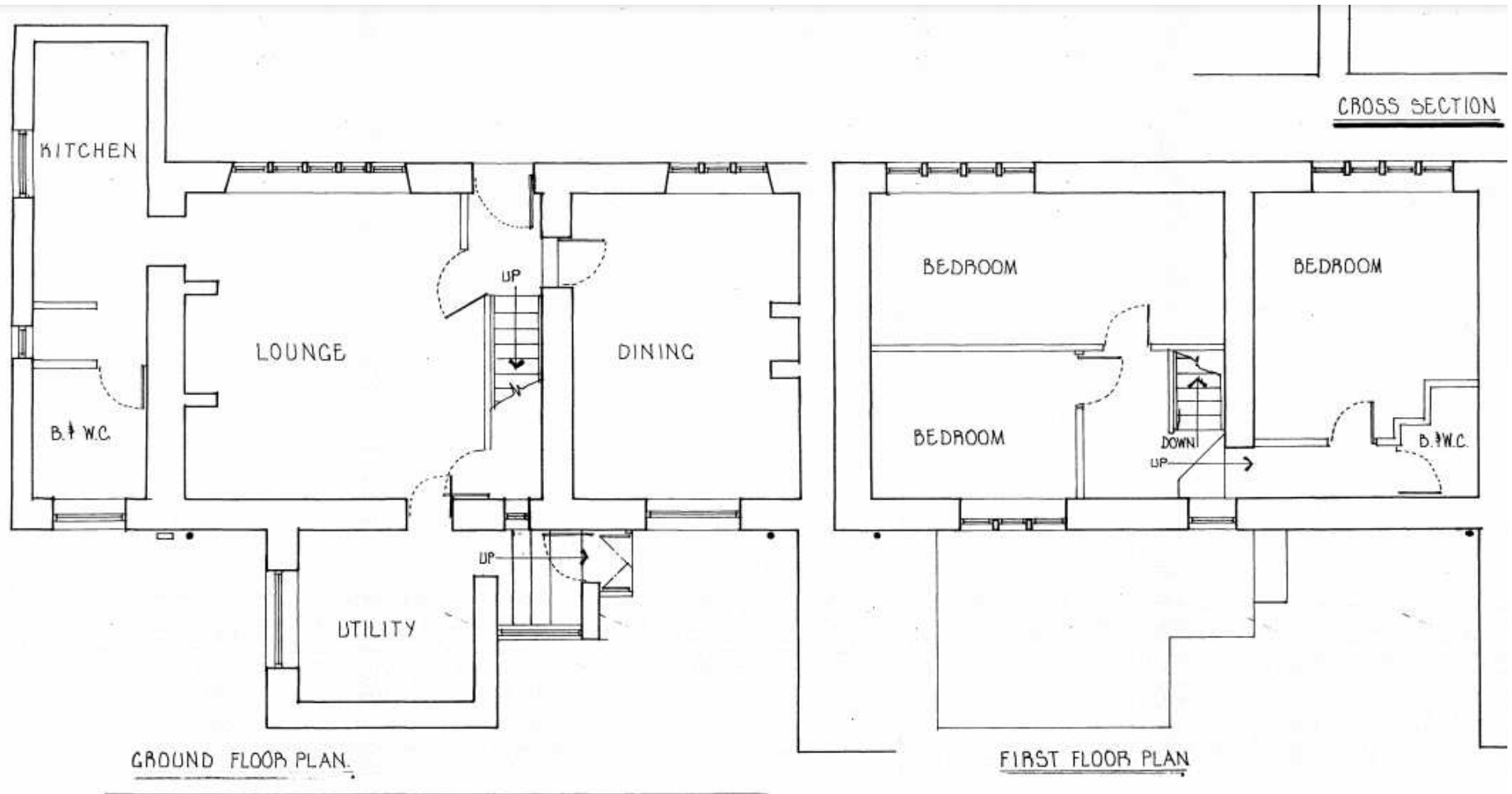
Proposal highlighted in blue

Page 37



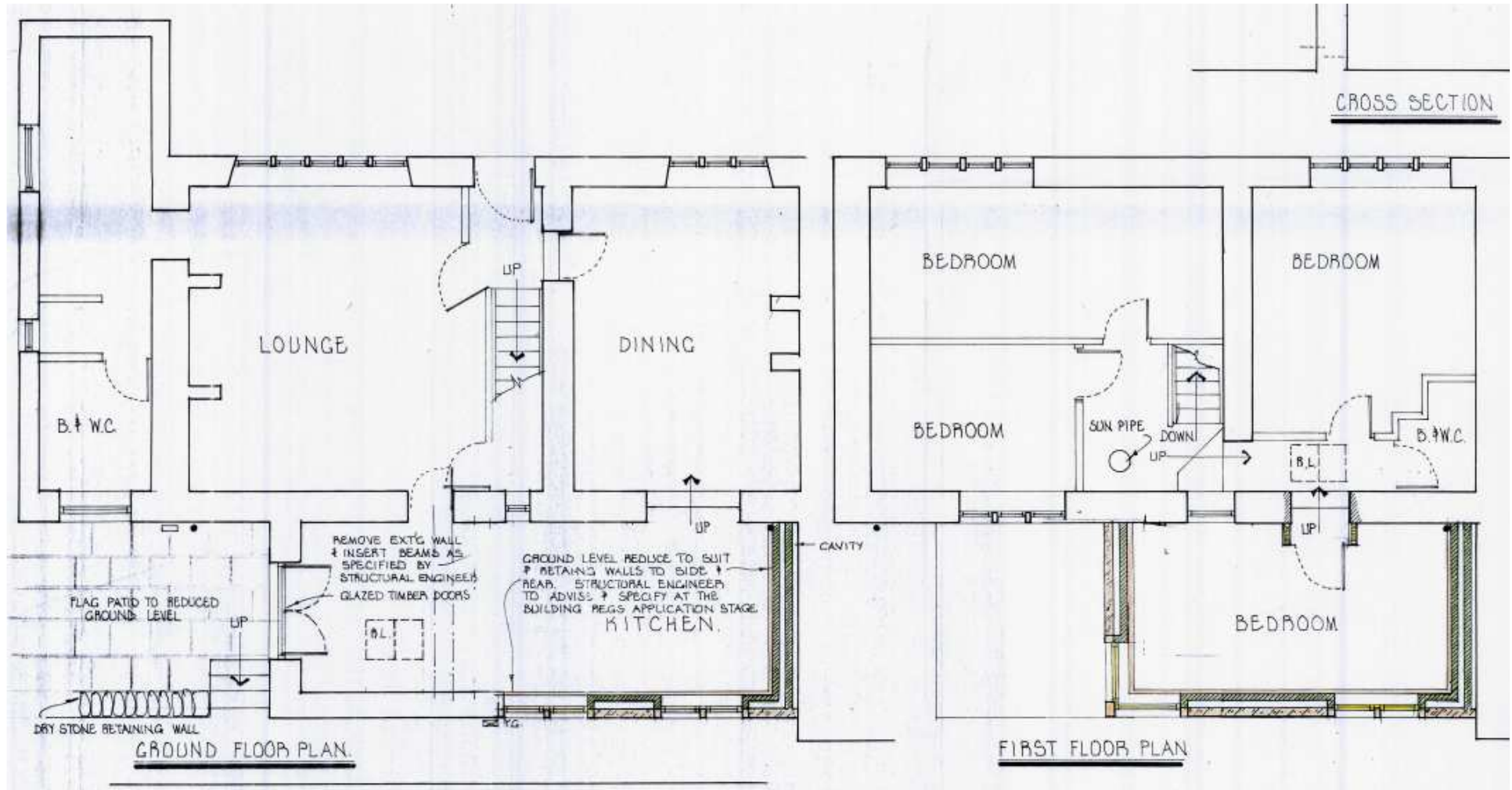
Existing plans

Page 38



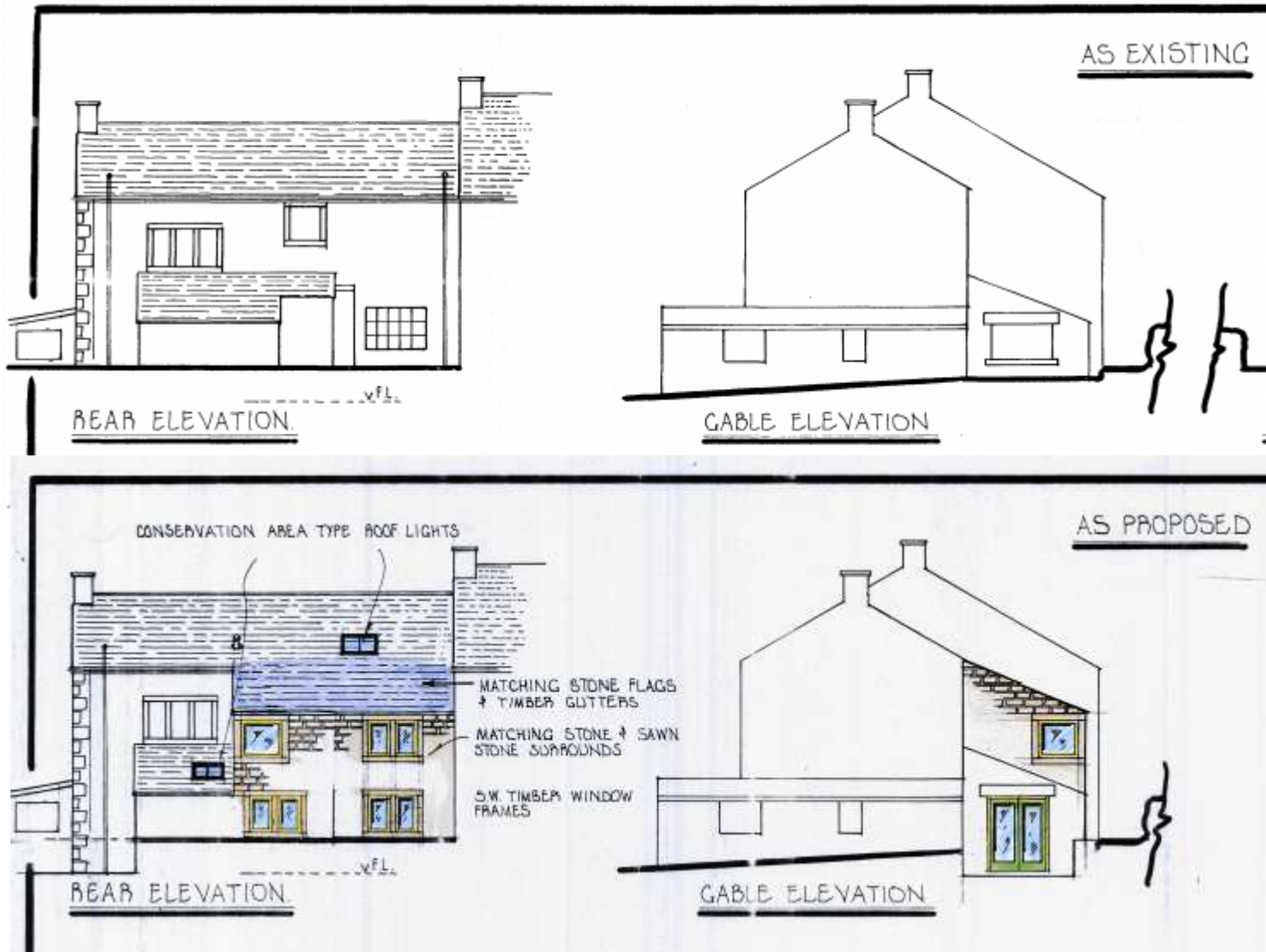
Proposed plans

Page 39



Existing and proposed elevations

Page 40



View from the rear



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APPLICATION REPORT - LB/345154/20

Planning Committee, 16 September, 2020

Registration Date: 17/07/2020
Ward: Saddleworth South

Application Reference: LB/345154/20
Type of Application: Listed Building Consent

Proposal: Two storey rear extension
Location: 2 Lower Tunstead, Tunstead Lane, Greenfield, OL3 7NT
Case Officer: Sophie Leech

Applicant Agent : Mr Sheldon

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as the applicant is related to an Elected Member of the Council.

RECOMMENDATION

To refuse for the reason set out at the end of this report:

THE SITE

The site relates to a Grade II listed building, built circa 1730 which is located on the northern side of Tunstead Lane in the small hamlet of Tunstead, approximately 600m north east of the village of Greenfield. There are a number of listed buildings in the Tunstead area and all buildings are characterised by traditional stone and slate. The site lies within the Green Belt and is close to the Peak District National Park.

THE PROPOSAL

This application seeks planning permission and listed building consent for a two-storey rear extension. The extension would measure approximately 3m in depth, 5.8m in width, approximately 5.3m in height and 4.15m in eaves height. The extension would have a sloping mono-pitched roof and the external materials would be stone and slate.

There would also be a number of windows inserted on the rear elevation of the extension, along with a new roof to the existing single storey extension and a new set of patio doors to the side elevation of the two-storey extension.

RELEVANT HISTORY OF THE SITE

None

RELEVANT PLANNING POLICY

The 'Development Plan' is the Joint Core Strategy & Development Management Policies Development Plan Document (DPD) which forms part of the Local Plan for Oldham.

The site is located within the Green Belt on the Proposals Map pertaining to the Local Plan. The following policies are relevant.

CONSULTATIONS

None

REPRESENTATIONS

The application has been advertised by means of a site notice, press notice and individual neighbour notification letters. No representations have been received as a result of such publicity measures.

PLANNING ASSESSMENT

The main issues to consider in this instance include design matters, residential amenity and the wider implications for the character and setting of the listed building within the Green Belt.

