

PLANNING COMMITTEE

Agenda

Date Wednesday 6th April 2022

Time 6.00 pm

Venue Council Chamber, Civic Centre, West Street, Oldham, OL1 1NL

- 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, telephone – 0161 770 5151, or e-mail 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, 1st April 2022.
 4. FILMING - The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded. 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.

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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 Al-Hamdani, Brownridge, Davis (Vice-Chair), Dean (Chair),
H. Gloster, Hobin, F Hussain, Ibrahim, Iqbal, Lancaster, K Phythian, Surjan,
Toor and Woodvine

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 9th March 2022 are attached for Members' approval.
- 6 FUL/347540/21 - Land off Rosary Road and Land off Hill Farm Close, Fitton Hill, Oldham (Pages 5 - 20)
- 7 FUL/346977/21 - Plot 21, Grimshaw Lane, Chadderton (Pages 21 - 30)
- 8 FUL/347720/21 - Meridian Centre, King Street, Oldham (Pages 31 - 36)
- 9 FUL/348315/22 - 26 Yorkshire Street, Oldham (Pages 37 - 42)
- 10 Planning Appeals Update (Pages 43 - 50)

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

APPLICATION REPORT - FUL/347540/21 Planning Committee – 6th April 2022

Registration Date:	8th October 2021
Ward:	Medlock Vale
Application Reference:	FUL/347540/21
Type of Application:	Full Application
Proposal:	The erection of up to 365 dwellings across Parcel A and Parcel B; together with other associated works including the laying out of road and footways, car parking, other infrastructure, public open space, footpaths, and landscaping
Location:	Land off Rosary Road (Parcel A) and land off Hill Farm Close (Parcel B), Fitton Hill, Oldham.
Case Officer:	Graham Dickman
Applicant:	Mr Jake Crompton
Agent:	Imogen Zulver

RECOMMENDATION

It is recommended that the application is approved subject to the conditions set out below.

THE SITE

This application relates to two presently vacant parcels of land located to the south of Oldham.

Parcel A occupies land to the south of Rosary Road comprising the sites of the former Fitton Hill Secondary School and Marland Fold School, both of which have been cleared with some evidence of hardstanding remaining. A modern residential development lies immediately to the north-west. Open land, comprising a mix of playing fields and grazing land, lies to the south.

Parcel B occupies a larger plot incorporating the land surrounding Hill Farm Close and Deanshut Road. The area has previously been occupied by housing and a former school for which the highway infrastructure remains largely in place.

A small number of houses remain within the site, which were renovated in the early 1990s.

There is access to extensive open land associated with Snipe Clough to the east.

THE PROPOSAL

This is a full application for the construction of 365 family homes across the two parcels.

Parcel A will comprise 63 open market houses. Parcel B will comprise 187 open market houses, 97 private rented houses, and 81 affordable houses to be managed by Great Places Housing.

All of the proposed house types will conform with the Technical housing standards – nationally described space standard [NDSS].

There will be a mix of dwelling types with a provision of detached, semi-detached and mews style houses, and from 1 to 4 bedroomed properties across the parcels.

A Statement of Community Involvement has been submitted noting public consultation made up of a residents' leaflet, a website, a postal survey, and online survey.

Environmental Impact Assessment (EIA)

The applicant has submitted a screening assessment, which concludes that the proposed development will not give rise to significant environmental effects which would require an EIA and the application is not therefore accompanied by an Environmental Statement.

The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) [EIA] Regulations 2017 as the proposals fall within the criteria of paragraph 10(b) of Schedule 2.

In determining whether the development is likely to give rise to significant environmental effects, reference should be made to the characteristics of the development, location of the development, and characteristics of the potential impact.

Although devoid of built development at present, the sites previously comprised a significant urban landscape of dwellings and educational buildings located within the built-up area.

The proposed development involves the erection of residential dwellings on sites which are not subject to any significant noise or air quality constraints, are located within Flood Zone 1, and will not impinge on any national or local sites of ecological significance.

Appropriate specialist reports have been submitted to assess any anticipated environmental impacts, which are not considered to be significant having regard to the criteria set out in the EIA Regulations and Planning Practice Guidance.

Consequently, the applicant's submission that an Environmental Statement is not required is considered to be correct.

RELEVANT PLANNING HISTORY

PA/331978/12 – Erection of 65 no. dwellings and associated works. Approved 17 June 2013. (Adjacent estate on Rosary Road); and,

PA/047543/04 – Erection of new infant and junior school (Medlock Valley Primary School). Approved 1 September 2004.

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham.

The majority of the site is unallocated within the urban area on the Proposals Map. A small strip of land to the south of Rosary Road lies within the Green Belt.

The following policies are relevant to the determination of this application:

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 21 – Protecting Natural Environmental Assets;
Policy 22 – Protecting Open Land;
Policy 23 – Open Spaces and Sports;
Policy 25 – Developer Contributions; and,

Saved UDP Policy D1.5 - Protection of Trees on Development Sites.

CONSULTATIONS

Highways Officer:	No objections to the amended proposals.
Environmental Health:	Latest comment (7/1/22) Due to flooding in the boreholes they have very little gas data for the size of the site and as with Parcel A there is insufficient data to determine if there is a risk from mining gas. As such further gas monitoring and risk assessment is required (as with Parcel A).
Trees Officer:	No objections in principle subject to the implementation of on and off-site tree planting to comply with the 3 for 1 replacement policy.
G M Ecology Unit	No comments received.
Coal Authority:	Further investigation and assessment of areas of the sites containing coal mining legacy will be required before development of these areas can take place.
G M Police:	Recommend a condition for implementation of the measures set out in the Crime Impact Statement.
United Utilities:	The applicant will be required to submit a detailed drainage scheme based on sustainable drainage principles.

Drainage/LLFA: No comments received.

Education: Recommend a financial contribution of £2.3M towards school places.

REPRESENTATIONS

The application has been publicised by Press Notice, Site Notices, and individual notification letter to approximately 100 neighbouring properties. In response, five representations have been received raising the following (summarised) issues:

- Far too many houses are being proposed which will put pressure on schools, health care, shops, things for young people to do etc.
- Building houses opposite the school will worsen the situation where parents picking up children have nowhere to park (should be a parking area) and will make the situation worse.
- Impact on path that runs from Tuns Road to St Martins School.
- The path between 25 and 27 South Croft should not be used for construction access.
- Suggest that a suitable access should be incorporated to allow future development of adjacent land which forms part of a proposed allocation within Places for Everyone.
- Insufficient consultation carried out.
- Lack of natural space/ecology. Loss of trees will result in more flooding.
- Gardens to be built on slope – how will this affect existing gardens.

PLANNING CONSIDERATIONS

Principle of Housing Development

The sites largely comprise previously developed land formerly occupied by a mix of residential and educational buildings. Neither site is allocated for housing development in the Local Plan. However, they have both been identified within the most up-to-date Strategic Housing Land Availability Assessment (SHLAA).

Policy 3 of the Local Plan sets out the council's approach for managing the release of housing Land; stating that planning applications for residential development, in whole or as part of a mixed-use scheme, will be permitted where:

- a) The site is allocated for residential development or mixed-use and has come forward in line with the council's approach to phasing, reflecting the residential distribution described within the policy; or,
- b) The site is allocated for residential development or mixed-use and has come forward prematurely from the phasing set out in the Site Allocations DPD and does not undermine other national and local guidance and policies: and
 - i. A deliverable five-year supply of housing land cannot be demonstrated; or,
 - ii. It contributes to the delivery of the borough's regeneration priorities; or,

- iii. It contributes to the delivery of affordable housing that meets the local affordable housing needs.

A proposal on a non-allocated site for residential development will be considered favourably where it meets the three criteria listed under b) above or it is for a small development, comprising a change of use or conversion or not identified in the Council's Strategic Housing Land Availability Assessment (SHLAA).

NPPF Paragraph 11d) requires that, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (including where the Council cannot demonstrate a 5-year housing land supply), the presumption in favour of sustainable development applies and, planning permission should be granted unless:

- i. 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,
- ii. 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.

In respect of the housing land supply position, the Council cannot currently demonstrate a 5-year supply. Consequently, permission should be granted unless the above criteria are satisfied. Those factors will be considered below.

In respect of Local Plan Policy 3, the proposal will bring forward much needed development on previously development land located in sustainable locations in proximity to public services and transport.

The surrounding area is predominantly residential in character with a number of schools within the vicinity including Medlock Valley Community School, St Martin' Church of England Primary School, New Bridge School Learning Centre and Holy Rosary Roman Catholic Primary School. There is also a doctor's surgery, Hill Top Surgery, within the local area. There are also a number of food stores within close proximity including Best-One (650m from both Parcels) and Tesco Express on Ashton Road (1km from Parcel A and 800m from Parcel B).

The development will also achieve the provision of 22% affordable units along with a mix of full sale and private rented accommodation.

Consequently, the scheme will bring forward a significant number and mix of much needed housing units supporting the regeneration of the local area.

