

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 7 December 2022

Time 6.00 pm

Venue Council Chamber, Civic Centre, Oldham, 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 Tel. 0161 770 5151 or email 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, 2 December 2022.
 4. FILMING – 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.

Any member of the public who attends a meeting and objects to being filmed for the Council’s broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

Members of the public and the press may also record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

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.

Please also note the Public attendance Protocol on the Council’s Website

https://www.oldham.gov.uk/homepage/1449/attending_council_meetings

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:

Councillors Al-Hamdani, Cosgrove, Dean (Chair), H. Gloster, Hobin, A Hussain, F Hussain, S Hussain, Islam, Lancaster, Nasheen, C. Phythian, Surjan 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 9 November 2022 are attached for Members' approval.
- 6 FUL/349133/22 Former Natwest Bank, Mumps, Oldham, OL1 3TL (Pages 5 - 12)
Conversion of existing former bank into office space.
- 7 LBC/349134/22 Former Natwest Bank, Mumps, Oldham, OL1 3TL (Pages 13 - 20)
Conversion of existing former bank into office space.
- 8 FUL/349701/22 250-252 Huddersfield Road, Oldham, OL4 2RB (Pages 21 - 26)
Change of use of Public House to 11 bed HMO (House in Multiple Occupation).
- 9 FUL/349858/22 Builder Center, Coldhurst Street, Oldham, OL1 2PX (Pages 27 - 32)
Change of use from Builders Merchants (sui generis) to dual Class B2 and B8

uses.

- 10 FUL/349869/22 Waterloo Street Car Park, Waterloo Street, Oldham (Pages 33 - 38)
Installation of x2 Rapid Taxi/PHV chargers and upgrade existing fast charger on site.
- 11 FUL/349870/22 Peel Street Car Park, Peel Street, Oldham (Pages 39 - 42)
Installation of two rapid Electric Vehicle chargers for taxi and PHV only.
- 12 FUL/349871/22 Radcliffe Street Precinct Car Park Radcliffe Street Oldham (Pages 43 - 48)
Install x 2 rapid EV chargers for taxi/PHV
- 13 HOU/349904/22 49 Newport Street, Oldham, OL8 1RE (Pages 49 - 54)
First floor side extension and installation of solar panels.
- 14 FUL/350049/22 Royal Oldham Hospital, Rochdale Road, Oldham OL1 2JH (Pages 55 - 62)
Partial demolition of Cafe Royal and J-Block and the erection of a four-storey extension to the main building along with landscaping and associated works (Phase 4B).
- 15 Appeals Update (Pages 63 - 66)

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PLANNING COMMITTEE
09/11/2022 at 6.00 pm

Present: Councillor Dean (Chair)
Councillors Al-Hamdani, Hobin, A Hussain, F Hussain,
S Hussain, Lancaster, Nasheen, C. Phythian, Williamson
(Substitute) and Woodvine

Also in Attendance:

Graham Dickman	Development Management Team Leader
Alan Evans	Group Solicitor
Martyn Leigh	Interim Development Management Team Leader
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Head of Planning
Paul Rogers	Constitutional Services

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors
Cosgrove, Gloster, Islam and Surjam.

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 of the Planning
Committee held on 12 October 2022 be approved as a correct
record.

6 **OUT/346856/21 SPRINGHEAD QUARRY, COOPER
STREET, SPRINGHEAD, OLDHAM**

APPLICATION NUMBER: OUT/346856/21

APPLICANT: Stonebreaks Ltd

PROPOSAL: Outline planning application (all matters reserved
except for access, layout and landscaping) for a residential
development of up to 158 dwellings with associated
infrastructure. The matter of appearance is reserved for future
consideration.

LOCATION: Springhead Quarry, Cooper Street, Springhead,
Oldham

Councillors A Hussain and F Hussain attended the meeting late for this item and took no part in the discussion or voting thereon.



Oldham
Council

It was **MOVED** by Councillor Phythian and **SECONDED** by Councillor Williamson that the application be **REFUSED**.

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

DECISION: That the application be **REFUSED** for the reasons set out in the report.

NOTES:

1. That an Objector, the Applicant's Agent and a Ward Councillor attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 11.

7 VAR/349651/22 SHAW DISTRIBUTION CENTRE, LINNEY LANE, SHAW, OLDHAM

APPLICATION NUMBER: VAR/349651/22

APPLICANT: Estuary Property Holdings Limited

PROPOSAL: Variation of conditions to allow for phased development, including revised site drainage proposals - 2 (approved plans), 4 (design code framework), 8 (CEMP re-aligned River Beal), 9 (remediation strategy), 12 (Channel details), 13 (EU Water Framework Directive), 14 (surface and foul water drainage), 18 (energy), 19 (finished floor levels), 20 (invasive species), 21 (biodiversity), 22 (ecology surveys), 24 (internal highways details), 26 (interim travel plan) and 28 (crime impact statement) relating to application OUT/345898/20

LOCATION: Shaw Distribution Centre, Linney Lane, Shaw, Oldham

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

On being put to the vote 9 **VOTES** were cast **IN FAVOUR OF APPROVAL** with 1 **ABSTENTION**

DECISION: That the application be **GRANTED** subject to the conditions set out in the report.

NOTES:

1. That the Applicant's representative attended the meeting and addressed the Committee on this application.

8 **FUL/349659/22 LAND AT WESTWAY, SHAW, OLDHAM,
OL2 8TB**

APPLICATION NUMBER: FUL/349659/22

APPLICANT: United Healthcare Developments Ltd

PROPOSAL: Three storey development of a new primary
healthcare facility with associated parking and landscaping

LOCATION: Land at Westway, Shaw, Oldham, OL2 8TB

It was MOVED by Councillor Dean SECONDED by Councillor F
Hussain 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 set out in the report.

NOTES:

1. That a Ward Councillor attended the meeting and
 addressed the Committee on this application.

9 **FUL/349545/22 UNIT A VICTORIA TRADING ESTATE,
DRURY LANE CHADDERTON**

APPLICATION NUMBER: FUL/349545/22

APPLICANT: Maple Grove Developments

PROPOSAL: Demolition of existing industrial unit and
construction of 4 No terraced units (B2/B8).

LOCATION: Unit A Victoria Trading Estate, Drury Lane
Chadderton

It was MOVED by Councillor Phythian and SECONDED by
Councillor Hobin 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 set out in the report.



