

## ***PLANNING COMMITTEE***

### ***Regulatory Committee***

### ***Agenda***

- Date Wednesday 21 April 2021
- 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 Constitutional Services in advance of the meeting.
  2. CONTACT OFFICER for this Agenda is Constitutional Services email [constitutional.services@oldham.gov.uk](mailto:constitutional.services@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, 16 April 2021.
  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](mailto:constitutional.services@oldham.gov.uk) by no later than 12.00 noon on Wednesday, 21 April 2021. 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.
6. PLANNING CONSIDERATIONS - In determining each planning application, the Council has taken due regard of all material planning considerations, including national and local planning policies and legislation, and all representations received during the processing of the application.

Each application has been considered against the provisions of the Human Rights Act 1998. Under Article 6 of the Convention for the Protection of Human Rights and Fundamental Freedoms (“the Convention”) the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration has been given to their comments. Article 8 of the Convention and Article 1 of the First Protocol to the Convention confer a right to respect private and family life and a right to the peaceful enjoyment of possessions. On balance the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 of the Convention and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval/ refusal of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the discretion afforded by law to the Council under the Town and Country Planning Acts.

Each application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty which requires the Council, in the exercise of its functions to have due regard to the need to eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations between such persons.

The Crime and Disorder Act 1998 imposes a duty upon the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area, the misuse of drugs, alcohol and other substances in its area and reoffending in its area. In making planning decisions under the Town and Country Planning Acts, due regard has been given to the provisions of the Crime and Disorder Act 1998.

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 17<sup>th</sup> March 2021 are attached for Members' approval.

6 MMA/344723/20 - Land at Knowls Lane, Oldham, Oldham (Pages 5 - 38)

Variation of Conditions 8 (landscaping management) and amendments to approved plans within condition 13 (link road plans) to PA/343269/19 for up to 265 new homes (outline) and new link road between Knowls Lane and Ashbrook Road (full). Changes sought are; , Condition 8 to be separated into two conditions one relating to the link road and one the outline residential development. , Amendments to condition 13 to provide indicative location of speed tables provided within the proposed link road, and the inclusion of a separate cycleway and footway along the route of the proposed link road (no changes to alignment width or gradient of the proposed highway).

7 FUL/345659/20 - Land to the west of Broadway and Milton Drive, Chadderton, Oldham, OL9 9QS (Pages 39 - 74)

Residential development of up to 160 dwellings with vehicular access onto Broadway and Milton Drive, car parking, roads, landscaping and associated works and infrastructure following demolition of existing buildings.

8 FUL/346233/21 - Former Weavers Answer, 70-74 Milnrow Road, Shaw, Oldham, OL2 8ER (Pages 75 - 88)

Change of use from public house to supported accommodation

9 PA/344187/19 - 148 Middleton Road, Royton, OL2 5LL (Pages 89 - 106)

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

10 PA/343870/19 - Mayfield Primary School, Mayfield Road, Oldham OL1 4LG (Pages 107 - 110)

11 Appeals (Pages 111 - 116)

Appeals