Land to the west and south-west of the Rosary Road site has been put forward as a potential site for further residential development in Places for Everyone. The proposed layout secures potential vehicular access to service this area.

Green Belt

Although the bulk of the sites lie within the urban area, Parcel A includes the development of a small section of land designated as Green Belt.

As initially proposed this area of land was to be retained as open space. However, that original layout would have impinged on an existing valuable area of wooded open space comprising

mature tree cover adjacent to the eastern site boundary. In order to maintain the greater ecological benefit, it was suggested that this area be retained, leading to alternative development on the Green Belt land.

Residential development would represent inappropriate development in the Green Belt, and therefore would, by definition, be harmful to the green belt. NPPF Paragraph 148 states that such development should not be allowed except where 'very special circumstances' exist to outweigh harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposals.

NPPF Paragraph 138 sets out the five purposes served by Green Belt that underpin the essential aim of Green Belt policy.

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and,
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The relationship of this Green Belt land to the adjacent previously developed school site is defined on the ground by the established fence line, within which both the main school grounds and this small Green Belt parcel sit. The fence separates both parcels from the playing fields beyond. The existing Green Belt boundary line consequently does not appear as a logical boundary, either visually or spatially.

Development of this parcel would therefore not harm any of the Green Belt purposes set out above, being more visually and spatially related to the previously developed site.

Furthermore, the benefits accruing from retention of established tree cover will sustain biodiversity on the site, which along with the provision of additional housing, are significant positives to be achieved, whilst not compromising the aim or purposes of the Green Belt.

The case presented is considered to represent appropriate Very Special Circumstances to outweigh the limited Green Belt or other harm.

Viability

The application is accompanied by a Viability Appraisal, which has been independently assessed on behalf of the Council. Although the conclusions of the assessment vary from those in the Appraisal, both confirm that the provision of financial contributions towards affordable housing, public open space, and education, would render the scheme unviable. Consequently, it is recommended that no specific contributions are required.

Nevertheless, the approved scheme involves a collaboration with Great Places Housing Group which will contribute 81 properties (22% of the total). Furthermore, the proximity of the site to Snipe Clough/Alexandra Park and anticipated enhancements as part of Northern Roots, ensure ready access recreational open space will be available.

In respect of requested educational contributions, the information has indicated that the requested contributions could not be accommodated within the appraisal.

Highways and Access

The application is accompanied by a Transport Assessment, which includes an assessment of the potential impact on a number of junctions, and a Travel Plan Framework.

Concerns have been expressed in relation to increased traffic on Deanshut Road, particularly where this passes Medlock Vale School. The proposals include the widening of the carriageway at this point, whilst the presence of residential driveways opposite will assist in discouraging parking/dropping off in this area.

The Highway Engineer has considered that proposals and, following the introduction of a number of amendments, has raised no objections to the proposed developments.

As originally submitted the proposals included the diversion of a well-used footpath linking Tuns Road to St Martins Road, particularly in relation to the adjacent school, creating a narrow passageway between proposed houses. This arrangement has now been amended to largely follow its existing route alongside a proposed cul-de-sac.

Design & Layout

Parcel A is the smaller of the two sites and will be largely serviced via a single vehicular access from Rosary Road. A shared driveway will serve a small number of properties direct from Rosary Road in the north-east corner of the site.

The properties comprise a mix of 3 and 4 bed detached and semi-detached accommodation reflecting the general character of the surrounding area. The layout secures satisfactory relationships between properties both within the layout and to neighbouring dwellings ensuring suitable levels of privacy and private amenity space.

Furthermore, the layout incorporates areas of landscaped public open space which assist in softening the impact and providing visual relief.

Parcel B involves a significantly larger scale re-development comprising 302 of the 365 properties. The dwellings are largely 3 and 4 bed detached, semi-detached or mews terraces, with a contribution of 8 one-bedroom apartments and 65 two-bedroom dwellings adding extra variety.

The scheme similarly achieves satisfactory relationships between proposed and existing properties. Where properties are located on corner plots, the houses are designed to include window openings to break up the elevations. Where rear gardens adjoin highway frontages, matching brick walls are used in place of timber fencing to improve the appearance.

Vehicular access points will be available for Deanshut Road and Hill Farm Close along with pedestrian routes to St Martin's Road and South Croft.

Overall, the layout is reflective of existing built development in the local area, and the dwellings are of an appropriate scale and density.

A Crime Impact Statement has been submitted and assessed by GM Police. No objections have been raised subject to implementation of various measures in the report including screen boundary fencing.

Residential Amenity

The sites are located in predominantly residential settings and therefore there would be no conflict between land uses. As noted above, the proposed relationships between properties both within the development and to existing neighbours have been appropriately designed to ensure satisfactory standards of residential amenity.

All proposed dwelling types meet the guidance of the Nationally Described Space Standards.

In order to protect the amenity of existing residents and those in the early stages of the proposed development, a Construction Environmental Management Plan has been submitted, and implementation will be required to conform with those guidelines, including arrangements for access by construction traffic, which for Parcel B will be restricted to Hill Farm Close, and restrictions on working/delivery hours.

Working and delivery hours will be limited to 07.30 to 18.00 on Monday to Friday, and Saturday 09.00 to 13.00 only, with no deliveries on weekdays between 08.30 to 09.15 and 15.00 to 15.45 to minimise conflict with school traffic.

An Air Quality Assessment and a Noise Impact Assessment have been submitted and considered by the Environmental Health team. It is concluded that the impacts are not significant and no specific additional mitigation measures will be required.

Landscaping and Ecology

An Arboricultural Impact Assessment (AIA) has been submitted. The AIA shows that both sites include sporadic tree coverage, much of which represents a legacy of earlier development on the sites.

The submission does not specify how many trees are to be removed in total. However, the plans show their locations, but as many of them are specified as groups rather than individuals as is often the case when undertaking tree surveys, the total numbers of trees within those groups are not specified.

Precise numbers will be required in order to calculate how many replacement specimens will be required to satisfy the requirements of saved UDP Policy D1.5 (three re-planted per one lost). The indicative proposed landscape/tree planting plans appear satisfactory in terms of species, specification, and positions, even though the proposed species do not reflect the mostly native and diverse mix of species that are proposed to be removed.

Retention of the largest existing group of established trees on the site situated towards the eastern boundary of Parcel A will be beneficial to the overall character of the site.

It is foreseeable that there will not be sufficient available space within the two sites to accommodate all of the required compensatory planting and as such, an agreement to secure off-site planting within neighbouring areas of open space or at Snipe Clough will be required.

In respect of ecology, the nearest nationally designated site is over 1 km distant and consequently no significant impacts have been identified. The Bankfield Clough Site of Biological Importance (SBI) is located adjacent to Parcel A and a buffer zone of 5 metres has

been recommended along its boundaries. The proposed layout incorporates landscaped areas in this zone only.

Bats were observed on part of the site, although no evidence of use of a neighbouring tree was recorded. No other protected species were observed. However, it is the developer's responsibility to ensure checks are undertaken, and if the presence of protected species is found, work should cease until appropriate mitigation has been put in place.

NPPF Paragraph 174 states that decisions should contribute to the natural environment by minimising impacts on and providing net gains for biodiversity. The nature of the proposed development results in limited opportunities for on-site contributions and gain. Consequently, it is recommended that the developer identifies, in liaison with the Greater Manchester Ecology Unit, local off-site opportunities for enhancement.

Flood risk and ground conditions

A Flood Risk Assessment submitted. Both sites are indicated on the EA Flood Risk Maps as being within Flood Zone 1 with a low risk of surface water flooding.

Given the previously developed nature of the sites, a number of existing sewers are in place, however, many of these are no longer in use and will be abandoned. The replacement scheme will be required to comply with the requirements of United Utilities.

Negotiations with United Utilities are on-going; however, no agreement has presently been reached. Nevertheless, such technical details are not required to be concluded at this stage and will be subject to planning condition.

Any update or agreement from the negotiations will be reported on the Late List if available.

The Environmental Health team has considered the submitted Phase 2 Environmental Risk Assessment. In principle the details are acceptable; however, due to wet weather affecting boreholes, some required gas information has been delayed. This will be required, and remediation proposals updated. Consequently, the standard landfill gas/ contamination condition will be required. Any further developments in this regard will be reported on the Late List.

The Coal Authority has identified a number of areas of the site on which further investigations are required. Planning conditions are recommended to cover those works.

CONCLUSION

The proposed development will involve productive use of primarily previously developed sites within a sustainable urban area and will make a significant contribution to the Council's available housing land supply, including the provision of affordable housing.

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 Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice.

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 development comprising the erection of any external walls on each phase (Parcel A or Parcel B) shall take place until a specification of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size, and texture with the approved details.

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 construction of any dwellings hereby approved shall be commenced until a scheme for the provision, and timescale for implementation, of all on-site hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. Any trees or shrubs which die, are removed, or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number, and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

- 5 Notwithstanding the provisions of condition 4, no construction of any dwellings hereby approved shall commence until a scheme and timetable for the provision of off-site replacement/additional tree planting has been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be fully implemented in accordance with the approved details and timescale.