10

APPEALS UPDATE

RESOLVED that the Appeals Update be noted.

11

LATE LIST

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

The meeting started at 6.00 pm and ended at 7.13 pm

APPLICATION REPORT - FUL/349133/22 Planning Committee – 7th December 2022

Registration Date: 25th May 2022
Ward: Saint Mary's

Application Reference: FUL/349133/22
Type of Application: Full Application

Proposal: Conversion of existing former bank into office space.

Location: Former Natwest Bank, Mumps, Oldham, OL1 3TL

Case Officer: Paula Stebbings
Applicant: Mr Atif Malik
Agent: Mr Philip Lambert

RECOMMENDATION

It is recommended that the application is approved for the reasons set out in this report.

THE SITE

The application relates to the grade II listed National Westminster Bank (official listing name), located in Oldham Town Centre. The building is bound by Wallshaw Place to the North, Mumps to the South and Wallshaw Street to the West.

The former bank was built in 1905, in a flamboyant baroque style, designed by well-known Manchester architects Mills and Murgatroyd. Although the building has been vacant for approximately 10 plus years, due to the quality of materials used, such as marble within the banking hall, the building retains a high level of integrity with many of the original features surviving.

THE PROPOSAL

This application relates to the proposed change of use from the existing former bank to shared/coworking office space. The proposal includes the restoration of the heritage asset whilst retaining the majority of the existing plan form. Specifically, the proposed works to be assessed as part of this application consist of the following:

- Repair and replacement of pitched and flat roof
- Repairs to
 - timber framed windows and potential introduction of 13mm slimline double glazing
 - Exterior doors and surrounds
 - Masonry
 - Lightwells
 - Staircase
 - Timber panelling
 - Lime plaster
 - South east lobby on ground floor

- Replacement of damaged rainwater goods
- Pipework and ducting throughout basement to ventilate space
- Replacement/repair of mosaic tiles
- Replacement/repair of parquet flooring
- Replacement/repair of skirtings
- Secondary glazing to windows
- Removal of partition walls in the basement
- Removal of later single storey rooms in the banking hall
- Introduction of partition walls at first and second floor
- New door openings in first floor corridor
- Cleaning of external stonework

RELEVANT PLANNING HISTORY

LBC/349134/22- Conversion of existing former bank into office space- to be determined at committee

RELEVANT PLANNING POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF), Section 16, sets out Governments national planning policies for the conservation of the historic environment.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is located in the town centre boundary by the Proposals Map associated with this document.

The following DPD Policies are relevant:

Policy 1- Climate change and Sustainable Development

Policy 15- Centres

Policy 24 – Historic Environment

CONSULTATIONS

Highways Engineer	No objections subject to a pre commencement condition relating to cycle parking.
Environmental Health	No objections.
Drainage	No objections subject to a pre commencement condition relating to sustainable drainage.

REPRESENTATIONS

The proposal has been advertised by means of individual consultation letters sent to the occupiers of the neighbouring properties, a Press Notice, and a Site Notice being erected adjacent to the site. As a result of the publicity, no representations have been received.

PLANNING CONSIDERATIONS

Principle of Development

Policy 1 of the Joint DPD seeks to ensure the effective and efficient use of land and buildings by promoting the reuse and conversion of existing buildings prior to the use of greenfield sites. It also aims to ensure that development respects Oldham's natural, built and historic environments. The proposal is for the reuse of a vacant building and it is considered that the requirements of this policy have been met.

Offices are identified as an appropriate use within the Town Centre and is encouraged in Policy 15, along with paragraph 87 of the NPPF, which states that 'main town centre uses should be located in town centres'. Offices are defined within the Glossary of the NPPF as a main town centre use. The proposal will bring an empty designated heritage asset back into use whilst allowing new local business to be brought into the area. There will also be the additional benefit of creating new jobs and ensuring vitality of this area of the Town Centre. Therefore, the proposal will comply with the aims of the development plan policies, with regards to the principle of development.

Level of Significance

The grade II listed former bank building was constructed in c.1905, which through a series of acquisitions and mergers became the National Westminster Bank. Designed by Mills and Murgatroyd, the building is of High Edwardian baroque style, typical of many public buildings constructed during Edwardian era, with its rusticated ground floor, domed corner tower with spire and exaggerated detailing, including segmental pediments and columns. The building also demonstrates architectural design and detailing typical of mid-19th century / early 20th century banks, including its layout and lavish decoration focused on public frontages and internal spaces.

The scale, flamboyant detailing and landmark quality of this building (due in part to its tower), elevates this building above other bank and commercial buildings in Oldham Town Centre in significance. The building has been altered relatively little since its construction, and retains a high degree of integrity, both externally and internally, in plan form and detailing. The building 's grand interior and exterior design was intended to impress existing and attract potential new customers in Oldham. Near public views of its montage, and near and wider public views, looking out from Oldham Town Centre Conservation Area, of its western end, especially those in which the tower is visible from base to spire, make an important contribution to the building 's setting and significance. Resulting in high evidential and aesthetic values.

The building represents Oldham's wealth during the late 19th and early 20th centuries, when the area was an international centre for the textile industry, particularly cotton spinning and milling, and associated engineering. The building stood at what was the commercial heart of Oldham in a former premier shopping street. The building has high historical value and given its landmark qualities, is likely to have a medium level of communal value (social) as it is a source of community identity for the historic core of Oldham Town Centre.

Overall, described in the submitted Heritage Statement, the grade II listed former bank is considered to be of high heritage significance.

Impact on the Designated Heritage Asset

In respect to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Governance and Legal Director of English Heritage ('Legal Developments' Conservation Bulletin Issue 71: Winter 2013) states that the courts have said that these statutory requirements operate as 'a paramount consideration' and 'the first consideration for a decision maker'.

Any decisions relating to listed buildings and their settings must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see above) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

The NPPF puts 'a presumption in favour of sustainable development' at its heart and identifies sustaining and enhancing the historic environment as a key element. It sets out a requirement within paragraph 199 to apply 'great weight' to the assets conservation when considering the impact of a proposed development on the significance of a designated heritage asset. In paragraph 190(a) it also advises that Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Officers are supportive of the overall scheme however, at this stage, it is considered that further information will be needed, in the form of pre commencement conditions that ensure the submission of condition surveys, schedule of works and method statements to fully understand the extent of repairs and replacement of specific historic elements of the building. Such as roofing, windows, doors, masonry, timber panelling, lime plaster, the southeast ground floor lobby, rainwater goods, mosaic tiles, parque flooring and skirting boards.