Design and impact on the character and appearance of the listed building

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

Paragraph 189 of the National Planning Policy Framework (NPPF) requires the applicant to describe the significance of the heritage asset including any contribution made by its setting with the level of detail proportionate to the assets' importance.

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A design, access and heritage statement has been submitted with the application, however, this does not justify the proposed works in relation to the potential harm to the listed building. The statement considers no features/fabric associated with the historic element of the building which would be directly affected, namely the rear section dating from the 1730s. An addendum was submitted on the 28th August 2020 to describe the changes and justification for the proposed works.

The proposed extension is located to the rear of the building where there is an existing single storey addition. Three windows of varying styles are also evident on the rear elevation.

The proposed extension will incorporate part of the existing single storey. Although covering two storeys it would have a squat appearance with the eaves created at a lower level to the main building below a mono-pitch roof which continues down from the rear wall, albeit at an angle slightly askew of the main roof pitch.

Four rear facing windows are proposed which appear of varying scales and alignment, and which dominate the rear wall. In particular the upper floor features a corner window, which unlike its neighbours omits incorporates a single large glazed panel.

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It would seem reasonable to conclude that the works subject of this application would result in 'less than substantial harm' in the context of NPPF Paragraph 196. In such circumstances, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The applicant has presented a case for the resulting public benefits, stating that *"although the extension will cover some of the rear of the grade II listed building it will not impact on the front of the building where the visual story of the property is most prevalent (same stonework as being covered at the rear). Furthermore, from any public area the building would appear unchanged and able to tell its story regardless of the extension"*.

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Additionally, the Applicant states that *"in the future if anybody wished to remove the proposed extension to reveal the original building this could be done with ease. Bar the stonework under the upstairs window (which will form the bedroom doorway) and a small hole for placement of a steel all other elements of the original building will remain intact. (and better preserved as they will be shielded by the proposed extension from the elements"*.

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It is clear that there are no public benefits arising from the proposal, and therefore, it must be concluded that the development will harm the historic significance of the heritage asset, contrary to the provisions of the Act, and both national and local planning policies.

Conclusion

Allowing for the conclusions in respect of the implications for the character and appearance of the listed building, and subsequent conflict with the aims of the aforementioned local and national policies concerning the historic environment, this application cannot be supported.

REASON FOR REFUSAL

1. The proposed extension represents a visually incongruous addition to the historic

building by reason of its appearance, scale and fenestration. As such it would cause 'less than substantial harm' to the significance of a heritage asset, as assessed by Paragraph 196 within the NPPF. No public benefits have been demonstrated to outweigh the identified harm, and therefore, the proposal would be contrary to the requirement of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies 9, 20, and 24 of the Oldham Local Development Framework and Part 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.



Location Plan
1:1250

APPLICATION REPORT - PA/345261/20

Planning Committee, 16 September, 2020

Registration Date: 06/08/2020
Ward: Waterhead

Application Reference: PA/345261/20
Type of Application: Full Planning Permission

Proposal: Proposed residential development comprising the construction of 12 No 2 bedroom apartments (revision to PA/343332/19)
Location: Fernec Works, Stephenson Street, Oldham, OL4 2HH
Case Officer: Graham Dickman

Applicant Agent : Multi Build UK
Nicol Thomas

This application is being reported to Planning Committee in accordance with the Scheme of Delegation as a 'Major' application.

RECOMMENDATION

It is recommended that Committee resolves to grant planning permission subject to the conditions below, without the financial contribution required in connection with the previous decision of Committee having regard to the subsequent viability implications.

BACKGROUND

At the meeting on 28th August 2019 Planning Committee resolved to grant this development under application PA/343332/19 subject to the completion of a Section 106 legal agreement in respect of a contribution of £48,596.64 towards improvements to Waterhead Park.

The applicant has subsequently submitted a viability statement. This considers four scenarios:

- a. A fully open market for sale scheme for 12 apartments with zero on site affordable housing and full other S106 contributions.
- b. A fully open market for sale scheme for 12 apartments with zero on site affordable housing and zero other S106 contributions.
- c. A scheme of 12 affordable rented dwellings full other S106 contributions.
- d. A scheme of 12 affordable rented dwellings zero other S106 contributions

The Appraisal confirms that implementation of the development would be compromised if the payment remained necessary. Officers have considered the submitted information and are satisfied that the evidence is sufficient to recommend to members that the application should be approved without the financial contribution, and that the benefits of ensuring the provision of much needed housing on a sustainable urban site outweigh any loss.

The report considered by members at the August 2019 meeting, and recommended conditions is as follows (updated to reflect the above change)

The development site is currently vacant following the recent demolition of a derelict building that formerly accommodated a heavy steel engineering fabricator, Marton Engineering, which closed a number of years ago.

This 0.12ha site is around 60 metres long by 20 metres wide and is irregular in shape. The site is generally flat as it has been cut into the hillside.

From Huddersfield Road (A62), Stephenson Street climbs 3.0 metres at a consistent gradient of around 1 in 12. The site has a fall in the region of 10 metres from south to north, though a large element of this has been altered by the historic construction of the existing building. The site topography east to west is generally level.

The site is surrounded on all sides with residential dwellings, with the exception of a small number of retail premises, and a filling station on the opposite side of Huddersfield Road.

THE PROPOSAL

This application proposes the erection of a single block of 12 two-bedroom apartments, with 1 parking space per unit. The proposed three storey, pitched roof, building would measure 24m in width, 14m in depth, 9m to the eaves height and 11.5m to the roof ridge. The proposed development would be externally clad in red brick slips and grey roof tiles.

RELEVANT HISTORY OF THE SITE:

CD/344795/20 - Discharge of conditions 3, 5, 6, 7 and 8 in respect of application PA/343332/19. Awaiting determination.

PA/343332/19 - Proposed residential development of 12 no. 2 bedroom apartments. Approved 9 April 2020

CONSULTATIONS

Highway Engineer	No objection, subject to conditions requiring car and secure cycle parking.
Environmental Health	No objection, subject to conditions re-landfill gas and contaminated land.
Coal Authority	No objection, subject to a condition to protect against risks associated with coal mining.
LLFA/ Drainage	No objection.
United Utilities	No objection, subject to a drainage condition.
Greater Manchester Police	No objection.
Architectural Liaison Unit	

REPRESENTATIONS

This application was publicised by site notice, press notice and neighbour notification letters. No responses were received.

RELEVANT PLANNING POLICY

The 'development plan' is the Joint Development Plan Document which forms part of the Local Development Framework for Oldham (DPD). The application site is unallocated by the Proposals Map associated with the Joint Development Plan Document. Therefore, the following DPD 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 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.

PLANNING CONSIDERATIONS

The main issues for consideration include::

- Principle of development;
- Residential amenity;
- Design and appearance;
- Parking and highway safety
- Public Open Space.

Principle of development

DPD Policy 1 prioritises development on previously developed land. 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.

The proposal accords with DPD Policies 3 and 11 which give preference to the use of previously developed sites for residential development.

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 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.