REASON - To ensure that additional tree planting to compensate for removed specimens is implemented in the interests of visual amenity and biodiversity having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

- 6 No construction of any dwellings hereby approved shall commence until a scheme and timetable for the achievement of Biodiversity Net Gain has been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall be fully implemented in accordance with the approved details and timescale.

REASON - To ensure that the proposals result in enhancement of biodiversity having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and paragraph 174 of the NPPF.

- 7 Prior to the commencement of each phase (Parcel A or Parcel B) of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing trees on the site as indicated for retention in the submitted Arboricultural Impact Assessment Rev 02, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of 2 m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the ground, erected in accordance with BS5837:2012, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas.

REASON - Prior approval of such details is necessary to protect existing trees and hedges having regard to saved Policy D1.5 of the Unitary Development Plan.

- 8 No dwelling shall be occupied until the access to the site and car parking space for that dwelling has been provided in accordance with the approved plan Ref: SK679-PA-PL-01 Rev G (Parcel A) and SK679-PB-PL-01 Rev H (Parcel B); and 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

- 9 No development, other than site clearance/preparation, shall commence until a foul and sustainable surface water drainage scheme for each phase (Parcel A or Parcel B) 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 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.

- 10 No development shall commence unless and until a site investigation and assessment into landfill gas risk and ground contamination for each phase (Parcel A or Parcel B) has been carried out and the consultant's written report and recommendation 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 as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.

- 11 As part of any ground preparation works in respect of Plots 8 and 9 of Parcel A, a watching brief and proof drilling shall be carried out in relation to establishing any mining legacy features. Should any mine entries be encountered, the area shall be secured, and further investigation and assessment shall be carried out, the details of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON - To mitigate against risks associated with coal mining having regard to Policy 9 of the Oldham Local Plan.

12. No development in relation to Plots 193 to 201 (inclusive) and Plot 246 of Parcel B shall be commenced until further investigation and assessment to establish any risks in relation to any coal mining legacy features has been undertaken, and the details submitted to and approved in writing by the Local Planning Authority.

REASON - To mitigate against risks associated with coal mining having regard to Policy 9 of the Oldham Local Plan.

- 13 No above ground works shall take place until a scheme for the provision of affordable housing on the site has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it) and shall include details of:

- the type, tenure and location of the affordable housing provision, which shall consist of not less than 81 housing units;
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- the arrangements for the transfer of the affordable housing to a registered affordable housing provider or the management of the affordable housing (if no registered provider is involved);
- the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and,
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy shall be enforced.

The affordable housing shall thereafter be provided in full accordance with the details, phasing and timetable contained within the duly approved scheme.

REASON - To ensure that the contribution towards affordable housing put forward by the applicant is delivered on the site in an appropriate manner which meets local need and to ensure that any affordable housing remains affordable in perpetuity in accordance with the requirements of Local Plan Policy 10 and the National Planning Policy Framework.

- 14 The development shall be implemented in accordance with the measures set out in the submitted Construction Environmental Management Plan dated August 2021. The scheme includes details of the routing of construction vehicles onto the site, the means of preventing mud entering the highway, and the methods to be employed to control and monitor noise, dust, and vibration impacts. The measures shall be maintained for the duration of the construction works.

REASON - To safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

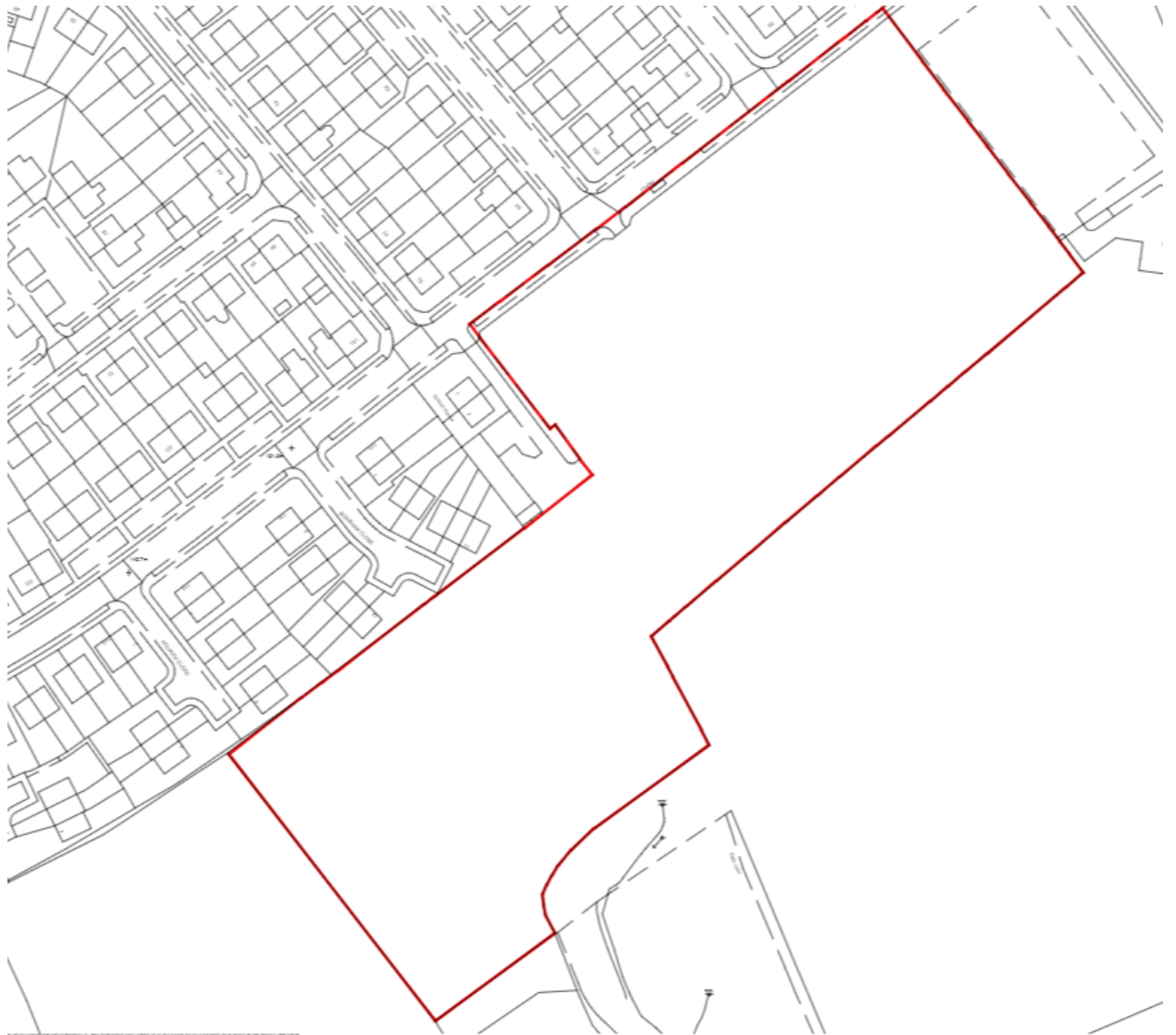
- 15 Prior to the commencement of each phase (Parcel A or Parcel B) of the development hereby approved, the following information for that phase shall be submitted to and approved in writing by the Local Planning Authority: (I) a full site survey showing: (i) the datum used to calibrate the site levels (ii) levels along all site boundaries (iii) levels across the site at regular intervals (iv) floor levels of adjoining buildings (II) full details of the proposed finished floor levels of all buildings and proposed levels for external areas. The development shall be implemented only in full accordance with the approved details.

REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and to ensure that the details of the development are satisfactory having regard to Policies 9 and 20 of the Oldham Local Plan.

- 16 No development comprising the construction of a building 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: (i) a target area has been determined; and, (ii) 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.

LOCATION PLAN (NOT TO SCALE)



Parcel A



Parcel B

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APPLICATION REPORT – FUL/346977/21 Planning Committee 6th April 2022

Registration Date: 28th May 2021
Ward: Chadderton Central

Application Reference: FUL/346977/21
Type of Application: Full Application

Proposal: Proposed 1040 sq.m general industrial unit to include use class B2 and B8 with associated service yard, parking and new site entrance.

Location: Plot 21, Grimshaw Lane, Chadderton, Oldham

Case Officer: Stephen Gill
Applicant: Wantage Development (NW) Ltd
Agent: Mr John Albutt

INTRODUCTION

The application is referred to Planning Committee for determination since it is a Major development proposing more than 1,000m² of commercial floorspace.

RECOMMENDATION

It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

THE SITE

The site is located adjacent to the junction of Broadgate and Grimshaw Lane, close to Middleton junction station. The site is triangular, and is bounded by Broadgate to the west, Grimshaw Lane to the north, and the Rochdale Canal (which is Special Area of Conservation (“SAC”), a Site of Special Scientific Interest (“SSSI”), and a site of Special Biological Importance (“SBI”)). There is a small pumping station building in the north east corner of the site that serves the Grimshaw Lane canal lift bridge. There is also a high voltage pylon located almost central within the site, together with an adjacent electricity equipment housing.