Care has been given to ensure that the internal alterations to the plan form have minimal impact on any significant elements of the designated heritage asset. The minimal removal of partition walls at basement level, the removal of the later single storey rooms in the banking hall, the introduction of partition walls at first and second floor levels and new door openings in first floor corridor, would allow better access and visibility throughout the building, and ensure a more usable space. Supported by officers.

Externally, there is clear evidence of corrosion, spalling, discolouration and vegetation growth which have impacted upon the historic stonework. A dry brush cleaning approach, to cause as little harm to the historic fabric, is proposed and is considered acceptable.

CONCLUSION

The building is vacant and has been for approximately 10 years, thus resulting in signs of deterioration and the need for a use which will secure its long-term conservation.

The current proposal is to convert the building to shared offices. As part of this proposal the stated intention is to restore the majority of the original layout of the building, repair historic fabric and make alterations which would allow the new use to be accommodated in a building with appropriate environmental controls.

Officers have considered the requirement for clear and convincing justification for any harm or loss to the significance of the heritage assets and consider that further information, in the

form of pre commencement conditions are needed to further understand this extent. However, the overall scheme and initial approach taken by the applicant is considered to not cause any initial concerns to the Conservation Officer.

At this stage of the assessment process, it is considered by the Conservation Officer that the proposals will cause 'less than substantial harm' to the heritage asset. Paragraph 202 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.' In this instance, it is considered that bringing this building back into full use, resulting in increased accessibility and its long-term preservation would identify as considerable public benefits. The level of intervention and loss, which will be further discussed and identified through pre commencement conditions, is expected to be justified and the design of the new interventions will have an overall positive impact on the grade II listed building. Therefore, subject to the imposition of planning conditions, to allow the further assessment of the detailed information unavailable at this time, the development is considered acceptable in this respect.

RECOMMENDATION

It is recommended that the Planning Committee resolves to grant 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 works listed in A - N below for the Grade II Listed former bank building shall be carried out unless and until detailed sections, elevations, condition surveys, schedule of works, method statements, samples and specifications, where applicable for that item, have been submitted to and approved in writing by the Local Planning Authority:

- A. Roofing;
- B. Windows- proposed and existing including secondary glazing;
- C. Doors - proposed and existing;
- D. Masonry;
- E. Walls- plastering, panelling, tiles, skirtings and finishes;
- F. Ceilings and covings – existing and proposed;
- G. Floors – alterations, finishes, removals;
- H. Staircases - existing and proposed;
- I. Balustrades and handrails;
- J. Mechanical ventilation and Electrical Installations – existing and proposed;
- K. Lightwells;
- L. Rainwater goods;
- M. Damp proofing, tanking and rot treatment; and
- N. Provision of insulation.

Thereafter the development shall not be brought into use until the works have been completed in accordance with the approved scheme.

Reason - The Local Planning Authority considers it expedient in order to protect the historic fabric of the listed building and to protect amenity, having regard to Policies 20 and 24 of the Oldham Local Plan.

4. No development shall commence until full details of a scheme for a sustainable drainage system to serve the site, and method of implementation, including maintenance for the lifetime of the development, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding both on and off site and ensure satisfactory drainage facilities are provided to serve the site, having regard to Policy 19 of the Oldham Local Plan.

5. The use of the development hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.

Reason – In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan

6. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations 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 - In order to protect public safety because the site is located within 250m of a former landfill site, having regard to paragraphs 183 and 184 of the National Planning Policy Framework.

7. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester).

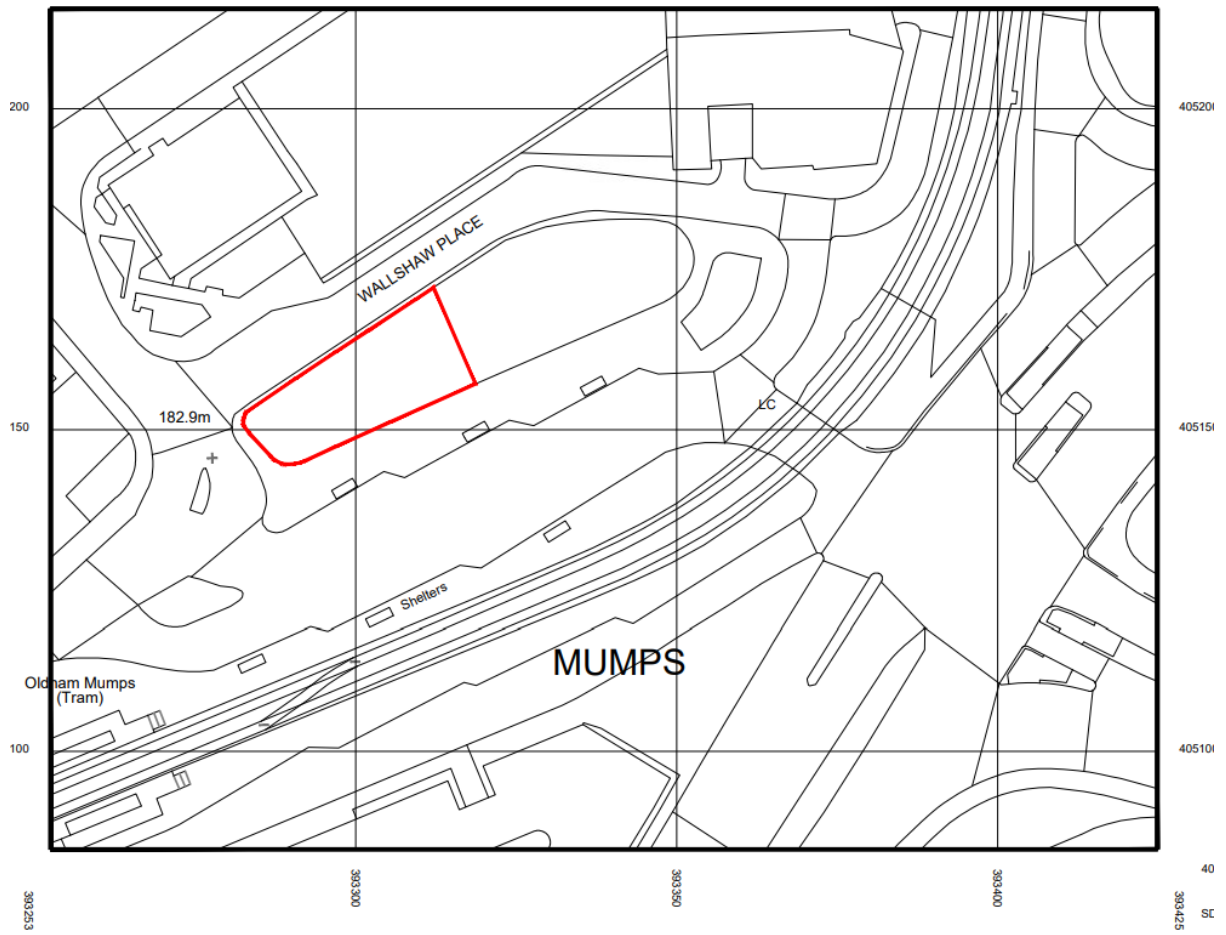
The CMP shall include:

