

PLANNING COMMITTEE
16/02/2022 at 6.00 pm



Present: Councillor Dean (Chair); Councillors Brownridge, Davis (Vice-Chair), H. Gloster, Hobin, F Hussain, Ibrahim, Iqbal, Lancaster, K Phythian, Surjan, Toor, Woodvine and Williamson (Substitute)

Also in Attendance:

Peter Richards – Head of Planning

Alan Evans - Group Solicitor

Wendy Moorhouse - Principal Transport Officer

Martyn Leigh - Development Management Team Leader

Matthew Taylor – Senior Planning Officer

Stephen Gill – Planning Officer

Peter Thompson – Constitutional Services

Councillor McLaren – Chadderton Central Ward Member

Councillor Murphy – Crompton Ward Member

15 members of the public

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Al-Hamdani.

2 URGENT BUSINESS

There were no items of urgent business received.

3 DECLARATIONS OF INTEREST

Councillor Woodvine declared a personal interest at agenda item 9.

4 PUBLIC QUESTION TIME

There were no questions from members of the public for this meeting of the Committee to consider.

5 MINUTES OF PREVIOUS MEETING

Resolved:

That the minutes of the meeting of the Planning Committee, held on 19th January 2022 be approved as a correct record.

**6 OUT/346784/21 - LAND AT BROADWAY GREEN
BUSINESS PARK, FOXDENTON LANE, CHADDERTON**

APPLICATION NUMBER: OUT/346784/21

APPLICANT: Aldi Stores Ltd

PROPOSAL: Hybrid planning application for mixed-use development comprising: (1) Detailed planning permission sought for the erection of a Use Class E foodstore with internal vehicular access road, car parking, servicing area, and hard and

soft landscaping; and (2) Outline planning permission (with all matters reserved) sought for a flexible-use commercial unit capable of operating within Use Classes E(a) and/or E(b).



LOCATION: Land at Broadway Green Business Park, Foxdenton Lane, Chadderton.

It was MOVED by Councillor Brownridge and SECONDED by Councillor Surjan that the application be REFUSED (against Officer recommendations).

On being put to the vote 8 VOTES were cast IN FAVOUR OF REFUSAL and 3 VOTES were cast AGAINST with 3 ABSTENTIONS.

DECISION: That the application be REFUSED, because the Committee considers that the application, if approved, would result in a loss of available employment land, which represents a departure from Policy 14 (Supporting Oldham's Economy) of the Oldham Joint Development Plan (Local Plan).

NOTES:

1. That an Objector, a representative of the Applicant and a Central Chadderton 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 10.

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FUL/347589/21 - PLOT 3000, LYDIA BECKER WAY, OLDHAM

APPLICATION NUMBER: FUL/347589/21

APPLICANT: Chancerygate Ltd

PROPOSAL: Erection of commercial units within Use Classes B2, B8 and E(g)(iii) with associated parking, landscaping and infrastructure.

LOCATION: Plot 3000, Lydia Becker Way, Oldham

It was MOVED by Councillor Brownridge and SECONDED by Councillor Davis that the application be APPROVED.

On being put to the vote the Committee was unanimously IN FAVOUR of the application.

DECISION: that the application be GRANTED, subject to the conditions as outlined in the report and the Late List attached at Item 10.

NOTES:

- 1.. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 10.

8 FUL/346529/21 - LAND TO THE SOUTH OF DENBIGH DRIVE, SHAW, OLDHAM

APPLICATION NUMBER: FUL/346529/21

APPLICANT: Miller Homes

PROPOSAL: Residential development of 42 dwellings, including the creation of a new access, ancillary landscaping, car parking, highway and drainage works and all other associated works.

LOCATION: Land to the south of Denbigh Drive, Shaw, Oldham

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

On being put to the vote 9 VOTES were cast IN FAVOUR OF APPROVAL and 3 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and the Late List attached at Item 10, including a Unilateral Undertaking securing a financial contribution of £100,000.00 towards the enhancement of existing Open Space provision within the locality.

NOTES:

1. That an Objector, a representative of the Applicant and a Crompton 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 10.
3. Councillors Lancaster and Woodvine left the meeting prior to the vote being taken on this application.
4. Councillor Williamson left the meeting at the conclusion of the consideration of this planning application.

9 LBC/347521/21 - 1A LOWER TUNSTEAD, TUNSTEAD LANE, GREENFIELD, OL3 7NT

APPLICATION NUMBER: LBC/347521/21

APPLICANT: Mr David Sheldon

PROPOSAL: Single and two storey rear extensions

LOCATION: 1A Lower Tunstead, Tunstead Lane, Greenfield,
OL3 7NT

It was MOVED by Councillor Dean and SECONDED by
Councillor Surjan that the application be REFUSED.

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

DECISION: That the application be REFUSED because of the
reasons that were 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 10.

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LATE LIST

Resolved:

That the information contained in the Late List be noted.

The meeting started at 6.00pm and ended at 8.40pm