THE PROPOSAL

The application proposes the erection of a general industrial unit on the site for Use Classes B2 and B8 with an associated service yard, parking provision and a new site entrance.

RELEVANT PLANNING HISTORY:

PA/335613/14 - Outline application for hotel (Use Class C1) and restaurant/cafe premises (Use Class A3). All matters reserved – Application disposed of 15/04/2019

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is designated in the Local Plan as being in a Business Employment Area (BEA).

The following policies are relevant to the determination of this application:

Policy 1 - Climate Change and Sustainable Development;
Policy 2 – Communities;
Policy 5 - Promoting Accessibility and Sustainable Transport;
Policy 9 - Local Environment;
Policy 14 - Supporting Oldham's Economy;
Policy 18 – Energy;
Policy 19 - Water and Flooding;
Policy 20 – Design;
Policy 21 - Protecting Natural Environmental Assets; and,
Saved UDP Policy D1.5 – Protection of Trees on Development Sites

CONSULTATIONS

Highways Engineer – No objection
Transport for Greater Manchester – No objection
Environmental Health – No objection
Greater Manchester Ecology Advisory Service – No objection
Natural England – No objection
Arboricultural Officer – No objection
Lead Local Flood Authority – No response
United Utilities – No objection

REPRESENTATIONS

The application has been publicised by means of neighbour notification letters, site notice and press notice, in accordance with the Development Management Procedure Order and the Council's Statement of Community Involvement. However, no representations have been received in response.

PLANNING CONSIDERATIONS

Principle of development

The site is located within the Business Employment Area 3 (Chadderton / Broadgate) (BEA 3) as set out in Policies 13 & 14 of the Local Plan. Policy 14 states that development proposals for B2 & B8 uses are acceptable in Business Employment Areas and therefore the principle of development is considered acceptable.

Layout, Appearance and Scale

The site lies directly adjacent to the Rochdale Canal, which is a SAC, a SSSI and SBI as noted above. Both the Greater Manchester Ecology Unit (“GMEU”) and Natural England (“NE”) have been consulted on the layout and no objections are raised. Their conclusions are discussed in detail below under the Ecology section of the report.

Generally, in terms of the layout and position of the proposed building, and its relationship to the canal, no objections are raised. The proposed building would be sited in the north west corner of the site, with a concrete service yard to the east, serving two access doors. Visitor and disabled parking spaces are provided adjacent to the main entrance. The service yard is sized to provide a 25m turning circle for HGVs. The eastern boundary adjacent to the canal will incorporate a minimum 3m planting strip, which will clearly separate the development from the canal, whilst also leaving an appropriate buffer.

The Canal and Rivers Trust have also responded to the proposed layout and stated that the site contains an existing control pedestal and control box (on the northern boundary for boaters to operate the Lifting Bridge). The applicant has amended the site plan to clearly show an accessible area designated to the control pedestal. The Canal and Rivers Trust have confirmed that they have no objections to the layout.

The proposed development is also near an electricity pylon which is south of the development and central to the site. National Grid have been in discussions with the developer to assess the potential implications. They state in their response that they need access to the pylon at all times and advise that any conductive material within 30m of a tower should be adequately earthed. National Grid also raised concerns initially regarding the proximity of the access gate to the pylon which could restrict access around the tower for maintenance activities. The developer amended the position of the gates to ensure an adequate distance to the pylon and the highway. As a result, National Grid have confirmed that they have no objections to scheme.

In terms of levels, referring to section A-A (Plan ref KN678-01-PL-301), the site is shown to have a finished floor level 99.400, which is consistent with the existing levels that surround the site to the east and west. The levels gently rise east towards the canal before reaching the bank. Section B-B (KN6-01-PL-302) also provides an overview of the relationship of the development with the existing levels and shows again that the finished floor levels are consistent with the surroundings, and no concerns are raised on this basis.

The general appearance of the development is considered acceptable in principle. The elevations will comprise either insulated polyester powder or plastic-coated metal cladding, with a variation in type and arrangement to add visual interest to the building. The roof would be clad with plastic coated metal cladding with roof lights incorporated. The entrance includes glazing and entrance doors which is standard for this type of development.

The appearance of the building is in keeping with what would be expected in a Business Employment Area where the surroundings are characterised by a mixture of commercial buildings which vary in appearance. The final materials have not yet been agreed, however, a condition is attached to the recommendation requiring these to be agreed prior to commencement of development.

In terms of scale, the Gross External Area ("GEA") is 917m² and would be 8.95m in height from ground to eaves level and 10.58m to ridge height. No objections are raised to the scale of the building, since the area to the south and the immediate north are characterised by commercial buildings that are of a similar scale and size, with some considerably bigger. A building of this scale and size is what would be expected within a Business Employment Area.

Overall, it is considered that the site is a very constrained site, with the Rochdale Canal and pylon close to the development. However, the layout and siting has carefully considered these constraints. The scale, appearance and design of the proposal is in keeping with the immediate and wider surroundings of the Business Employment Area, and with that considered, the development complies with Policy 20 and NPPF Section 12.

Residential Amenity

There are no residential properties close to or in the immediate vicinity of the site. Instead, the site is surrounded by a mixture of commercial uses and the development is not expected to have an adverse impact on residential amenity when considered against the requirements of Policy 9.

Ecology

Policy 21 states that the Council will ensure development does not have an adverse effect on the integrity of a European designated site on the basis of objective information. The council will work with Natural England and the Greater Manchester Ecology Unit to assess proposals that may have an adverse effect on the integrity of the European site and where appropriate, ensure effective mitigation measures are put in place before permission is granted.

The Rochdale Canal is an SAC, which is a European designation (Habitats Regulations 2010) which protects rare, endangered or vulnerable habitats and species. The canal supports floating water plantain (*Luronium natans*) which is afforded legal protection. The Canal is also a SSSI, which is a UK designation (Wildlife & Countryside Act, 1981) to protect the diverse aquatic plant communities it supports. It is also an SBI, due to the variety of aquatic plants and marginal habitats it supports. SBIs are local non-statutory sites that are included in the Local Plan to guide the decision-making process of planning applications.

To consider the potential impacts of the development on the Rochdale Canal the applicant submitted an Ecological Statement for the purposes of a Habitats Regulations Assessment (HRA) on the 8th November 2021. This was carried out by Rachel Hacking Ecology and reviewed by Greater Manchester Ecology Unit (GMEU) who confirm the following:

- The only potential effects are pollution during and post construction;
- There is no likely increase in shading, with the development set well back from the canal;
- No works are proposed to the banks of the canal;
- There is a commitment to appropriate landscaping; and,
- No proposals in terms of boat usage.

GMEU have no objection to the development subject to adequate measures being implemented to protect the canal during construction. GMEU recommend a condition for a Method Statement to be submitted to ensure the canals protection, and this will be required prior to the commencement of development.

GMEU state that they are happy for the Council to adopt the HRA carried out by Rachel Hacking as part of fulfilling its duty under the terms of the Conservation (Natural Habitats etc) (Amendment) (EU Exit) Regulations 2019. Natural England have reviewed the latest submission and conclude that they have no objection to the recommendations made within the HRA subject to the mitigation measures that have been outlined.

An Extended Phase I Habitat Survey was also submitted with the application and concludes that no evidence of any protected species was found, and no further mitigation is required. The site was found to have scrub present and GMEU have recommended a condition to ensure that no works to the shrubs should occur between 1st March and 31st August unless a nest survey is undertaken by an experienced ecologist. In relation to invasive species both Japanese knotweed and Himalayan balsam have been confirmed as present on site. Therefore, a method statement is required for the eradication and/or control of both species, to ensure that this does not spread.

Overall, it is considered that subject to conditions, the development will not have an unacceptable adverse impact on the Rochdale Canal SAC, SSSI & SBI and the development complies with Policy 21 and NPPF Section 15.

Landscaping and Trees

The Arboricultural Officer has been consulted on the application and does not object to the application on the grounds of trees and landscaping. As described above, a 3m landscaping strip will be retained at the canal boundary, which will be thinned out, with native species retained and then enhanced with additional native planting.

A full landscaping and planting scheme will need to be agreed and a condition is attached to the recommendation requiring this to ensure compliance with Policy 21.

Highways

The existing access off Grimshaw Lane is to be closed off and replaced with a new access off Broadgate. The access will be 6m wide, with a 6m kerb radii, with inward opening gates set back 15m from the kerb line. A pedestrian access is proposed adjacent to the new vehicular entrance.

The proposal also includes provision for 26no car parking spaces and 2no disabled parking spaces, situated close to the entrance on the eastern elevation. Cycle storage provision is also made for 2no bicycles within the warehouse.