Holy Trinity Waterhead Parish Church, Carrion Crow public house and Littlemoor Primary School are within a ten minute walk of the application site.

It is therefore reasonable to conclude that the site is located in a sustainable position in close proximity to at least three 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 within close proximity to the application site, the nearest being 80m from the proposed development. The nearest bus stop serves a variety of bus routes. As such, it is considered 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.

Residential amenity

DPD Policy 9 outlines that new development proposals must not have a significant adverse impact upon the amenity of neighbouring properties.

With regard to the impact on neighbouring terraced properties on Huddersfield Road to the north, given the distance between the proposed development and these properties of approximately 26m at the nearest point, it is not considered that the proposal would result in significant loss of light or overbearing impact to these neighbours. Due to the topography of the site, the proposed building would be seen largely against the backdrop of the rising ground and existing tree cover at the rear of the site.

In reaching this conclusion, it should be noted that the proposed building would be significantly smaller than that approved under application no. PA/336658/15, and the proposal broadly occupies the same footprint as the former building. In terms of the impact on privacy, a degree of overlooking may occur from the proposed building towards properties on Huddersfield Road and Ann Square, but not at unacceptably close range. Properties at the rear of the site on Beech Avenue would not be significantly affected by the proposed development as they are further away from the site and are on higher ground. There is also significant tree cover between the site and the properties at the rear.

In regard to the future occupiers of the proposed development, the internal layout of the proposed development would comply with the DCLG 'Technical Housing Standards – nationally described space standards', and is therefore considered to be acceptable.

Given the physical confines of the site, it is noted that bedroom windows of the apartments at the rear of the building will face the adjacent steep banking at close proximity. However, the layout of the units has been designed to ensure that the primary living accommodation in the lounge and linked kitchen areas have side facing elevations giving open aspects from those rooms.

Given the above, it is considered that the impact on neighbouring amenity, and the amenity of future occupiers is acceptable in accordance with DPD Policy 9.

Design and appearance

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

The proposal will replace a former derelict building with a three storey block of contemporary design and appearance. The proposed development will be on a larger scale than the former Fernec Works building but will be set well back from Huddersfield Road and its scale and resulting impact will not adversely impact on the street scene. The proposal will largely respect the local vernacular and the site topography and will be constructed in a palette of both traditional and contemporary materials.

Given the above, it is considered that the design of the proposed development is acceptable in accordance with DPD Policies 9 and 20.

Parking and Highway safety

A car park with a facility to accommodate 12 vehicles will be provided with access via Stephenson Street. There are no highway objections.

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. It is considered that a contribution in lieu of on-site provision would be appropriate in this case to address the public open space deficiencies in this ward.

No on-site public open space has been proposed. As noted above, it has been adequately demonstrated that the originally proposed £48,596.64 contribution towards the provision or improvement of existing public open space would compromise the viability of the

development, and therefore, it is recommended that this requirement should no longer apply.

Conclusion

The proposed development will make a positive contribution towards housing land supply whilst assisting with the regeneration of a presently vacant site. The relationship with neighbouring properties, highway impact, and design and appearance of the development are satisfactory. It therefore conforms, to the objections of relevant national and local planning policies.

Recommended conditions

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 received on 6th August 2020:

M3031 PL 100
M3031 PL 01 revision D
M3031 PL 02 revision B
M3031 PL 03
Proposed Materials Schedule dated 06/08/20

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 development hereby approved shall not be brought into use unless and until the car parking spaces have been provided in accordance with the approved plan (M3031 PL 01 revision D) and 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 for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.

4. Notwithstanding the approved plans, full details of the secure cycle parking facilities to be provided within the site shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be implemented in full prior to the first occupation of the development hereby permitted. Such facilities shall thereafter remain available for users of the development.

Reason - To ensure adequate cycle storage facilities are available to users of the development having regard to Policy 5 of the Oldham Local Plan.

5. The development hereby approved shall be carried out in accordance with the recommendations set out within the Ground Gas Assessment Report (ref. S150117/G) and the Phase 2 Site Investigation Report (ref. S150117) submitted with application CD/344795/20 and a validation report of any remedial measures will be required in order to discharge the condition.

Reason - In order to protect public safety and the environment, because the site is

located within 250m of a former landfill site having regard to Policy 9 of the Oldham Local Plan..

6. The development shall be fully implemented in accordance with the submitted drainage layout 1257-900 P1.

Reason - To promote sustainable drainage and manage the risk of flooding and pollution having regard to Policy 19 of the Oldham Local Plan.

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 Committee Meeting 16th September 2020

PA/345261/19

Proposed residential development of 12 no. 2 bedroom apartments (revision to PA/343332/19)

Fernec Works, Stephenson Street, Oldham



Location Plan

Page 60



Aerial View



Proposed layout

Page 62



Stephenson Street access



Adjacent houses on Huddersfield Road



Rear of site

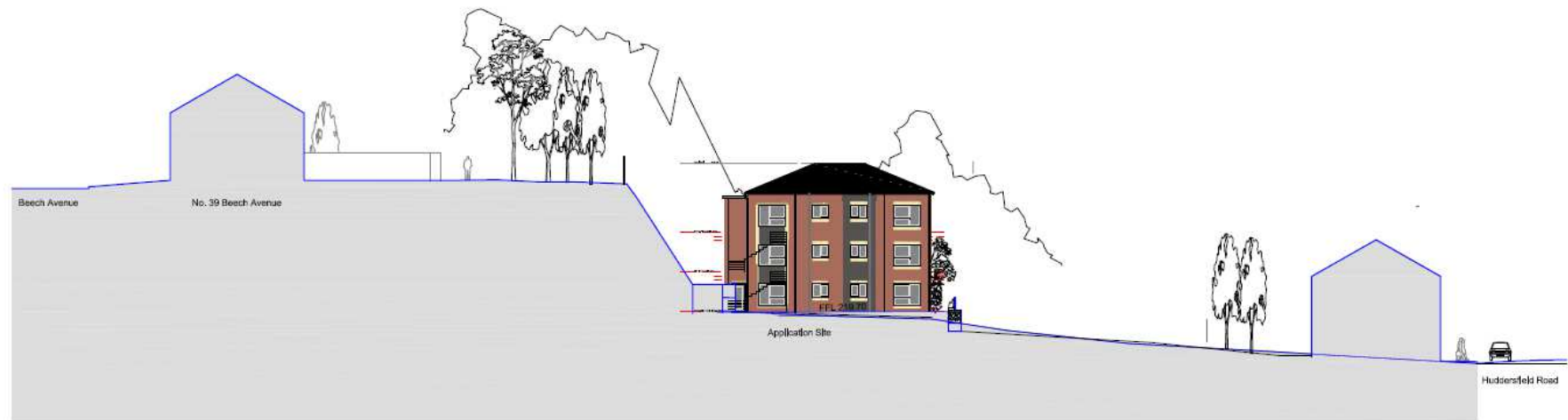


Neighbouring cul-de-sac on Anne Square



Site Section 1

Page 67



Site Section 2

Page 68

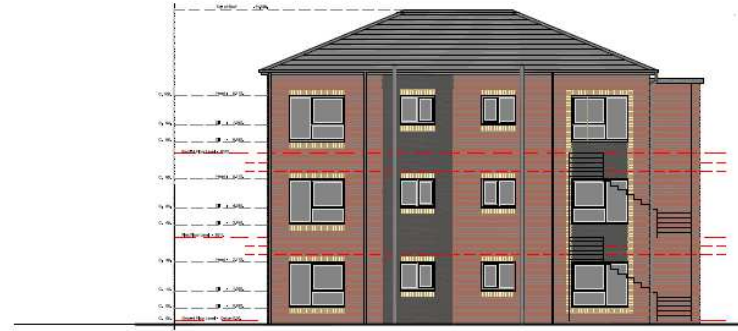


Proposed Elevations

Page 69



Front Elevation.