- a. safe methods of working adjacent to the public transport interchange, the Metrolink system and bus depot;
- b. provision for the parking of vehicles of site operatives and visitors;
- c. arrangements for loading, unloading and storage of plant and materials;
- d. details of construction and demolition methods to be used (including the use of cranes);
- e. details of the provision for the erection and maintenance of scaffolding and security hoarding; and,

- f. measures to control the emission of dust and dirt during construction.

Reason: In the interests of highway safety, to safeguard the amenities of the locality, and to ensure that the developer agrees safe methods of working to meet the safety requirements of working above and adjacent to the public transport interchange, the Metrolink system and bus depot. Having regard to Policies 5 and 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



APPLICATION REPORT - LBC/349134/22 Planning Committee – 7th December 2022

Registration Date: 25th May 2022
Ward: Saint Mary's

Application Reference: LBC/349134/22
Type of Application: Full Application

Proposal: Conversion of existing former bank into office space.

Location: Former Natwest Bank, Mumps, Oldham, OL1 3TL

Case Officer: Paula Stebbings
Applicant: Mr Atif Malik
Agent: Mr Philip Lambert

RECOMMENDATION

It is recommended that the application is approved for the reasons set out in this report.

THE SITE

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THE PROPOSAL

This application relates to the proposed change of use from the existing former bank to shared/coworking office space. The proposal includes the restoration of the heritage asset whilst retaining the majority of the existing plan form. Specifically, the proposed works to be assessed as part of this application consist of the following:

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- South east lobby on ground floor
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- Replacement/repair of mosaic tiles
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RELEVANT PLANNING HISTORY

FUL/349133/22 - Conversion of existing former bank into office space- to be determined at committee

RELEVANT PLANNING POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF), Section 16, sets out Governments national planning policies for the conservation of the historic environment.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is located in the town centre boundary by the Proposals Map associated with this document.

The following DPD Policies are relevant:

Policy 24 – Historic Environment

CONSULTATIONS

Highways Engineer	No objections subject to a pre commencement condition relating to cycle parking.
Environmental Health	No objections.
Drainage	No objections subject to a pre commencement condition relating to sustainable drainage.

REPRESENTATIONS

The proposal has been advertised by means of individual consultation letters sent to the occupiers of the neighbouring properties, a Press Notice, and a Site Notice being erected adjacent to the site. As a result of the publicity, no representations have been received.

PLANNING CONSIDERATIONS

Level of Significance

The grade II listed former bank building was constructed in c.1905, which through a series of acquisitions and mergers became the National Westminster Bank. Designed by Mills and Murgatroyd, the building is of High Edwardian baroque style, typical of many public buildings constructed during Edwardian era, with its rusticated ground floor, domed corner tower with spire and exaggerated detailing, including segmental pediments and columns. The building also demonstrates architectural design and detailing typical of mid-19th century/ early 20th century banks, including its layout and lavish decoration focused on public frontages and internal spaces.

The scale, flamboyant detailing and landmark quality of this building (due in part to its tower), elevates this building above other bank and commercial buildings in Oldham Town Centre in significance. The building has been altered relatively little since its construction, and retains a high degree of integrity, both externally and internally, in plan form and detailing. The building's grand interior and exterior design was intended to impress existing and attract potential new customers in Oldham. Near public views of its montage, and near and wider public views, looking out from Oldham Town Centre Conservation Area, of its western end, especially those in which the tower is visible from base to spire, make an important contribution to the building's setting and significance. Resulting in high evidential and aesthetic values.

The building represents Oldham's wealth during the late 19th and early 20th centuries, when the area was an international centre for the textile industry, particularly cotton spinning and milling, and associated engineering. The building stood at what was the commercial heart of Oldham in a former premier shopping street. The building has high historical value and given its landmark qualities, is likely to have a medium level of communal value (social) as it is a source of community identity for the historic core of Oldham Town Centre.

Overall, described in the submitted Heritage Statement, the grade II listed former bank is considered to be of high heritage significance.

Impact on the Designated Heritage Asset

In respect to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Governance and Legal Director of English Heritage ('Legal Developments' Conservation Bulletin Issue 71: Winter 2013) states that the courts have said that these statutory requirements operate as 'a paramount consideration' and 'the first consideration for a decision maker'.

Any decisions relating to listed buildings and their settings must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see above) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

The NPPF puts 'a presumption in favour of sustainable development' at its heart and identifies sustaining and enhancing the historic environment as a key element. It sets out a requirement within paragraph 199 to apply 'great weight' to the assets conservation when considering the impact of a proposed development on the significance of a designated heritage asset. In paragraph 190(a) it also advises that Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Officers are supportive of the overall scheme however, at this stage, it is considered that further information will be needed, in the form of pre commencement conditions that ensure the submission of condition surveys, schedule of works and method statements to fully understand the extent of repairs and replacement of specific historic elements of the building. Such as roofing, windows, doors, masonry, timber panelling, lime plaster, the southeast ground floor lobby, rainwater goods, mosaic tiles, parque flooring and skirting boards.

Care has been given to ensure that the internal alterations to the plan form have minimal impact on any significant elements of the designated heritage asset. The minimal removal of partition walls at basement level, the removal of the later single storey rooms in the banking hall, the introduction of partition walls at first and second floor levels and new door openings in first floor corridor, would allow better access and visibility throughout the building, and ensure a more usable space. Supported by officers.