The Highways Engineer has reviewed the information and does not consider that the proposed development will be detrimental to highway safety and has no objection to the access and parking arrangements. The Highways Engineer also notes that there is an existing vehicular access on Grimshaw Lane which will not be required, and this should be reinstated with a footway before the development is brought into use. In addition, a combined footway and cycleway along the length of Broadgate from Grimshaw Lane to the access, along with an associated crossing will be required to allow safe pedestrian and cycle access to the development. This work can be secured through a combination of planning conditions and a s278 Agreement.

Considering the above, and subject to condition, the application is considered to comply with Policies 5 & 9 and NPPF Section 9.

Drainage

Policy 19 states that the council will ensure development does not result in unacceptable flood risk or drainage problems by directing development away from areas at risk of flooding, and protecting and improving existing flood defences, water resources and quality, and that development proposals must carry out and pass the Sequential Test and, where necessary, the Exception Test, and be accompanied by a site-specific flood risk assessment.

According to the Environment Agency Flood Maps, the whole site is in Flood Zone 1 (the lowest risk of flooding). In addition, the proposal would be considered as a 'less vulnerable' use within the flood risk vulnerability classification. Notwithstanding this, the Council would expect proposals of this size and nature to demonstrate how surface water will be drained post development and given that no drainage proposals have been submitted with the application a pre-commencement condition is attached to the recommendation requiring further details to ensure overall compliance with Policy 19.

Ground Conditions

National guidance within paragraphs 178 and 179 of the NPPF and Local Plan Policies 7, 8 and 9 are relevant, which seek to ensure that a site is suitable for its new use taking account of ground conditions, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

The applicant has submitted a Walkover Survey and Desk Study to consider contaminated land, which was undertaken by Sub Surface North West Ltd. Environmental Health have reviewed the documents submitted and no objections have been raised to the information submitted. Environmental Health have recommended a condition relating unsuspected contamination, and this is attached to the recommendation.

Therefore, the development complies with Policies 7, 8 and 9 and NPPF section 15.

CONCLUSION

It is considered that the proposed development is acceptable and would readily integrate within the context of the wider Business Employment Area. The amenity of neighbouring properties would not be impacted because of the development and highway and pedestrian safety will be maintained subject to condition. Having regard to all planning and material considerations the proposal meets the criteria in the National Planning Policy Framework (Sections 5, 9 and 12), Local Plan policies 1, 3, 5, 7, 8, 9, 13, 14, 20 & 21, and saved UDP Policy D1.5.

RECOMMENDED CONDITIONS

Grant planning permission subject to the following 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 Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. 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 development comprising the erection of any external walls shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details. 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 including site clearance, invasive species management or earth moving shall take place or material or machinery brought on to site until a detailed construction environmental method statement has been submitted to and approved in writing by the local planning authority. Details shall include measures to protect the Rochdale SAC from accidental spillages, herbicide drift, dust and debris, along with details demonstrating no negative impact to the Rochdale Canal SAC resulting from

surface and foul water disposal post development. Thereafter the development shall be carried out in accordance with the approved scheme. Any subsequent amendments shall be agreed in writing with the local planning authority.

5. Prior to the commencement of any part of the development hereby approved, details of the method of surface water and foul water drainage from the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the approved development and shall be maintained thereafter. REASON - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to ensure that the site is satisfactorily drained having regard to Policy 19 of the Oldham Local Plan.
6. Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Himalayan balsam and Japanese knotweed and any other invasive species. The approved method statement shall be adhered to and implemented in full prior to the commencement of the development in that phase. REASON - To prevent the spread of Japanese knotweed, Himalayan balsam, Giant hogweed and any other invasive species having regard to Policies 9 and 21 of the Oldham Local Plan.
7. No development shall take place until full details of both hard and soft landscape works and boundary treatments 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; hard surfacing materials; boundary treatments and street furniture, 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 - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and 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, and saved Policy D1.5 of the Unitary Development Plan.

8. The development hereby approved shall not be brought into use until the access to the site, car parking spaces, turning and service areas have been provided in accordance with the approved plan Ref: 1304/C-001 Rev G 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, servicing and turning areas 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.

9. The development hereby approved shall not be brought into use until the existing vehicular crossing on Grimshaw Lane has been reinstated with a footway, which shall accord with details that have been previously submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be implemented and retained thereafter. REASON - In the interest of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.

10. The development hereby approved shall not be brought into use until a highway improvement has been carried out to include the provision of a combined footway and cycleway of a minimum width of five metres along Broadgate from the existing infrastructure at the Grimshaw Lane junction including cycle crossing facilities across Broadgate has been completed in accordance with details that shall first of all have been submitted to and approved in writing by the local planning authority. All works that form part of the approved scheme shall be retained thereafter. REASON - To ensure that pedestrian and cycle infrastructure is provided and remain available for all users of the development in a accordance with policies 5 and 9of the Oldham Local Plan

11. No works to trees or shrubs shall take place between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority. REASON - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981, having regard to Policy 21 of the Oldham Local Plan.

LOCATION PLAN (NOT TO SCALE):



APPLICATION REPORT – FUL/347720/21 Planning Committee 6th April 2022

Registration Date: 13/10/2021
Ward: Werneth

Application Reference: FUL/347720/21
Type of Application: Full Application

Proposal: Change of use of Units 16-19 and 36-41 at the Meridian Centre, Oldham from planning class E(g)(i) Offices to E(f) Creche/Day Nursery and F1(a) Education.

Location: Meridian Centre, King Street, Oldham, OL8 1EZ

Case Officer: Stephen Gill
Applicant: Taqwa Institute
Agent: Mr Michael Brown

INTRODUCTION

The application is referred to Planning Committee for determination since the Council is the landowner and the application is a minor scheme that does not accord with the Development Plan.

RECOMMENDATION

It is recommended that the application should be approved subject to the conditions as set out in this report and that the Head of Planning shall be authorised to issue the decision.

THE SITE

The Meridian Business Centre is a large building that currently accommodates several businesses. The units subject of the application were previously office space (Use Class E(g)(i) and are split between the first and second floor. The units on the first floor have already been changed from office space to a creche / day nursery facility (Use Class E(f)) with an element of education (F1(a)).

THE PROPOSAL

The application proposes a retrospective change of use of Units 16-19 at the first floor, which will be retained as a creche / day nursery with an education use, and the applicant now wishes to expand the uses to the second floor in Units 36-41 which are currently vacant.

The business associated with the use is the TAQWA Institute. The Institute provides creche and day nursery facilities for young children, as well as learning facilities for both children and adults in relation to the Islamic Sciences. The TAQWA Institute has been in operation since 2007.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is designated as a Business and Industry Allocation under saved UDP Policy B1.2.

The following policies are relevant to the determination of this application:

Policy 1 - Climate Change and Sustainable Development;
Policy 2 – Communities;
Policy 5 - Promoting Accessibility and Sustainable Transport;
Policy 9 - Local Environment;
Policy 14 - Supporting Oldham's Economy;
Policy 20 – Design; and,
Saved UDP Policy B1.2 – Business and Office Allocations.

CONSULTATIONS

Highways Engineer:	No objection subject to condition
Environmental Health:	No objection
Education:	No response received
Spatial Planning:	Raised concerns about deviation from UDP Policy 14 and advised further supporting information required in accordance with the exceptions criteria.

REPRESENTATIONS

The application has been publicised by way of neighbour notification and site notice. One objection has been received in response, which raised the following (summarised) concerns:

- The application causes disruption when the children are dropped off for the classes in the late afternoon;
- The Meridian Business Centre is a working business centre and is occupied numerous businesses. The car park directly outside the entrance used by the Taqwa Institute is usually full when the children are dropped off, which causes conflicts with existing businesses;
- Prior to the lockdown due to Covid there have been instances where children have run across the carpark into the paths of vehicles driving away; and,

PLANNING CONSIDERATIONS

Principle

The site subject of the application is designated as part of a Business and Industry Allocation under saved UDP Policy B1.2. The site is specifically referenced B1.2.5 (Primrose Street / Crossbank Street). The Policy states that any proposal for an office, business or industrial type use (Use Class B1 (now Class Eg) and B2) on these sites will only be acceptable where it achieves a high standard of design that supports the Councils' economic strategy for these areas. The Policy also states that exceptionally, the Council may permit other employment-generating uses which complement adjoining development and are compatible with B1 or B2 uses.

Policy 14 of the Joint DPD is also relevant to the application. Policy 14 seeks to protect employment sites and states that development proposals which result in the loss of employment sites to other uses should include measures to outweigh the loss of the site and support Oldham's economy. Policy 14 sets out that if the use proposed does not meet the alternative uses listed as being acceptable in the policy, within Business Employment Areas and/or elsewhere, then the applicant would need to submit the following:

- A marketing exercise; or
- A viability exercise or
- Demonstrate that the development of the site for alternative uses would benefit the regeneration are as identified by the council as being in need of investment or would benefit the community of an area.

The proposal is for a creche / day nursery and an education facility, and therefore, the application does not comply with saved UDP Policy B1.2, or Policy 14. Therefore, the proposal needs to be considered in the context of being a departure from both Policies and in accordance with Policy 14 it would need to meet one of the exceptions listed above.