Side Elevation.



Rear Elevation.



Side Elevation.

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Planning Appeals Update

Planning Committee

Report of Head of Planning and Infrastructure

DATE OF COMMITTEE

September 2020

PLANNING APPEALS

WRITTEN REPRESENTATION

HEARINGS

HOUSE HOLDER

ADVERTISEMENTS

AD/344285/19	217-219 Manchester Road, Oldham, OL8 4QY
AD/344390/20	Junction Trade Park, Manchester Road, Oldham, OL8 4RG
AD/344807/20	The Motor Finance Group, Shaw Road, Oldham, OL1 3HZ

APPEAL DECISIONS

AD/344011/19	7 Elk Mill central Retail Park, Royton, OL2 5HX – Allowed
AD/344825/20	59-61 George Street, Oldham, OL1 1JF – Dismissed
PRCU/344567/20	420 Ashton Road, Oldham, OL8 3HF – Allowed

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



Appeal Decision

Site visit made on 21 July 2020

by **Mr W Johnson BA(Hons) DipTP DipUDR MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19 August 2020

Appeal Ref: APP/W4223/W/20/3251602

420 Ashton Road, Oldham, OL8 3HF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Part 3, Schedule 2, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).
 - The appeal is made by Ms Shabana Shaikh against the decision of Oldham Metropolitan Borough Council.
 - The application Ref PRCU/344567/20, dated 18 February 2020, was refused by notice dated 23 April 2020.
 - The development proposed is described as: 'It's already A1 shop and I just need A3 permission for sell hot food'.
-

Decision

1. The appeal is allowed and prior approval is granted for the change of use of a shop (A1) to a café/restaurant (A3) at 420 Ashton Road, Oldham, OL8 3HF in accordance with the terms of the application, Ref PRCU/344567/20, dated 18 February 2020, subject to the conditions set out below:
 - 1) Before the use hereby permitted takes place, equipment to control the emission of fumes and smell from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues.
 - 2) Before the use hereby permitted takes place, details indicating how waste will be stored and handled at the premises, shall be first submitted to and approved in writing by the local planning authority. All measures for the storage and handling of waste to the approved scheme shall thereafter be maintained in accordance with that approval and retained for so long as the use continues.
 - 3) The use hereby permitted shall only take place between the following hours: 08:00hrs – 23:00hrs Monday - Saturday; 10:00hrs to 12:00hrs on Sundays.

Procedural Matters

2. For clarity, I have taken the description in the banner heading above from the application form. However, in my decision, I have taken the description of the development from the Council's decision notice, since this accurately and more succinctly describes the proposal.

3. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (the amended UCO) will come into force on 1 September 2020, amending the Town and Country Planning (Use Classes) Order 1987 (as amended). Both main parties were given the opportunity to comment on any relevant implications for the appeal, but only the appellant has replied. I have had regard to the comments received and to the amended UCO in reaching my decision.
4. Section 4. of the amended UCO states 'If prior to the commencement of the material period, a relevant planning application was submitted, or was deemed to be submitted, to the local planning authority which referred to uses or use classes which applied in relation to England and were specified in the Schedule to the Use Classes Order on 31st August 2020, that application must be determined by reference to those uses or use classes'. I have dealt with the appeal on this basis.

Background and Main Issue

5. Schedule 2, Part 3, Class C of the GPDO permits, amongst other things, development consisting of a change of use of a building from a use falling within Class A1 (shops) of the Schedule to the Use Classes Order to a use falling within Class A3 (restaurants and cafés). This is a qualified right in that exceptions apply whereby development is not permitted by Class C if the cumulative floorspace of the existing building changing use under Class C exceeds 150 square metres. Other conditions also apply however these are only applicable if the development is able to comply with the floorspace requirements.
6. There is no dispute that the appeal site currently constitutes a Class A1 use and the proposed change of use does not exceed the floorspace. As such it is not disputed that the appeal proposal constitutes permitted development.
7. Under the provisions of the GPDO, development is permitted under Part 3, Schedule 2, Class C subject to Condition C.2 (1) that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to a range of potential impacts. In this case, it relates to (b) odour impacts of the development and (c) impacts of storage and handling of waste in relation to the development.
8. Having regard to the GPDO and the reason for refusal for the Prior Approval the main issue of this appeal is whether the proposed development for odour, noise and storage and handling of waste would be acceptable.

Reasons

9. With regard to the storage and handling of waste in relation to the development, I consider that having regard to the size and capacity of the unit, and the existing use, the existing provision for waste handling is likely to be similar to the proposed use and therefore sufficient. The development would likely introduce the cooking of food within the existing unit and the appellant has not submitted any details of the likely extraction equipment that would be required as part of the proposed development or any existing equipment currently installed at the unit.

10. It is generally expected that details would be submitted with the application. However, whilst I have little details before me, I am mindful of paragraph 54 of the National Planning Policy Framework, which requires consideration as to whether otherwise unacceptable development could be made acceptable through the use of conditions. From my findings during my visit, I consider that suitably worded planning conditions could be attached to the proposed development, to ensure that suitable methods of storage/waste handling and method of ventilation, could be attached to my decision to ensure that no significant adverse effects would occur to the living conditions of neighbouring occupiers.
11. Part W(13) of the GPDO notes that prior approval may be granted subject to conditions reasonably related to the subject matter. I am content that these matters could be adequately controlled by the conditions attached to this decision and as suggested by the Council within their appeal statement. I also note that the Council's Environmental Health Department did not comment on the proposal, and this adds to my consideration that these matters could be satisfactorily controlled by condition.
12. Therefore, neither of the matters set out at Paragraph C.2(1)(a), (b) or (c) in the context of this appeal indicate that prior approval should be withheld. Additionally, I am also mindful of the amended UCO, which I consider to be a material consideration of significant weight in the determination of this appeal.

Conditions

13. In addition to the standard 3-year time limit for commencement¹, I have imposed additional conditions for details to be submitted regarding the method of ventilation/extraction and storage/handling of waste. I have also restricted the opening hours of the property. In all instances the conditions are reasonable and necessary in the interest of living conditions of neighbouring residential properties.

