

PLANNING COMMITTEE
27/05/2020 at 6.00 pm



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

Also in Attendance:

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

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Akhtar,
Councillor Hudson 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 MEETING**

The minutes of the Planning Committee held on 13th May 2020
were agreed as a correct record.

6 **PA/344246/19 - LAND ADJOINING THE EXISTING
KINGFISHER SCHOOL, FOXDENTON LANE,
CHADDERTON, OL9 9QR**

APPLICATION NUMBER: PA/344246/19

APPLICANT: Interserve Construction Ltd on behalf of the
Secretary of State for Education

PROPOSAL: Erection of a two storey Special Educational
Needs & Disability (SEND) primary school (Use Class D1),
including multi-use games area, access, landscaping and other
associated works.

LOCATION: Land adjoining the existing Kingfisher School,
Foxdenton Lane, Chadderton, OL9 9QR

It was **MOVED** by Councillor Malik and **SECONDED** by
Councillor Harkness that the application be **APPROVED** subject
to the conditions outlined in the report, the additional conditions

15 – 19 as set out in the Late List and a further condition 20 in relation to electric vehicle charging points.

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



DECISION: That the application be GRANTED subject to the conditions as set out in the report, the additional conditions 15 – 19 as set out in the Late List and a further condition 20:

(20) Prior to commencement of the use of the building hereby approved, a scheme of electric vehicle charging points shall be brought into use in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. The duly approved facility shall be retained at all times thereafter.

Reason – To encourage the use of sustainable modes of transport having regard to Policy 9 of the Oldham Local Plan.

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

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PA/344254/19 - DRYCLOUGH MANOR, SHAW ROAD, ROYTON, OL2 6DA

APPLICATION NUMBER: PA/344254/19

APPLICANT: Carewise Homes Ltd.

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

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

It was MOVED by Councillor Dean and SECONDED by Councillor Garry that the application be APPROVED subject to the conditions as set out in the report, the additional conditions as set out in the Late List and an additional condition related to a construction management plan.

On being put to the vote 11 VOTES were cast IN FAVOUR OF APPROVAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report, the revised Condition 2 as set out in the Late List to include additional staff/visitor parking and an additional Condition 7 relating to a Construction Management Plan.

(2) The development hereby approved shall be fully implemented in accordance with the following approved plans and specifications:

Drawing No. 2269/loc/a

Drawing No. 2269/LGF19/1

Drawing No. 2269/LGF19/2
Drawing No. 2269/LGF19/3 dated 18/5/20 (indicating provision of 3 additional car parking spaces)



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

(7) 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 the arrangements for construction access, including the proposed hours of operation and vehicle movements. The approved scheme shall be implemented to the full before the construction works are commenced, which shall be maintained for the duration of the construction works.

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

NOTES:

1. That an Objector, the Applicant 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.

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PA/344572/20 - P AND D NORTHERN STEELS LTD, MOSSHEY STREET, SHAW, OL2 8QL

APPLICATION NUMBER: PA/344572/20

APPLICANT: Mulbury Homes Ltd and Great Places Housing Group

PROPOSAL: Full application for the erection of 65 no. dwellings and associated works.

LOCATION: P AND D NORTHERN STEELS LTD, Mosshey Street, Shaw OL2 8QL

It was MOVED by Councillor Dean and SECONDED by Councillor Davis that the application be APPROVED subject to the conditions as set out in the report, the amended conditions as set out in the Late List and the revision to the recommendation relating to the provision of a commuted sum of £17,500 towards open space provision.

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



DECISION: That –

1. The application be GRANTED subject to the conditions as set out in the report, the amended conditions as set out in the Late List and subject to:

1. The applicant submitting a satisfactory Unilateral Undertaking to cover the following matters:
The provision of £17,500 toward open space provision and/or improvements to pedestrian access between the site and Shaw tram stop.
A contribution of £12,100 towards necessary highway improvements including:
Waiting restrictions along the western side of Moss Hey Street and at the junction of Moss Hey Street and the new access road to ensure that access to the site is not obstructed by parked vehicles, improving pedestrian links to the site, including pedestrian crossings, dropped kerbs and tactile paving from the site towards Shaw District Centre and additional road marking and improvements to existing traffic signs at the junction of Moss Hey Street and the entrance to the supermarket.
2. The Director of Economy be authorised to issue the decision notice upon receipt of a satisfactory Unilateral Undertaking.

NOTES:

1. That the Applicant 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.

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LATE LIST

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

The meeting started at 6.00 pm and ended at 7.51 pm