First, in considering the proposed creche / day nursery use, the previous use of the units on both floors was office space which previously fell within Use Class B1(a) but which is now Use Class E(g)(i). The creche / day nursery facility is now Use Class E(f) and given that they both now sit in the same Use Class (Class E) planning permission is not required for this element of the change of use. As such, the principle of development for this use is established through permitted development rights.

In relation to the proposed change of use for education purposes F1(a), this is not permitted development and planning permission is required. The Meridian Centre is a Council-owned asset and the units on the second floor (units 36-41) have been vacant for over 2 years with no other enquiries received from the marketing undertaken.

In relation to Policy 14 and the Exceptions criteria, whilst it has been confirmed by the Council in its capacity as landowner that no enquiries have been received through marketing of the building except from the current applicant, no evidence has been submitted to evidence this marketing and meet Policy 14 Exception A. In relation to Exception B, no viability assessment has been submitted demonstrating that other employment generating uses are not viable to meet Policy 14 Exception B. However, it is self-evident from the configuration of the units that only Class E(g) uses (formerly B1 uses) would be feasible, if viable, and B2 and B8 uses would not be feasible. Finally, despite the proposal clearly having community benefits it does not meet Policy 14 Exception C because, in accordance with paragraph 6.64 of the Local Plan, it has not been agreed in advance with the Council that the site is within an area in need of

investment and that the proposal will benefit the community in line with initiatives such as Oldham Rochdale Housing Market Renewal, Private Finance Initiative, local masterplans and action plans. As a result, we must conclude that the proposal before us does not meet the exceptions criteria and marks a departure from the adopted Development Plan.

Planning law requires that, to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material planning considerations that indicate otherwise. In this case the following benefits are material considerations of sufficient weight to justify a departure from the policy requirements:

- The proposed development would secure the occupation of units on the second floor of the building which have been vacant for over two years;
- The facility will offer creche / day nursery facilities to families with children who need support due to working commitments; and,
- The scheme will offer courses and educational material for children and adults alike to aid development, and this accords with Policy 2, which states that the Council will support improvements to the education and skills of the borough's population. This is a significant community benefit.

Therefore, whilst the proposal is a departure from the adopted Development Plan, there are material considerations that weigh in favour of the proposal and, on balance, it is recommended to the Committee that the principle of development is therefore justified as being acceptable because of these material considerations.

Highways

The Highway Engineer did raise concerns about how the business would operate and how any conflict between the change of use and the existing uses on the site would be managed, specifically in relation to the safety of children. The representation raised in relation to child safety also needed to be considered carefully.

The applicant has set out how the facilities will be managed day-to-day and what safety precautions will be taken to manage the safety of young children. Specifically, the applicant has confirmed the following:

- The business opens from 9.00am and remains open until the early evening;
- The entrance to the facility is clearly marked out on plan reference 1362/002;
- Children will begin to arrive at the site from 4.30pm onwards and will begin to leave the facility from 6.15pm onwards, when the business centre is at its quietest;
- The majority of children are dropped-off with parents/cars leaving immediately;
- The facility has a defined parking area to the very north of the site, which accommodates approximately 50 cars (see plan ref 1362/002);
- There is a pedestrian area, which is marked out on plan reference 1362/002 to navigate children and parents to the facility safely; and,
- The facility will use a 'warden' to patrol the parking area at 4.30pm onwards to supervise any children and avoid any conflict with traffic.

The Highway Engineer has reviewed these proposals and has subsequently withdrawn their objections, subject to the imposition of a condition for a Travel Plan, which is attached to the recommendation. Therefore, the development is considered to comply with Policies 5 and 9.

Residential Amenity

The development is not located in close proximity to residential properties and will not adversely impact the visual or general amenity of residents. Therefore, the development is considered to comply with Policy 9.

Design

The proposal does not involve any aesthetic changes to the existing building. The internal changes have already taken place to accommodate the uses. The proposed use does not enhance the existing building but neither does it have an adverse impact. Therefore, the proposal is considered to comply with Policy 20 and NPPF Section 12.

CONCLUSION

The proposed development is considered to be acceptable and would secure a sustainable use of the building without detriment to the immediate locality and satisfies the policy requirements of Section 12 of the NPPF and Local Plan policies 1, 5, 9 & 20.

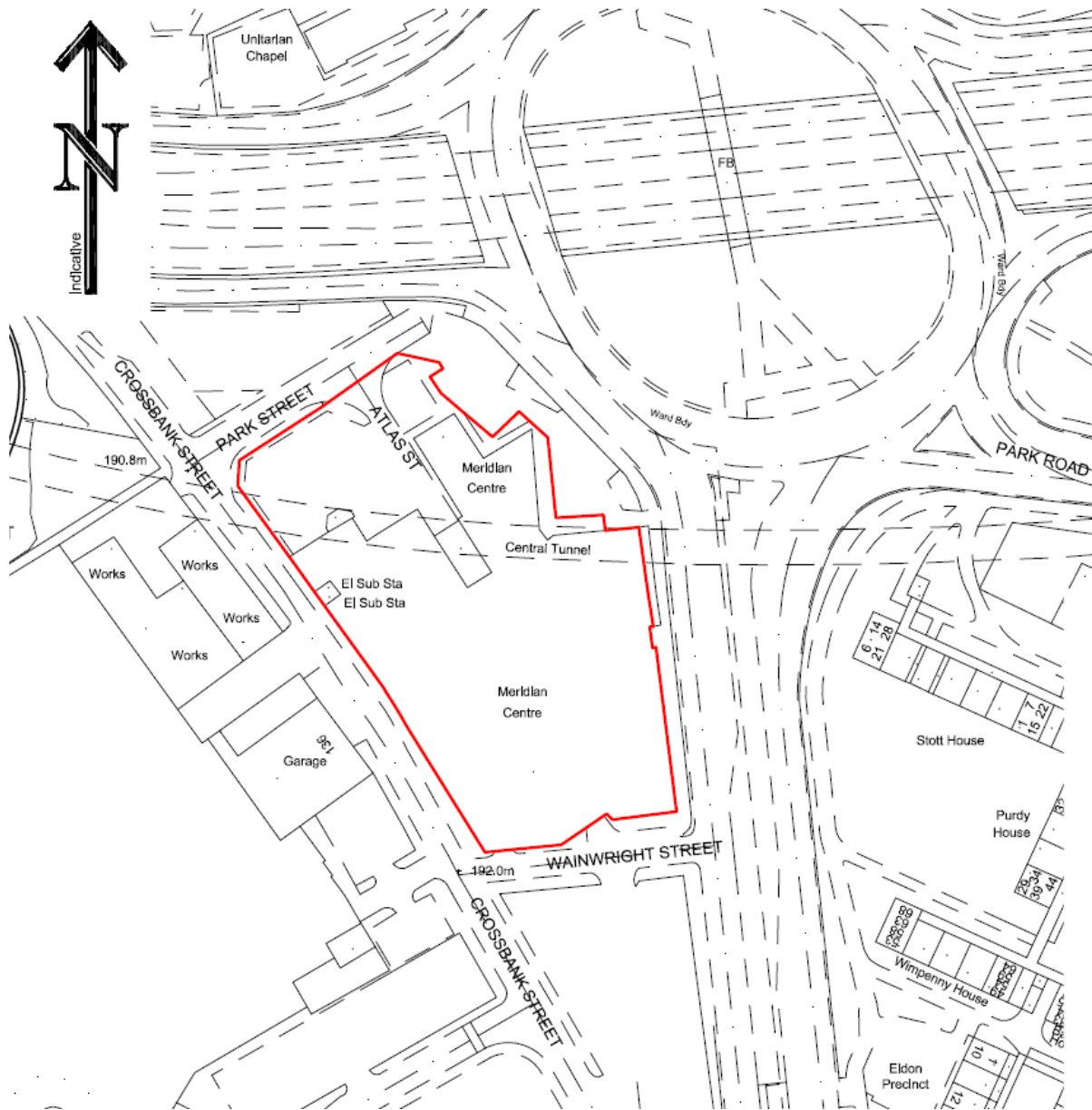
In relation to Policy 14 and saved UDP Policy B1.2 the creche / day nursery use is permitted development, but the F.1 education use is not in conformity with Policy 14 and saved Policy B1.2. Notwithstanding this, it is considered that the material considerations of the benefits of the overall scheme with the education use justify a departure from these Policy requirements in this instance. As such, the principal of development is acceptable, and the proposal is recommended for approval on that basis.