Conclusion

14. Taking all matters into consideration, I conclude that the appeal is allowed.

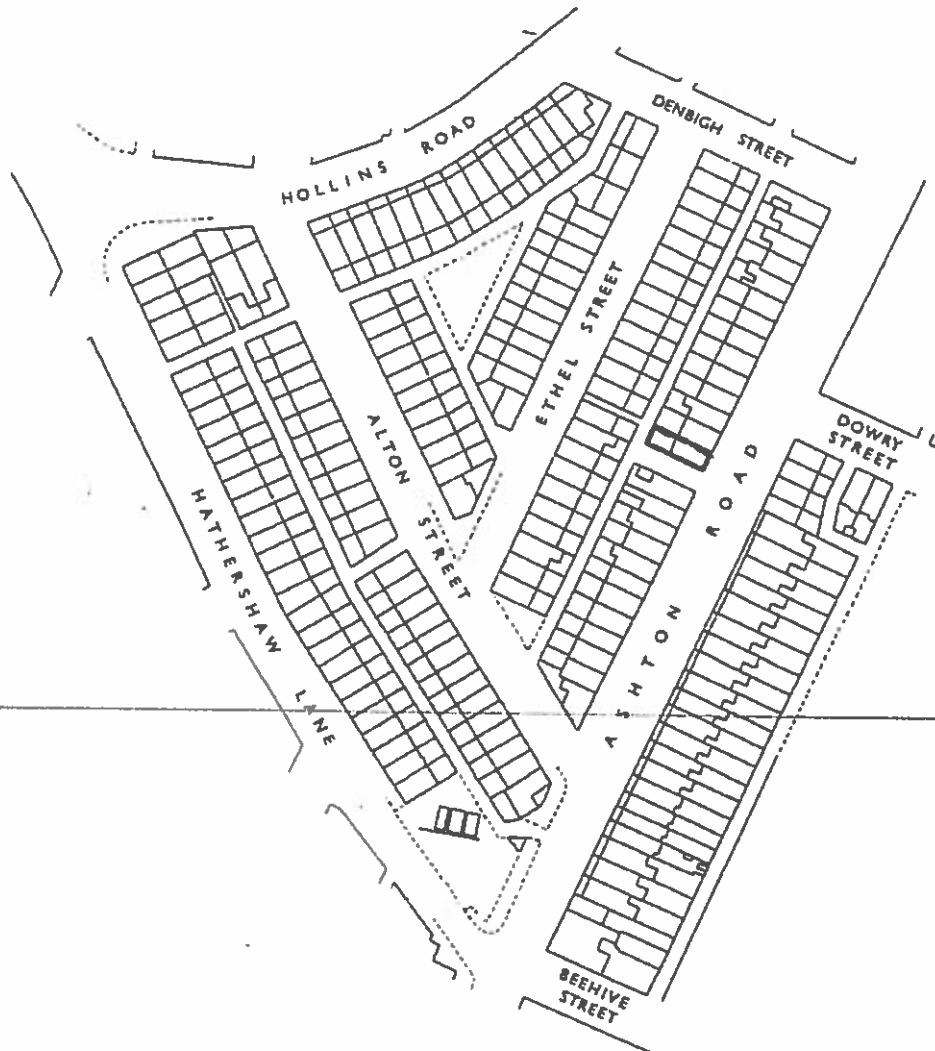
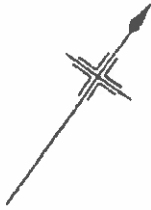
W Johnson

INSPECTOR

¹ Class C2(3), Part 3, Schedule 2 of the GPDO

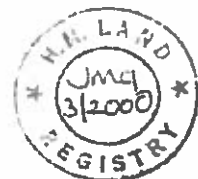
H. M. LAND REGISTRY

NATIONAL GRID PLAN SD 9203 SECTION Y
GREATER MANCHESTER
OLDHAM DISTRICT Scale 1/1250



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TITLE No. GM 832536





Appeal Decision

Site visit made on 3 August 2020 by L Wilson BA (Hons) MA MRTPI

Decision by Chris Preston BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 August 2020

Appeal Ref: APP/W4223/Z/20/3255593

59-61 George Street, Oldham OL1 1JF

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Mr Zaib Hussain against the decision of Oldham Metropolitan Borough Council.
 - The application Ref AD/344825/20, dated 1 May 2020, was refused by notice dated 3 July 2020.
 - The development proposed is illuminated fascia sign.
-

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. For clarity, I have taken the site address from the Council's decision notice and the appeal form as it is more precise than that given on the application form.
4. On the application form the appellant confirms that the advertisement is already in place. I noted on my site visit that the sign had been erected. From the evidence before me, it is clear that the proposal is to retain the advertisement, and I have dealt with it on that basis.

Main Issue

5. The effect of the advertisement on the visual amenity of the area, including the setting of a Grade II listed building.

Reasons for the Recommendation

6. The National Planning Policy Framework (the Framework) states that, the quality and character of places can suffer when advertisements are poorly sited and designed¹. It also states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative

¹ Paragraph 132

impacts. Planning Practice Guidance states that, in assessing amenity, regard should be had to the local characteristics of the neighbourhood².

7. The appeal building relates to a retail unit located within the central shopping core of Oldham. From the evidence before me, I understand that the sign has been in place for a number of years. No information has been submitted to demonstrate the character and appearance of the previous shopfront, and associated signage.
8. The appeal site is within the setting of a Grade II listed building; George Street Chapel (LB). The LB makes a positive contribution to the area. From the evidence before me, the Chapel was constructed in approximately 1815 and is constructed of brick with a slate roof. Facing George Street, the Chapel has four tall windows with stone sills and flat-arched brick heads. Underneath these openings are basement windows. It also has panelled doors set within a stone pedimented architrave. On my site visit it appeared that the Chapel has been modernised over the years, for example through the use of roof lights. The setting of the Chapel has evolved and many of the surrounding buildings have been modernised with shop frontages which do not positively contribute to the setting of the LB.
9. The advertisement before me is visually dominant due to a combination of its size, siting and design. The eye is naturally drawn to the appeal site as the retail unit is considerably larger than the other units on this side of George Street. On the opposite side of George Street is a further large retail unit occupied by 'Bargains 4 less Superstore' which contained a prominent fascia side. However, I observed that, in general, other signs were less dominant because of the colours used, size of the text and discrete projections of both the sign and letters.
10. The appeal building has a front projection to the ground floor which has been largely screened by the advertisement. The sign has been awkwardly attached to the principal elevation of the building with fifteen prominent supporting arms which results in the sign appearing disjointed to the appeal building. That contrasts awkwardly with the established pattern of shopfront adverts which are generally flush with the outer façade of the building. The sign also includes projecting letters and the colour of the letters adds to its prominence.
11. The appellant's submission includes pictures of the sign illuminated. The pictures show that in the hours of darkness the sign also draws the eye due to its size and pink coloured letters. Accordingly, the scheme is visually intrusive and harms the visual amenity of the area.
12. The appellant recognises that the sign is not fully compliant with the Vibrant Centres Supplementary Planning Document (SPD). He considers that in order to be compliant with the SPD the sign would have to be in three parts which, in his view, would appear dysfunctional. It is difficult to assess whether an alternative arrangement could be configured given that the existing signage has covered over the majority of the original shopfront. However, I note that the adjacent signage (Lees Heginbotham) contains more modest advert which is in two distinct parts to reflect the vertical alignment of the building. Nothing has been presented to demonstrate that a similarly sympathetic frontage could not be achieved at the appeal site.