Externally, there is clear evidence of corrosion, spalling, discolouration and vegetation growth which have impacted upon the historic stonework. A dry brush cleaning approach, to cause as little harm to the historic fabric, is proposed and is considered acceptable.

CONCLUSION

The building is vacant and has been for approximately 10 years, thus resulting in signs of deterioration and the need for a use which will secure its long-term conservation.

The current proposal is to convert the building to shared offices. As part of this proposal the stated intention is to restore the majority of the original layout of the building, repair historic fabric and make alterations which would allow the new use to be accommodated in a building with appropriate environmental controls.

Officers have considered the requirement for clear and convincing justification for any harm or loss to the significance of the heritage assets and consider that further information, in the form of pre commencement conditions are needed to further understand this extent. However, the overall scheme and initial approach taken by the applicant is considered to not cause any initial concerns to the Conservation Officer.

At this stage of the assessment process, it is considered by the Conservation Officer that the proposals will cause 'less than substantial harm' to the heritage asset. Paragraph 202 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.' In this instance, it is considered that bringing this building back into full use, resulting in increased accessibility and its long-term preservation would identify as considerable public benefits. The level of intervention and loss, which will be further discussed and identified through pre commencement conditions, is expected to be justified and the design of the new interventions will have an overall positive impact on the grade II listed building. Therefore, subject to the imposition of planning conditions, to allow the further assessment of the detailed information unavailable at this time, the development is considered acceptable in this respect.

RECOMMENDATION

It is recommended that the Planning Committee resolves to grant 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 works listed in A - N below for the Grade II Listed former bank building shall be carried out unless and until detailed sections, elevations, condition surveys, schedule of works, method statements, samples and specifications, where applicable for that item, have been submitted to and approved in writing by the Local Planning Authority:

- A. Roofing;
- B. Windows- proposed and existing including secondary glazing;
- C. Doors - proposed and existing;
- D. Masonry;
- E. Walls- plastering, panelling, tiles, skirtings and finishes;
- F. Ceilings and covings – existing and proposed;
- G. Floors – alterations, finishes, removals;
- H. Staircases - existing and proposed;
- I. Balustrades and handrails;
- J. Mechanical ventilation and Electrical Installations – existing and proposed;
- K. Lightwells;
- L. Rainwater goods;
- M. Damp proofing, tanking and rot treatment; and
- N. Provision of insulation.

Thereafter the development shall not be brought into use until the works have been completed in accordance with the approved scheme.

Reason - The Local Planning Authority considers it expedient in order to protect the historic fabric of the listed building and to protect amenity, having regard to Policies 20 and 24 of the Oldham Local Plan.

4. No development shall commence until full details of a scheme for a sustainable drainage system to serve the site, and method of implementation, including maintenance for the lifetime of the development, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

Reason: To prevent the increased risk of flooding both on and off site and ensure

satisfactory drainage facilities are provided to serve the site, having regard to Policy 19 of the Oldham Local Plan.

5. The use of the development hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.

Reason – In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan

6. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations 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 - In order to protect public safety because the site is located within 250m of a former landfill site, having regard to paragraphs 183 and 184 of the National Planning Policy Framework.

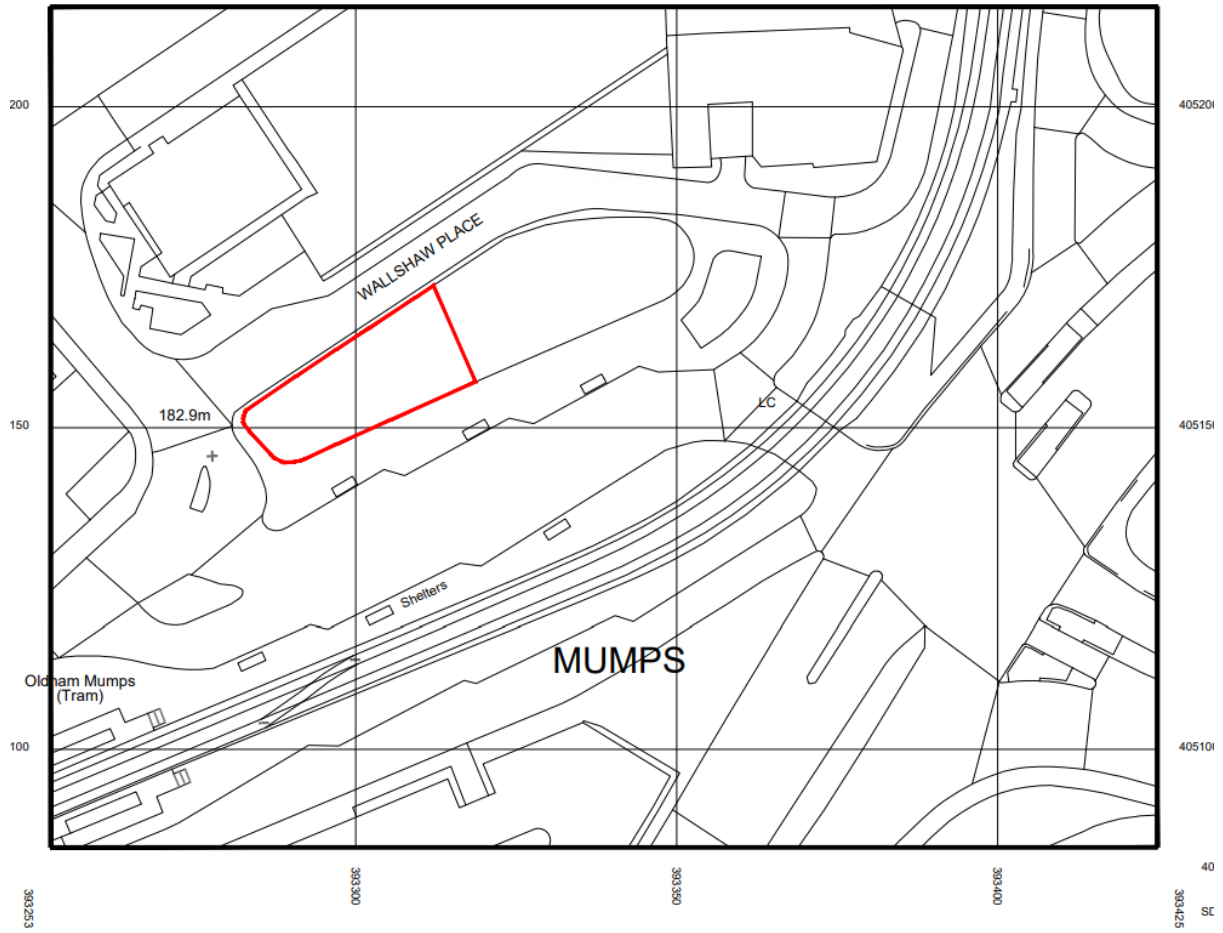
7. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the Local Planning Authority (approval to be in consultation with Transport for Greater Manchester).