RECOMMENDED CONDITIONS

Grant planning permission, subject to the following conditions:

1. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
2. Prior to the first occupation of the development hereby approved, an interim green travel plan for the development shall be submitted to and approved in writing by the Local Planning Authority. Following acceptance of the interim plan, the occupier shall submit their travel plan to the Local Planning Authority for approval and the approved plans shall thereafter be implemented within 3 months of first occupation of the dwellings. REASON - To ensure the development accords with sustainable transport policies having regard to Policy 5 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



APPLICATION REPORT - FUL/348315/22 Planning Committee 6th April 2022

Registration Date: 1st February 2022
Ward: Coldhurst

Application Reference: FUL/348315/22
Type of Application: Full Application

Proposal: Proposed alterations and change of use of public house (sui generis) to Class E (commercial, business and service) at ground floor and 2no. 1 bedroom residential apartments at first floor

Location: 26 Yorkshire Street, Oldham, Oldham, OL1 1SB.

Case Officer: Graham Dickman
Applicant: Mr T Mushtaq
Agent: Mr Alan Doherty

BACKGROUND

This application is presented to Committee in accordance with the Scheme of Delegation as the applicant is a close relative of Councillor Mushtaq.

RECOMMENDATION

It is recommended that the application be approved subject to the conditions set out in this report and that the Head of Planning shall be authorised to issue the decision.

THE SITE

The application relates to a three-storey building, last used as a public house, and located at the junction of Yorkshire Street and Queen Street in a predominantly commercial setting, albeit with an increasing presence of residential uses, particularly within the upper floors in the wider area.

THE PROPOSAL

It is proposed to convert the ground floor of the building from a public house to a use within Class E, incorporating retail, café, office, and other services appropriate to a commercial locality. The first floor will be converted to two self-contained, one-bedroom apartments.

Access to the ground floor unit will be via the main building entrance on Yorkshire Street, with access to the upper floor flats via an enclosed passageway to the rear served via Queen Street. There are minor external changes comprising the introduction of two additional windows in the Queen Street elevation and reduction in width of an existing doorway.

RELEVANT PLANNING HISTORY

PA/036744/98 – Two storey rear extension. Approved 31 March 1998. NB: the extension which exists is far larger than that shown on the approved plans. Access to the second floor appears to be from the passage to the rear.

PA/035404/97 – Change of use from shop to public house. Approved 10 November 1999. NB: the report indicates that the intention was to use all three floors as a pub.

RELEVANT PLANNING POLICIES

The 'Development Plan' is the Joint Development Plan Document which forms part of the Local Development Framework for Oldham. The application site is located within the Town Centre on the Proposals Map associated with this document.

The following policies are relevant:

Policy 1 - Climate change and sustainable development;
Policy 3 - An address of choice;
Policy 5 - Promoting accessibility and public transport choices;
Policy 9 - Local environment;
Policy 11 – Housing;
Policy 20 – Design; and,
Policy 24 – Historic Environment.

The site is located within the Town Centre Conservation Area

CONSULTATIONS

Highways: No objections
Environmental Health: No objections. Restriction on construction hours recommended.

REPRESENTATIONS

Notification letters have been sent to neighbouring properties. No representations have been received in response.

PLANNING CONSIDERATIONS

The main material considerations are the suitability of the proposed uses, the amenity of future residents and adjacent properties, and the visual impact of the alterations to the property.

Principle of the uses

The property is located within an area of commercial uses on the fringe of the Town Centre. The proposed ground floor uses will retain a commercial presence and active frontage appropriate to the locality. The introduction of residential accommodation on the first floor will

ensure efficient use of the available floorspace and provide additional accommodation in a highly sustainable location without harm to neighbouring businesses.

Residential amenity

Each of the apartments will be self-contained with a lounge/kitchen diner, bedroom, bathroom, and bike stores. Each habitable room will have access to natural daylight on the front or side elevations and would meet the requirements of the Technical housing standards – nationally described space standard.

Access to the apartments will be provided from the gated entrance passage on Queen Street, which also serves existing (presently vacant) accommodation on the second floor.

In order to protect occupiers of the new apartments from potential noise from the ground floor commercial use, it is considered appropriate to require details of the method of sound insulation of the intervening floor/ceiling through the imposition of a condition which is attached to the recommendation.

Having regard to the town centre location of the building, and the primarily internal nature of the conversion works, it is not considered necessary to restrict hours of operation.

Design and appearance

The property is located on the edge of the Town Centre Conservation Area. The building facades contain a number of ornate features, particularly on the front elevation where no alterations are proposed. The alterations to the side elevation, where there is a modern rear extension, involve the introduction of new window openings to ground and first floor, and reduction to an existing doorway.

The physical changes are of a minor nature to a modern addition to the building and will result in a neutral change to the appearance of the building, and its character within the Conservation Area.

Servicing

Provision for refuse facilities will continue to be provided within the enclosed rear yard and will serve both existing and proposed uses.

CONCLUSION

The proposals will secure a practical and locationally appropriate use of the building ensuring its productive re-use, without any harm to its primary commercial function.

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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice.

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

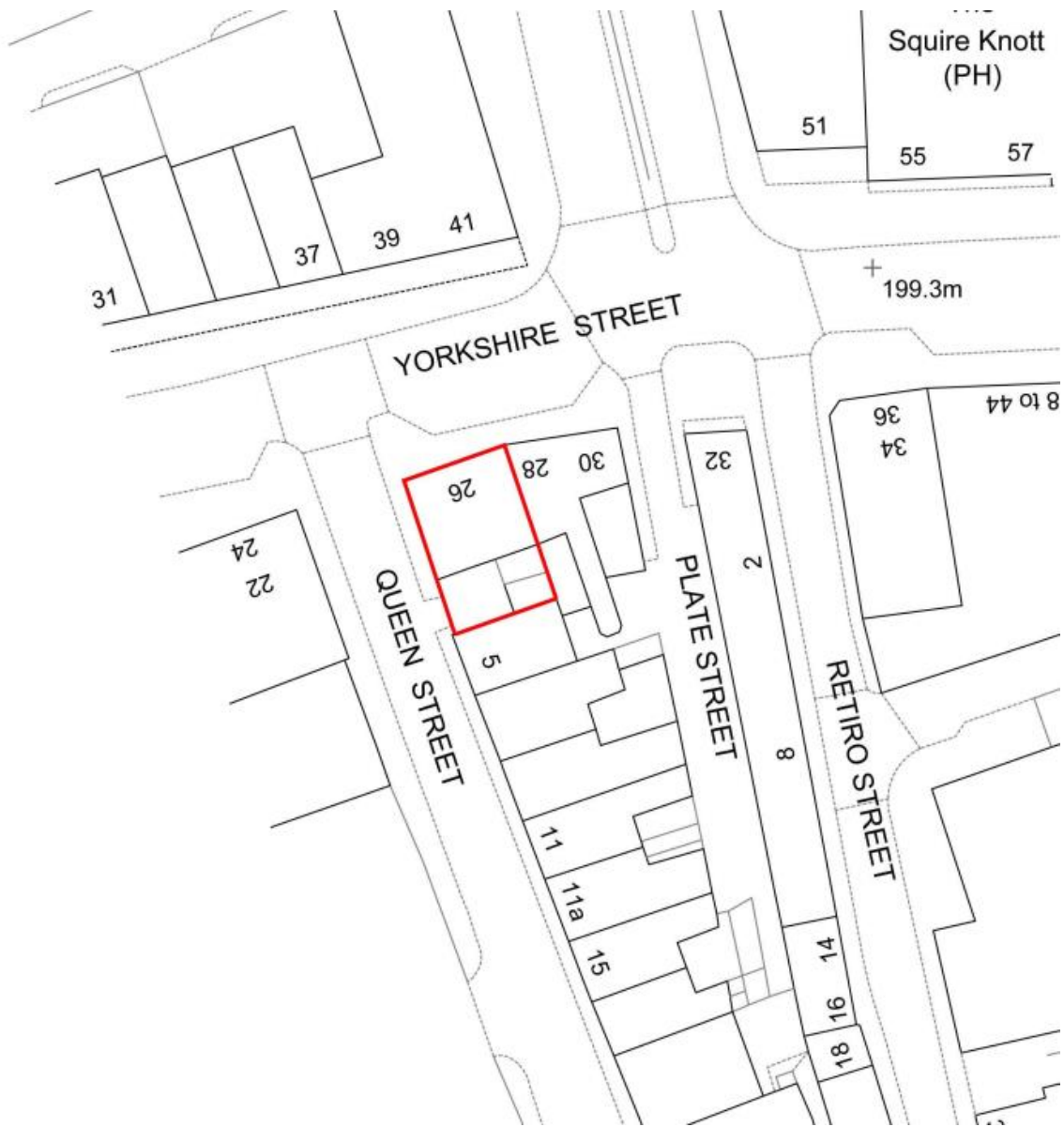
3. Prior to the first occupation of the first-floor apartments, details of measures for the insulation of floors/ceilings and separating walls between commercial and residential uses, and for plant and machinery associated with the commercial uses, shall be submitted to and approved in writing by the Local Planning Authority. The duly approved measures shall be implemented in full prior to first occupation of the apartments.

REASON - To minimise the impact of noise having regard to Policy 9 of the Oldham Local Plan.

4. Prior to first occupation of the apartments, the access from Queen Street shall be fitted with a secure entrance device to prevent unauthorised access.