² Paragraph: 079 Reference ID: 18b-079-20140306

13. I recognise that there are a variety of shop signs in the surrounding area, some of which have a harmful visual impact on account of their size and proportion in relation to their respective shop fronts. However, little information is before me as to how other advertisements gained consent, if at all, or how long they have been in situ. Consequently, whilst I noted a variety of signage in the local area, the presence of some unsympathetic signage should not set a precedent for further harmful additions that would degrade the character of the area.
14. Framework 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Framework paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Where there is less than substantial harm, this harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.
15. The appellant's Heritage Statement found that the scheme does not impact the setting of the Chapel. However, I do not agree with this conclusion. The appeal site is opposite the Chapel. The poor design of the sign results in an intrusive feature that draws the eye and detracts from the ability to appreciate the listed building, particularly in the hours of darkness when the sign is illuminated. Consequently, the scheme fails to preserve the setting of the LB.
16. The harm arising is less than substantial given the other signs within the vicinity of the Chapel, nonetheless it is of considerable importance and weight. This harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The appellant has not put forward any public benefits within the appeal statement. The proposal therefore causes harm that is not justified or outweighed, as required by the Framework.
17. For the reasons given above, I find that the advertisement harms the visual amenity of the area and the setting of the Grade II listed building. The provisions of the development plan, so far as they are relevant, have been considered. Since the advertisement causes visual harm to the area and the setting of the LB, the scheme does not meet with the aims of Policies 9, 20 and 24 of the Oldham Local Development Framework: Development Plan Document- Joint Core Strategy and Development Management Policies (2011), or paragraph 132 of the Framework.

Conclusion and Recommendation

18. For the reasons given above I recommend that the appeal should be dismissed.

L M Wilson

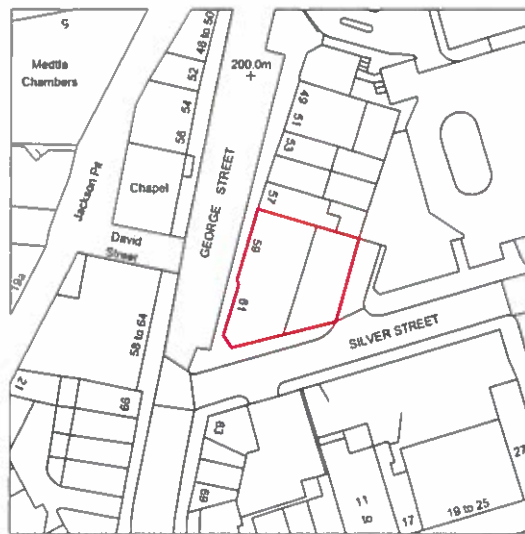
APPEALS PLANNING OFFICER

Inspector's Decision

19. I have considered all the submitted evidence and the Appeal Planning Officer's report, and, on that basis, I agree and conclude that the appeal should be dismissed.

Chris Preston

INSPECTOR



Location Plan

Rev - 1999-mms-dd Initial Revision Notes

NOTE: Do not make planning plans to future alterations. This drawing has been prepared for planning purposes only and is to be read in conjunction with all other relevant planning drawings, details and specifications. All works are to be carried out in accordance with the latest edition of the Building Regulations and any amendments, together with all relevant British Standards and codes of practice. All dimensions unless noted otherwise are in millimetres. All dimensions and levels are to be obtained by the contractor at the time of construction or commencement of work on site. Contractors shall, and working beyond the perimeter of all existing buildings, structures, walls, fences, etc. and ground level. All materials and products used are to be from the manufacturer specified or shall conform with the respective manufacturer's specifications. At all stages of work the contractor will be required to provide and retain under the control of the contractor, structures and equipment etc. to facilitate the construction work. All existing structures shall be protected and repaired to the original condition and original base materials.

Issue Purpose : Planning Application

Client	N/A	Drawn	SH
Project	Proposed shop fronts	Des	17-10-2016
		Scale	1:1250 @ A4
Address	59-61 George Street, Oldham, OL1 1JF		
		Stage Identification	
Title	Location Plan	Design - D	Sketch Scheme - SK
Drawing Number	16096 - P - 01	Planning - P	Construction - C

Faun Architecture
 Studio 17
 Bradford Chamber Business Park,
 New Lane, Listerdyke
 Bradford, BD4 8BX
 01274 928239





Appeal Decision

Site visit made on 3 August 2020 by L Wilson BA (Hons) MA MRTPI

Decision by Chris Preston BA (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 August 2020

Appeal Ref: APP/W4223/Z/20/3255362

7 Elk Mill Central Retail Park, Broadway, Royton OL2 5HX

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Mr L Knaggs, on behalf of Wren Kitchens, against the decision of Oldham Metropolitan Borough Council.
 - The application Ref AD/344011/19, dated 7 October 2019, was refused by notice dated 15 June 2020.
 - The development proposed is Scanlite Digital Electronic LED Full Colour Ticker Display to advertise special offers, sales etc. Full colour, variable text, images.
-

Decision

1. The appeal is allowed and express consent is granted for the display of advertisement as applied for. The consent is for five years from the date of this decision and is subject to the five standard conditions set out in the Regulations.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposed advertisement on highway safety.

Reasons for the Recommendation

4. The Planning Practice Guidance (PPG) states that all advertisements are intended to attract attention but proposed advertisements at points where drivers need to take more care are more likely to affect public safety. For example, at junctions, roundabouts, pedestrian crossings, on the approach to a low bridge or level crossing or other places where local conditions present traffic hazards. There are less likely to be road safety problems if the advertisement is on a site within a commercial or industrial locality, if it is a shop fascia sign, name-board, trade or business sign, or a normal poster panel, and if the advertisement is not on the skyline¹.
5. The appeal site is located within an established retail park. The proposed advertisement would be attached to the front elevation of the retail unit and would be used to advertise special offers in store. The retail park is adjacent to

¹ Paragraph: 067 Reference ID: 18b-067-20140306

a slip road associated with the A627M. The highway is part of the Boroughs strategic network with high traffic flows and links to the M60 and M62 motorways.

