

PLANNING COMMITTEE
24/08/2022 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Al-Hamdani, H. Gloster, Lancaster, Surjan,
Woodvine, Cosgrove, S Hussain, Islam, Nasheen and
C. Phythian
Also in Attendance:
Peter Richards Head of Planning
Alan Evans Group Solicitor
Wendy Moorhouse Principal Transport Officer
Graham Dickman Special Projects Development Lead
Kaidy McCann Constitutional Services
Martyn Leigh Development Management Team
 Leader
Laila Chowdhury Constitutional Services
Stephen Gill Planning Officer

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor F Hussain and Councillor Hobin.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting held on 6th July 2022 be approved as a correct record.

6 **FUL/348807/22 - PUBLIC TOILETS, KING GEORGE V PLAYING FIELDS, WADE ROW, UPPERMILL, OL3 6BF**

APPLICATION NUMBER: FUL/348807/22

APPLICANT: Mr Rick Scholes

PROPOSAL: 1) Conversion of public toilet to café with ancillary takeaway 2) Provision of public toilet 3) External alterations to building including removal of pitched roof and replacement with green roof 4) Single storey glazed extension 5) Bin store.

LOCATION: Public Toilets, King George V Playing Fields, Wade Row, Uppermill, OL3 6BF

It was MOVED by Councillor Surjan and SECONDED by Councillor C Phythian that the application be APPROVED.



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

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and the additional conditions contained within the Late List.

NOTES:

1. That an Objector, the Applicant and a Ward Member 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 14.

7 FUL/348550/22 - HILL TOP FARM, HEALDS GREEN, CHADDERTON, OL1 2SB.

APPLICATION NUMBER: FUL/348550/22

APPLICANT: Mr L Dransfield

PROPOSAL: Erection of indoor menage extending to circa 35m x 25m.

LOCATION: Hill Top Farm, Healds Green, Chadderton, OL1 2SB.

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

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

DECISION: That the application be REFUSED for the following reasons: The proposed building to accommodate an indoor menage represents inappropriate development in the Green Belt which is, by definition, harmful having regard to paragraph 147 of the National Planning Policy Framework (NPPF). Inappropriate development can only be supported where other considerations exist which clearly outweigh the extent of harm caused by reason of its inappropriateness, and any other harm, so as to amount to 'very special circumstances'. The extent of harm which would result from the proposal includes encroachment into the countryside, urban sprawl, and a detrimental impact on the openness of the Green Belt. Having

regard to paragraph 147 of the NPPF the applicant has not demonstrated that very special circumstances exist and therefore the principle of development cannot be supported. As such, the proposal is contrary to Local Plan Policy 22 and paragraphs 138, 147, 148 and 149 of the NPPF.



NOTES:

That an Objector, the Applicant and a Ward Member attended the meeting and addressed the Committee on this application.

8 FUL/348898/22 - LAND AT SNIPE CLOUGH, OLDHAM

APPLICATION NUMBER: FUL/348898/22

APPLICANT: Northern Roots (Oldham) Ltd

PROPOSAL: Hybrid planning application seeking full/part outline consent comprising: (a) Full application for the erection of a visitor centre, events building with meeting pods, learning centre, forestry depot, ground mounted solar PV array and associated works, relocation of football pitch provision, necessary infrastructure, hard and soft landscaping, site wide vehicular, cycle parking and pedestrian improvements, including car park on Nether Hey Street., (b) Outline application (all matters reserved except for access) for a community growing allotment and swimming pond.

LOCATION: Land at Snipe Clough, Oldham

DECISION: That the application be DEFFERED to a future meeting.

9 FUL/348472/22 - LAND OFF CHERRY AVENUE AND SNIPE CLOUGH, OLDHAM, OL8 2HS

APPLICATION NUMBER: FUL/348472/22

APPLICANT: Anna da Silva

PROPOSAL: Full planning application for the construction of a Bike Recreation Hub (Use Class F2(c)) consisting of 2 bike track areas and ancillary service area, hard and soft landscaping, new car park on Cherry Avenue and footpath diversions and improvements and vehicular access improvements.

LOCATION: Land Off Cherry Avenue and Snipe Clough, Oldham, OL8 2HS

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

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

DECISION: That the application be GRANTED subject to the conditions as outlined in the report.



NOTES:

That the Applicant attended the meeting and addressed the Committee on this application.

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FUL/346142/21 - KNOLL MILL, WELLINGTON ROAD, GREENFIELD, OLDHAM

APPLICATION NUMBER: FUL/346142/21

APPLICANT: Mr Michael Carney

PROPOSAL: Conversion and addition of lift tower and two floors above existing mill, along with alterations to external elevations, to create 38 apartments with basement car parking

LOCATION: Knoll Mill, Wellington Road, Greenfield, Oldham

It was MOVED by Councillor Dean and SECONDED by Councillor Al-Hamdani that the application be APPROVED.

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

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and an additional condition in regards to the Management Plan and consultation with Hartley Botanics.

NOTES:

1. That the Applicant 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 14.

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HOU/349204/22 - 1 LONGDALE CLOSE, ROYTON

APPLICATION NUMBER: HOU/349204/22

APPLICANT: Mr Micheal Harrison

PROPOSAL: Single storey rear extension including new pitched roof to existing garage

LOCATION: 1 Longdale Close, Royton

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

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

DECISION: That the application be GRANTED subject to the conditions as outlined in the report.

12 **HOU/349252/22 - 1079 MIDDLETON ROAD, CHADDERTON**

APPLICATION NUMBER: HOU/349252/22

APPLICANT: Ms. Tanya Farrugia

PROPOSAL: Single storey rear extension

LOCATION: 1079 Middleton Road, Chadderton

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

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

DECISION: That the application be GRANTED subject to the conditions as outlined in the report.

13 **PLANNING APPEALS UPDATE**

RESOLVED that the Appeals Update be noted.

14 **LATE LIST**

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

The meeting started at 6.00pm and ended at 8.53pm.