REASON - In the interests of residential amenity and security having regard to Policy 9 of the Oldham Local Plan.

LOCATION PLAN (NOT TO SCALE)



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Planning Appeals Update

Planning Committee

Report of Head of Planning and Infrastructure

DATE OF COMMITTEE

6 April 2022

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 9 June 2021. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals since 1 June 2021 (until 25 March 2022) which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
MMA/346092/21	Edge End Farm, White Brook Lane, Greenfield, Oldham OL3 7PH	Allowed, 06/09/2021	21/04/2021	Removal of condition 6 (restricting permitted development rights) relating to PA/339551/17
FUL/345516/20	56 Greenbridge Lane, Greenfield, Oldham, OL3 7JR	Dismissed 02/09/2021	17/06/2021	Renovation/Extension to Existing Retail unit to provide continued use of retail unit and provision of residential development above.
PRO2D/346558/21	740 Hollins Road, Oldham, OL8 4SA	Allowed, 19/08/2021	18/06/2021	Proposed change of use for the ground floor from office to a studio flat.
HOU/345556/20	131 Chew Valley Road, Greenfield, Oldham, OL3 7JJ	Dismissed, 10/08/2021	14/06/2021	Erection of a rear dormer
ADV/346298/21	1152 Middleton Road, Chadderton, Oldham, OL1 2TG	Dismissed, 13/09/2021	17/06/2021	Upgrade of existing 48-sheet advert to support digital poster

FUL/346461/21	1 Pingle Lane, Oldham, OL3 5EX	Dismissed, 18/10/2021	27/07/2021	Erection of 1 no. dwelling
ADV/346323/21	Gable, 1 Crompton Way, Shaw, Oldham, OL2 8RD	Dismissed, 02/09/2021	29/05/2021	Erection of an illuminated 48-sheet digital advertisement display
PA/345084/20	35 Stamford Drive, Failsworth, Oldham, M35 9WS	Dismissed, 09/07/2021	09/04/2021	Extending an existing bungalow in height to create first floor space, with a new entrance area, as well as extending the existing garage at the front and the rear.
LB/344219/19	2 Husteads Lane, Dobcross, Oldham, OL3 5RA	Dismissed, 19/07/2021	29/03/2021	Listed building consent for a single storey rear extension
HOU/345700/20	Woodside Farm, Cinder Hill Lane, Chadderton, Oldham	Part allowed, 09/08/2021	04/05/2021	Proposed rear dormer and side conservatory extension
HOU/345556/20	131 Chew Valley Road, Greenfield, Oldham, OL3 7JJ	Dismissed, 10/08/2021	14/06/2021	Erection of a rear dormer
FUL/345606/20	692 Hollins Road, Oldham, OL8 4JZ	Dismissed, 11/08/2021	12/05/2021	Change of use from existing ground floor bookmakers to hot food takeaway
CEU/346210/21	Land @ Station Road/Harrop Green Lane, Diggle, Oldham, OL3 5LJ	Allowed, 14/01/2022	27/09/2021	Certificate of lawfulness for operational land used in the development of Diggle Station and its approach road

FUL/345656/20	1 Richmond Avenue, Royton, Oldham, OL2 5RH	Dismissed, 04/02/2022	29/09/2021	First floor extension to form extension to existing clinic
HOU/346901/21	26 Hazelwood, Chadderton, Oldham, OL9 9TB	Dismissed, 26/11/2021	27/09/2021	Retrospective 1800mm high close boarded timber boundary fence.
HOU/346930/21	20 Ribble Avenue, Chadderton, Oldham, OL9 0PN	Part allowed, 13/01/2022	05/10/2021	Retrospective application for a front porch and alteration to existing bay window.
ADV/346990/21	312 Huddersfield Road, Oldham, OL4 2RB	Allowed, 13/01/2022	04/10/2021	Internally illuminated digital advertisement poster and vertical meadow
PA/343252/19	Well I Hole Farm, Well I Hole Road, Greenfield, OL3 7HY	Dismissed, 14/09/2021	16/02/2021	Conversion of existing farmhouse to provide bed & breakfast, renovation and conversion of barn to create 4 holiday flats, erection of new building to include flexible community space, shop and toilet/showers, new 3 bed detached house, tractor shed and ancillary facilities, and re-configuration to provide 15 static caravans and 35 powered pitches at existing camping and caravanning site.
PDE/346166/21	2 Bucklow Close, Oldham, OL4 2NG	Dismissed, 15/09/2021	19/07/2021	Single storey rear extension - Length: 3.8m Height: 2.5m Height to eaves: 2.0m

FUL/346864/21	53A Main Road, Chadderton, Oldham, OL9 6JY	Dismissed, 17/01/2022	01/11/2021	First floor rear extension
FUL/346178/21	61 Chew Valley Road, Greenfield, Oldham, OL3 7JG	Dismissed, 08/02/2022	22/11/2021	New driveway access onto Chew Valley Road.
FUL/346052/21	Land At Buckstones Road Shaw Oldham	Allowed, 18/10/2021	04/05/2021	Dwellinghouse with lower ground floor and associated garden and parking area
HOU/346816/21	31 Hollinhall Street, Oldham, OL4 3EJ	Dismissed, 27/01/2022	26/11/2021	First floor rear extension on top of existing extension.
HOU/347071/21	5 Brook Street, Chadderton, OL9 6NN	Dismissed, 17/01/2022	08/11/2021	Single storey rear extension
FUL/346887/21	164 Wall Hill Road, Oldham, Lancs, OL3 5BL	Allowed, 17/01/2022	25/11/2021	Erection of a first floor extension and conversion of garage to a one bedroomed annex.
HOU/346589/21	7 Crompton Hall, Shaw, Oldham, OL2 8FN	Allowed, 17/01/2022	25/11/2021	Retention of garden shed, decking and external flue on the dwelling
FUL/347375/21	59, 59a, 59b, 59c and 61 High Street, Uppermill, Oldham, OL3 6AP	Ongoing	19/01/2022	Various alterations/extensions to mixed commercial/residential building including four storey rear extension, two storey side extension, and the creation of top floor outdoor seating area.

HOU/346670/21	1A Lower Tunstead, Tunstead Lane, Greenfield Oldham, OL3 7NT	Ongoing	04/02/2022	Single and two storey rear extensions
LBC/346671/21	1A Lower Tunstead, Tunstead Lane, Greenfield Oldham, OL3 7NT	Ongoing	04/02/2022	Single and two storey rear extensions
ADV/346943/21	390 Manchester Road, Oldham, OL9 7PG	Dismissed, 20/01/2022	25/11/2021	
PA/342885/19	Jubilee Mill, Milnrow Road, Shaw, OL2 8PN	Ongoing	02/03/2022	1) Demolition of existing mill 2) Proposed residential development of 11 dwellings 3) Associated works
MMA/345836/20	Former Delph Chapel, Newbuild Cottages 2 No. Delph Lane, Delph, OL3 5HW	Ongoing	02/03/2022	Variation of condition 3 and 6 (parking arrangements) of approval PA/341040/17
HOU/346804/21	89 Broadway Street, Oldham, OL8 1LJ	Dismissed, 01/03/2022	29/12/2021	Retrospective two storey rear extension
HOU/347558/21	10 Spurn Lane, Diggle, Oldham, OL3 5QP	Dismissed, 15/03/2022	03/02/2022	Retrospective application for a timber fence adjacent to Standedge Road
HOU/345600/20	The Coach House 1A Diglea Diggle	Dismissed, 22/12/2021	20/09/2021	Car Port

HOU/346372/21	4 Sharon Avenue Grasscroft Oldham	Ongoing	09/03/2022	Single storey side extension, new balcony, including extending existing balcony to the South Elevation and render & feature stone to the external walls of the property
HOU/346501/21	2 High Grove Road Grasscroft Oldham	Ongoing	14/03/2022	Proposed outbuilding.
ADV/347067/21	Gable Of 334 Abbey Hills Road Oldham OL8 2DH	Dismissed, 11/03/2022	14/01/2022	Replacement of existing 48 sheet advertisement sign with an internally illuminated digital display screen
FUL/347087/21	166 Trent Road Shaw Oldham	Ongoing	14/03/2022	Change of use from shop (Class A1) to hot food takeaway (sui generis), food to be delivered only from the premises.
FUL/347257/21	326 Lees Road Oldham OL4 1NZ	Ongoing	18/01/2022	Change of use of ground floor to a cafe (Class E) and a two storey side extension with apartment to first floor.
HOU/347522/21	Hodge Clough Farm Wilkes Street Oldham	Ongoing	18/03/2022	Single storey extension to existing detached garage, amended application relating to HOU/345894/20.
ADV/347754/21	Unit 8 Propulsion Works Duchess Street Industrial Estate	Ongoing	09/03/2022	Two temporary banners - Height: 2.8m x Width: 7.5m

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.

If any person has any questions regarding these appeals and decisions, they can request further information from the Planning Service by contacting Martyn Leigh (Development Management Team Leader) via planning@oldham.gov.uk

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