The CMP shall include:

- a. safe methods of working adjacent to the public transport interchange, the Metrolink system and bus depot;
- b. provision for the parking of vehicles of site operatives and visitors;
- c. arrangements for loading, unloading and storage of plant and materials;
- d. details of construction and demolition methods to be used (including the use of cranes);
- e. details of the provision for the erection and maintenance of scaffolding and security hoarding; and,
- f. measures to control the emission of dust and dirt during construction.

Reason: In the interests of highway safety, to safeguard the amenities of the locality, and to ensure that the developer agrees safe methods of working to meet the safety requirements of working above and adjacent to the public transport interchange, the Metrolink system and bus depot. Having regard to Policies 5 and 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



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APPLICATION REPORT – FUL/349701/22 Planning Committee – 7th December 2022

Registration Date: 28th August 2022
Ward: Waterhead

Application Reference: FUL/349701/22
Type of Application: Full Application

Proposal: Change of use of Public House to 11 bed HMO (House in Multiple Occupation).

Location: 250-252 Huddersfield Road, Oldham, OL4 2RB

Case Officer: Sophie Leech
Applicant: Mr T Mushtaq
Agent: Mr Lee Hollingworth

INTRODUCTION

In accordance with the Council's Constitution and Scheme of Delegation the application is referred to Planning Committee for determination as the applicant is a familial relation of an elected councillor (Councillor Shaid Mushtaq).

RECOMMENDATION

It is recommended that the application is approved for the reasons set out in this report.

THE SITE

The site relates to an end terrace property formerly known as 'The Farmers Boy' public house, located on the southern side of Huddersfield Road, Oldham. The site is neighboured by ASDA supermarket to the east and retail units to the west along the terraced row. To the front and rear of the site lies residential properties.

THE PROPOSAL

Planning permission is sought for the change of use of the former public house to an 11 bed HMO (House in Multiple Occupation).

RELEVANT PLANNING HISTORY

N/A

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 following policies are relevant to the determination of this application:

Policy 9 - Local Environment; and,
Policy 20 – Design.

CONSULTATIONS

Highways Engineer: No objections. Cycle storage required.

Environmental Health: No objections. Kitchen needs 3 cooking units.

REPRESENTATIONS

The application has been publicised by means of neighbour notification letters. One response has been received with a general dislike of the proposal.

PLANNING CONSIDERATIONS

Principle

Policy 1 promotes development which supports the vitality and viability of designated Centres such as Oldham and residential uses in these areas can help support the shops and services they host. Furthermore, Policies 3 and 5 aim to ensure residential uses are located in highly sustainable locations in respect of access to key services and public transport options. In this regard, the site is within a 10-minute walk to shopping areas and a few minutes' walk to the nearest bus stop on Huddersfield Road. Therefore, for the purposes of Policy 5, the site is 'very highly accessible'.

Policy 11 states that houses in multiple occupancy will not be permitted unless it can be demonstrated that the proposal does not adversely affect the local character of the area, the residential and workplace amenity of current, future and neighbouring occupants, and traffic levels and the safety of road users. Consideration of these matters is provided below. However, in summary, and having regard to the requirements of policies 1, 3 and 5, the principle of the proposed development is acceptable.

Background

The site which is currently vacant was previously a Public House which ceased trading December 2021 but has not been a profitable business since pre covid restrictions on public buildings.

The application building is a 2 storey (plus basement) traditional brick built with rear extensions to the original with a slate roof. There are raised levels to the rear, a yard directly behind the building then a retaining wall with land behind it.

Residential Amenity

DPD policy 9 seeks to protect the amenities of the occupants of residential properties by ensuring adequate outlook, levels of natural light and privacy.

Policy 9 states that consideration must be given to the impact of a proposal on the local environment. It seeks to ensure that development, amongst other matters, is not located where it would be adversely affected by neighbouring land uses, does not cause significant harm to the amenity of the occupants of the development or to existing and future neighbouring occupants or users through impacts including safety, security and noise.

The existing window openings will be maintained and all windows will serve habitable rooms. There will be no extensions to the buildings, therefore no further harm to what exists at present. There is very limited overlooking towards the rear as the closest residential property to the blank gable end / rear garden to the first property on Palm Street is approximately 20 metres. The resultant impact is negligible and therefore the proposal complies with Policy 9.

It is important to consider the amenity of future occupiers of the proposed development. In this regard, it is considered that all the rooms within the HMO comply with both the National Space Standards Document (DCLG, 2015) and the Standards for Houses in Multiple Occupation document (Oldham Council, 2010). Therefore, the proposed accommodation is considered a suitable size to meet the needs of future occupiers having regard to the requirements of Policy 9.

The Council's Environmental Health department have raised no objections to the proposal and following their comments, three cooking units have been include within the proposed kitchen area.

Following the above assessment, the proposed development complies with Policy 9.

Design & Appearance

Externally, the building will remain unchanged other than that there will be one new ground floor side window and one small ground floor window opening on the rear elevation. These changes are minimal and do not result in any harm to the building.

As such, the proposed development accords with Policy 20.

Highways

The proposal does not provide for any off-road parking, however there is a small area of land to the rear of the site which could be used as off-road parking at a later date should the need arise by future occupiers.

The Council's Highway Engineer has been consulted regarding the proposals and has raised no objections on highway safety grounds as the change of use is in a sustainable location with excellent links to public transport and access to a wide range of amenities.

Secure cycle storage has been provided and this has been conditioned to be installed and provided for future residents and this must be installed prior to occupation of the property.

As such, the proposed development accords with Policy 9.

Crime Impact Assessment

The Greater Manchester Police Crime Prevention Unit (CPU) have been consulted on the proposal and the department have recommended that a Crime Impact Assessment be submitted prior to determining the application. The Applicant has provided this and it has been subsequently approved by the CPU. The team have requested that the assessment forms part of a condition to ensure measures recommended within the assessment are implemented. As such, the findings are accepted and the proposed development is considered to have an acceptable impact upon the area, having regard to security and potential crime/disturbance.

