

PLANNING COMMITTEE
09/03/2022 at 6.00 pm

Present: Councillor Dean (in the Chair); Councillors Brownridge, Davis (Vice Chair), Garry (substitute for Councillor Ibrahim), H. Gloster, Hobin, F. Hussain, Iqbal, Lancaster, Surjan, Toor and Woodvine.

Also in attendance:

Peter Richards – Head of Planning

Alan Evans- Group Solicitor

Wendy Moorhouse – Highways DC and Planning Support Team Leader

Martyn Leigh – Development Manager Team Leader

Matthew Taylor – Senior Planning Officer

Peter Thompson – Constitutional Services

Councillor S. Bashforth

Councillor M. Bashforth

Six members of the public

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Al-Hamdani, Ibrahim and K. 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 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 16th February 2022 be approved, as a correct record.

6 **FUL/347787/21 FORMER HIGH BARN RESOURCE CENTRE, HIGH BARN STREET, ROYTON**

APPLICATION NUMBER: FUL/347787/21

APPLICANT: Lancett Homes

PROPOSAL: Full planning permission for the development of a three-storey apartment block comprising 30 residential apartments (Use Class C3) with associated landscaping, access/egress, car parking, drainage and necessary supporting infrastructure.

LOCATION: Former High Barn Resource Centre, High Barn Street, Royton

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

On being put to the vote 9 VOTES were cast IN FAVOUR OF APPROVAL, 2 VOTES were cast AGAINST, with 1 ABSTENTION.

DECISION: that the Planning Committee resolves to grant planning permission, subject to the inclusion of the conditions listed in the Committee report and the Late List, and the completion of a Unilateral Undertaking legal agreement under Section 106 of the Town and Country Planning Act 1990 securing the provision of the following:

- a. £85,000.00 financial contribution of towards the enhancement of existing Open Space provision within the locality (further details to be reported on the Late List); and,
- b. The provision of 100% on site affordable housing broken down into 33% affordable rent (for people with disabilities) and 67% rent-to-buy

NOTES:

1. That an objector, a representative of the applicant and a Royton South 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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PA/337710/15 LAND OFF HALE LANE/HUGHES CLOSE, FAILSWORTH

APPLICATION NUMBER: PA/337710/15

APPLICANT: Mr. Mohammed Al-Saffar

PROPOSAL: This proposal is for the erection of 18 new dwellings and associated external works.

The Committee was advised that this application had previously been considered by the Planning Committee on 10th February 2016, where it was resolved to grant planning permission subject to a Section 106 agreement for the applicant to contribute £135,000 to be allocated to: Off-Site Public Open Space - £40,000; and Off-Site Affordable Housing - £95,000.

The figure was reached following the submission of an economic viability statement, which was independently assessed and concluded that after considering development

costs and a reasonable rate of return, a maximum contribution of £135,000 could be provided.

The applicant has recently negotiated an agreement with First Choice Homes to develop the site as a 100% affordable housing scheme. Consequently, it is recommended that the terms of the Section 106 agreement be amended to provide the total £135,000 towards public open space.

The latest agreement would allow development of this sustainable, brownfield site to be brought forward quickly.

The details of the proposed scheme, including house types and layout, would remain unaltered as previously determined by the Planning Committee.

The content of the original Committee report is included below. The recommended conditions are as previously determined, apart from conditions 4, 10 and 12 (now 11) relating to drainage and energy efficiency, which will require submission of up-to-date schemes given the passage of time since the original scheme was submitted.

LOCATION: Land off Hale Lane/Hughes Close, Failsworth.

It was **MOVED** by Councillor Brownridge and **SECONDED** by Councillor F. Hussain that the application be **APPROVED**

On being put to the vote 10 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 2 **VOTES** were cast **AGAINST**; there were 0 **ABSTENTIONS**.

DECISION: That the application be **APPROVED**, subject to the applicant entering into a Section 106 Agreement for the provision of off-site public open space.

NOTES:

1. 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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LBC/348091/21 MORLEY BUNKERS, TUNSTEAD LANE, GREENFIELD, OLDHAM, OL3 7NY

APPLICATION NUMBER: LBC/348091/21

APPLICANT: Mr Graham Sheldon

PROPOSAL: a proposed side extension to existing property and internal alterations.

LOCATION: Morley Bunkers, Tunstead Lane, Greenfield, OL3 7NY

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

On being put to the vote the Committee was unanimously in IN FAVOUR OF APPROVING the application.

DECISION: That the application be APPROVED subject to the conditions set out in the Planning Officer's report.

NOTES:

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

9 **VAR/348019/21 RUNNING HILL COTTAGE, RUNNING HILL LANE, DOBCROSS, OLDHAM, OL3 5JS**

APPLICATION NUMBER: VAR/348019/21

APPLICANT: Clay

PROPOSAL: Removal of condition no 4, relating to HH/343092/19 (restrictions of permitted development rights)

LOCATION: Running Hill Cottage, Running Hill Lane, Dobcross, Oldham, OL3 5JS

It was MOVED by Councillor Dean and SECONDED by Councillor Brownridge 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 APPROVED subject to the conditions as outlined in the Planning Officer's report.

NOTES:

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

10 **LATE LIST**

Resolved:

That the information contained in the Late List be noted.

The meeting started at 6.00pm and ended at 7.30pm