6. Highways England did not object to the application. In contrast, the Council's Highways Officer recommended that the application should be refused as they considered that the signage would pose a distraction to drivers and have a detrimental impact upon highway safety. The appellant has referred to research, and TFL guidance, in support of the appeal to demonstrate that advertising displays do not unduly distract drivers.
7. Paragraph 109 of the National Planning Policy Framework (the 'Framework') states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
8. I noted on my site visit that the advertisement would not be visible from the motorway given the siting of the retail unit but would to a degree be seen from the slip road. Although drivers could be travelling at speeds of up to 70mph at this location it is likely that they would be driving slower due to the warning sign associated with the traffic lights and roundabout sign. Drivers would naturally be slowing down on the approach to the signalised roundabout.
9. The Council states that they have taken measures to ensure that the number of accidents on this strategic route are low. However, they have not detailed what these measures include. The appellant has submitted evidence demonstrating that in the last 10 years there has been no accidents along the stretch of the slip road from where the signage would be visible. The accidents shown on the map relate to the roundabout. By the time vehicles reach the roundabout the sign would already be behind them and it would not be conspicuous at the approach to the junction.
10. The appellant has highlighted that at the point where the sign would be first visible it would be located approximately 130 metres away at an angle of 42 degrees from the road line and direction of travel. They go on to state that at its closest, it would be 90m away and at an angle of 90 degrees. Thus, although the retail unit faces towards the slip road, drivers would not naturally look towards the sign given the direction of travel and they would be primarily focusing on the roundabout. Additionally, there would be a large gap between the proposed advertisement and the slip road.
11. The retail park contains many other advertisements which are visible from the slip road. The proposed advertisement display would appear modest in comparison to the established signs. The retail park also contains large warehouse style buildings and is also characterised by trees, grass verges, fencing, lighting and parked cars. Thus, there are already many elements which could draw the eye. The sign would appear relatively subservient from the slip road because it would not be seen in isolation and would be seen in the context of numerous features.
12. Accordingly, as a result of the advertisement's relationship with the slip road, its size and other features within the context of the site, I find that the scheme would not distract drivers or increase the risk of accidents.

13. The Highways Officer has referred to an appeal dismissed a number of years ago. The information regarding the dismissed appeal is extremely limited, therefore it is difficult to compare it to the proposal before me. In any event, I have determined the appeal scheme on its own individual planning merits.
14. For the reasons given above, I find that the proposed advertisement would not have an unacceptable impact upon highway safety. The provisions of the development plan, so far as they are relevant, have been considered. Since the proposed advertisement would not have unacceptable impact upon highway safety, the scheme would meet with the aims of Policy 9 of the Oldham Local Development Framework: Development Plan Document- Joint Core Strategy and Development Management Policies (2011) and the Framework.

Conditions

15. The Council has indicated on the appeal questionnaire that they do not consider that any conditions other than the five standard conditions set out in Schedule 2 of the 2007 Regulations should be imposed in the event that the appeal is allowed and express consent as applied for is granted. The appellant also has not suggested any further conditions. Therefore, based on the evidence presented, I consider that no further conditions are necessary.

Conclusion and Recommendation

16. For the reasons given above I recommend that the appeal should be allowed.

L M Wilson

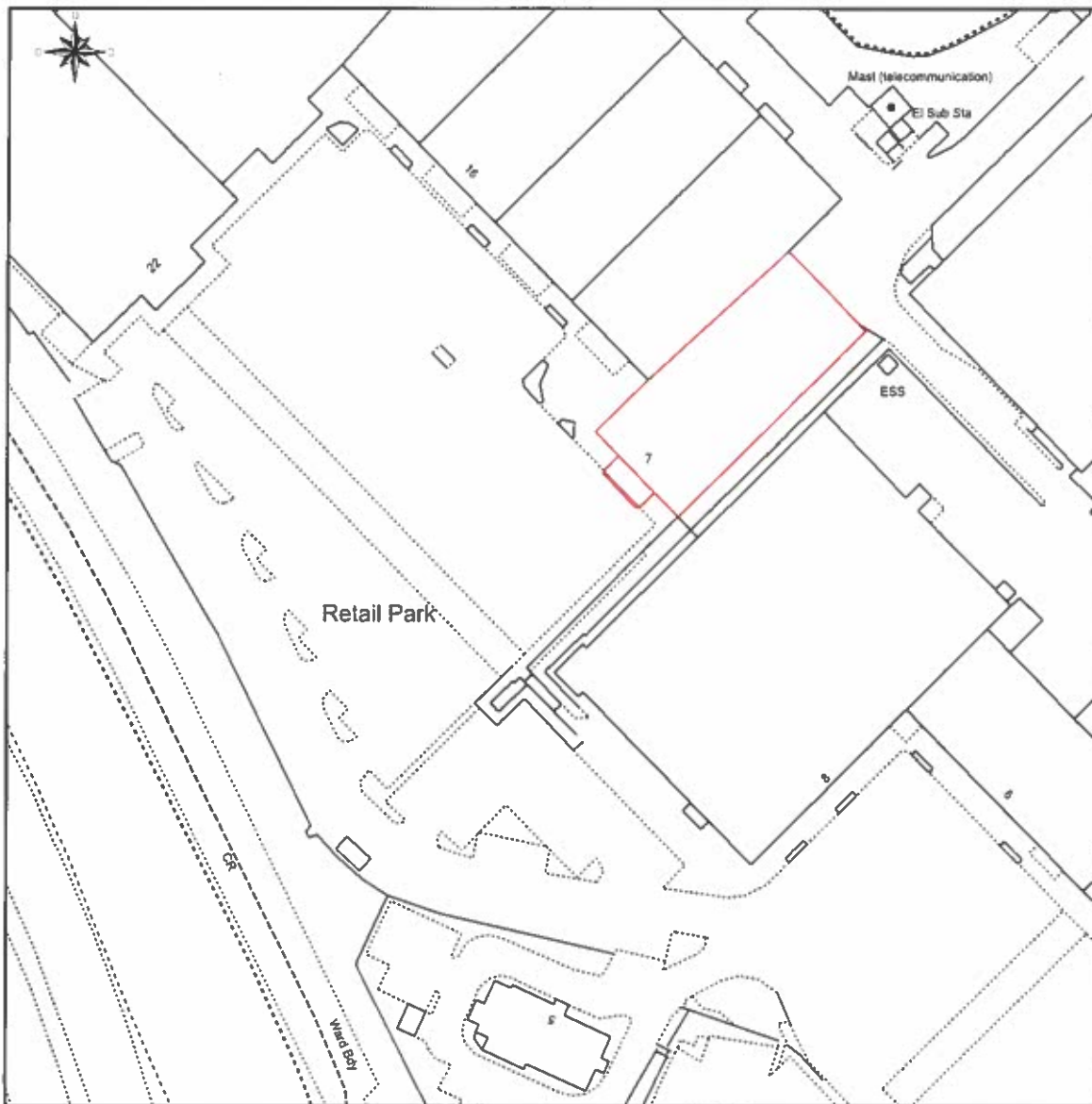
APPEALS PLANNING OFFICER

Inspector's Decision

17. I have considered all the submitted evidence and the Appeal Planning Officer's report, and, on that basis, I agree and conclude that the appeal should be allowed subject to the five standard conditions.

Chris Preston

INSPECTOR



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4