CONCLUSION

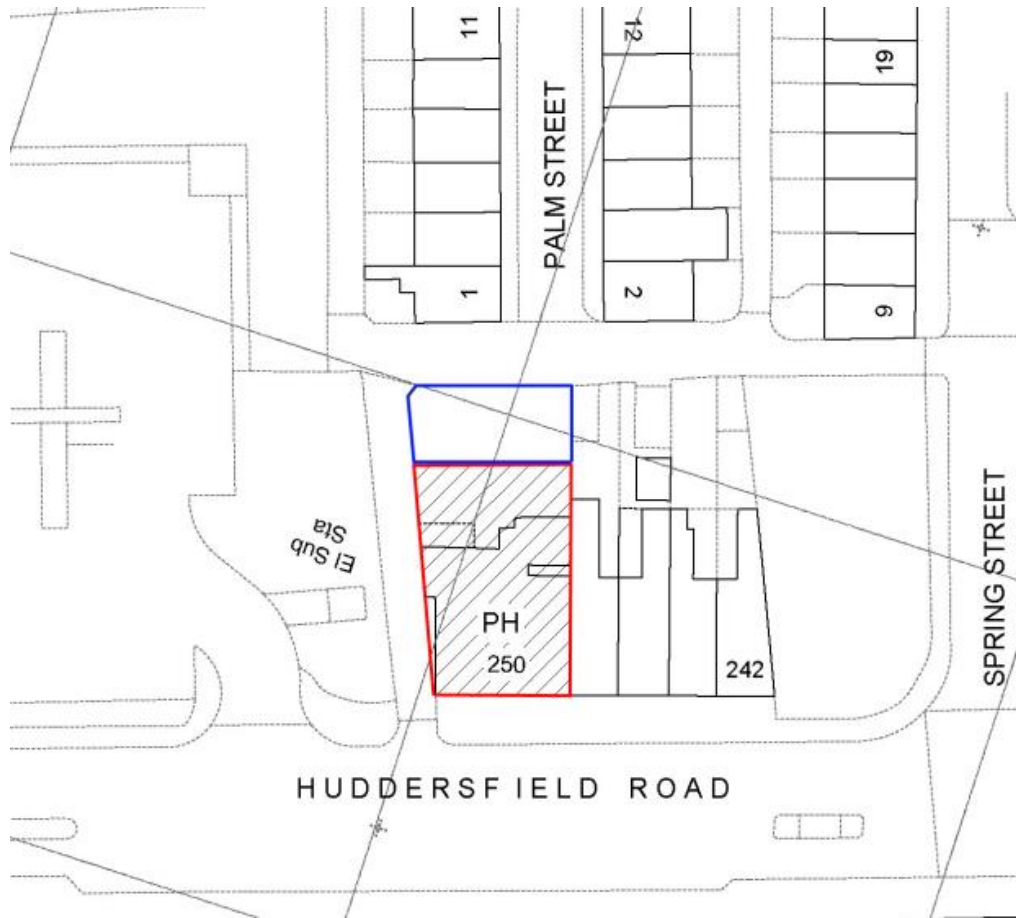
It is considered that the conversion of the building to a HMO, together with a single storey rear extension, will not harm the character of the surrounding area and is acceptable in principle.

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. The use of the building hereby approved shall not commence until the secure cycle parking has been implemented in accordance with details as shown on ref: 3981.2 Rev A. The approved facility shall remain available for users of the development thereafter. Reason – In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.
4. The development hereby approved shall be implemented in full accordance with Section 4 (Physical Security) of the Crime Impact Assessment (Version A: 25/10/2022 ref: 2022/0475/CIS/01). REASON – In order to ensure adequate security measures having regard to Policy 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



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APPLICATION REPORT - FUL/349858/22 Planning Committee 7th December 2022

Registration Date: 3rd October 2022
Ward: Coldhurst

Application Reference: FUL/349858/22
Type of Application: Full Application

Proposal: Change of use from Builders Merchants (*sui generis*) to dual Class B2 and B8 uses.

Location: Builder Center, Coldhurst Street, Oldham, OL1 2PX

Case Officer: Matthew Taylor
Applicant: Peter Aureus Investments Limited
Agent: Peter Dines

INTRODUCTION

The application is referred to Planning Committee for determination given it comprises major development, in accordance with the Council's Scheme of Delegation.

RECOMMENDATION

It is recommended that the application should be approved subject to the conditions as set out in this report.

THE SITE

The application site measures 1.28ha in overall area and was last occupied by Jewson's building merchants who vacated the site earlier this year.

The site is currently occupied by existing warehouses building and extensive hardstanding, which is enclosed by existing security fencing, and vehicle and pedestrian access is gained directly from Coldhurst Street.

THE PROPOSAL

Planning permission is sought for the change of use of the site from a *sui generis* use (Builders Merchants) to purposes falling in Use Classes B2 (General Industrial) and B8 (Storage and Distribution).

The supporting information submitted with the application outlines that the intend occupier of the site will operate material processing, namely the acceptance, processing and baling of paper, card and plastics. However, it is not intended for use as a Waste Transfer Station. All of the processing activities are proposed to be undertaken within the existing buildings on site.

The proposed vehicle movement times are:

Mon - Fri - 6am - 6pm
Saturday - 6am - 1pm

RELEVANT PLANNING HISTORY

AD/051648/06 - Replacement signs – Approved, 16 August 2006

RELEVANT PLANNING POLICIES

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

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

Joint Development Plan Document

Policy 01 - Climate Change and Sustainable Development
Policy 05 - Promoting Accessibility and Sustainable Transport
Policy 09 - Local Environment
Policy 14 - Supporting Oldham's Economy
Policy 20 - Design

CONSULTATIONS

Highways Engineer	Does not wish to restrict the granting of planning permission.
Environmental Health	No objection, subject to a condition requiring the submission and approval of a scheme to protect the existing homes close to the site from noise from the proposed B2 and B8 Use.

REPRESENTATIONS

The application has been advertised by means of neighbour notification letters, site notice, and press notice. No written representations have been received in response.

PLANNING CONSIDERATIONS

Principle of Development

Policy 1 seeks to ensure the effective and efficient use of land and buildings, promote economic prosperity, and meet the needs of existing and new businesses, and to promote high quality and sustainable design. Policy 14 states that it is important that Oldham has a range of sites to support the local economy for both existing and new firms within the area.

It is considered the application acceptable in principle as the development would support bring employment to the borough and maintain an employment generating use on a brown field site.

It is therefore considered compliant with the aims and objectives of Policy 14.

Design

Policy 20 requires such proposals to respond positively to the environment, contribute to a distinctive sense of place, and make a positive contribution to the street scene.

Since no external alterations are proposed it is considered that the development accords with the design principles set out in Policy 20.

Residential Amenity

Policy 9 states that consideration must be given to the impact of a proposal on the local environment. It seeks to ensure that development, amongst other matters, is not located where it would be adversely affected by neighbouring land uses, does not cause significant harm to the amenity of the occupants of the development or to existing and future neighbouring occupants or users through impacts including safety, security and noise.

The closest neighbouring residential properties are Aston House, Trinity House, no's 1-7 Lower Edge Avenue and Franklin House. Given the proposal is for the reuse of an existing employment generating service yard and buildings, with most of these neighbours being separated from the site with mature planting, it is considered that the impact on the amenity of the occupiers these neighbouring properties would be minimal.

Moreover, following consultation with the Council's Environmental Health department no objection has been raised to the proposed development, subject to a scheme for protecting the existing homes in close proximity to the site from the noise generated by the proposed use.

Highway safety

Policy 5 of the Local Plan requires that developments do not compromise pedestrian or highway safety and Policy 9 of the Local Plan states that the development will be permitted where it minimises traffic levels and does not harm the safety of road users.

Crucially, NPPF paragraph 111 states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

This therefore provides the key test for considering this (and other) proposal in relation to highway safety. Given that the proposed development does not seek to alter the existing access to the site, and does not impede the ability of vehicles to safely manoeuvre, it is not anticipated that the proposed change of use will generate any additional significant amount of traffic to the detriment of highways safety.

Other matters

Paragraph 183 of the NPPF states that the planning decisions should ensure that a site is suitable for its proposed use taking account of ground contamination, stability and risk. Environmental Health have been consulted on the application and have raised no objection nor suggest that any conditions are required.

CONCLUSION

Having regard to the scale and nature of the proposed development, the location of the site and the general pattern of development in the area, it is considered that the development would not lead to any significant adverse impact on the character of the area neither would it lead to unacceptable adverse impact on the amenity of the occupiers of neighbouring properties, subject to the imposition of the conditions attached to this recommendation.

The proposal would enhance the viability of the established employment site and help to retain / create new employment opportunities thereby supporting the local economy. The proposal would therefore be in accordance with relevant provisions of the Local Plan.

RECOMMENDATION

It is recommended that the Planning Committee resolves to grant permission, subject to the inclusion of the conditions listed below:

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 development hereby approved a Noise Management Plan shall be submitted to and be approved by the Local Planning Authority. As a minimum, it shall include:
 - Details of how vehicles will load and unload at the site; and,
 - Measures to be put in place to minimise noise disturbance to local residents.

The measures within the approved Plan shall be implemented in full and be retained at all times thereafter. REASON - To ensure the protection of the occupiers of the existing dwelling(s), having regard to policy 9 of the Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



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APPLICATION REPORT – FUL/349869/22 Planning Committee 7th December 2022

Registration Date: 27th September 2022
Ward: Saint Mary's

Application Reference: FUL/349869/22
Type of Application: Full

Proposal: Installation of x2 Rapid Taxi/PHV chargers and upgrade existing fast charger on site

Location: Waterloo Street Car Park, Waterloo Street, Oldham

Case Officer: Emma Breheny
Applicant: Oldham Council
Agent: Transport for Greater Manchester

INTRODUCTION

The application has been referred to Planning Committee as the Council is the landowner and applicant.

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 6 parking spaces on Waterloo Street car park.

THE PROPOSAL

The applicant seeks permission to install 2 Electric Vehicle charging points on 4 spaces to the northern boundary of the car park and replacing an existing EV charging point on site of 2 parking spaces to the north western boundary.

RELEVANT PLANNING HISTORY

None

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 allocated in the Proposals Map associated with this document as within Oldham Town Centre.

As such, 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; and,
Policy 20 – Design.
D1.5 – Protection of Trees

CONSULTATIONS

Highways Engineer: No objections.

REPRESENTATIONS

The application has been publicised by means of neighbour notification letters and site notice. No letters of representation were received as a result of this publicity.

PLANNING CONSIDERATIONS

Principle

The application site is located within Oldham Town Centre, it forms part of the public car park serving the town centre. In accordance with Policy 5 of the Oldham Local Plan, the Council seeks to promote and encourage infrastructure for modern modes of transport where appropriate.

The National Planning Policy Framework sets out the requirement for Local Authorities to plan development solutions to incorporate charging of plug in and ultra low emission vehicles. Paragraph 112 of the NPPF states that development should be designed to enable charging of such vehicles in safe, accessible and convenient locations.

The car park is an existing public car park and the proposed incorporation of infrastructure to allow for charging points for electric vehicles is acceptable in principle.

General Permitted Development Order

In accordance with Schedule 2 Part 2 Class E of the General Permitted Development Order 2015, the installation of an upstand with an electrical outlet for charging electric vehicles does not require planning permission, subject to meeting conditions within the GPDO.

In this case, the siting of the proposed upstand is within 2 metres of a highway, and as such, the proposal requires planning permission.

This is the only reason the application requires planning permission.

Design and Integration with Local Character

The proposed upstands would be 2.05 metres high overall and 940mm wide. Each upstand would have two charging points.

The proposal would provide for two upstands across 3 spaces which are to be designated for electric vehicles. The proposed charging points would be sited adjacent the grass verge and would be largely obscured from the street scene by the existing trees.

In terms of impact on the character of the area, the proposed charging points would not be highly prominent in the street scene and would not have an adverse impact on the character of the street scene as a whole.

Highways

The Highways Engineer has been consulted on the proposal and has raised no objections.

Trees

The proposed charging points and associated cables would be positioned to ensure they do not impact on the adjacent trees or their root protection area. The Tree Officer has raised no objections to the proposal, subject to the submission of a tree survey and arboricultural impact assessment and mitigation statement to ensure that no damage occurs to the trees

CONCLUSION

The proposal complies with Policies 5, 9 and 20 of the Oldham Local Plan and the guidance set out in the National Planning Policy Framework. It is recommended that the application be approved.

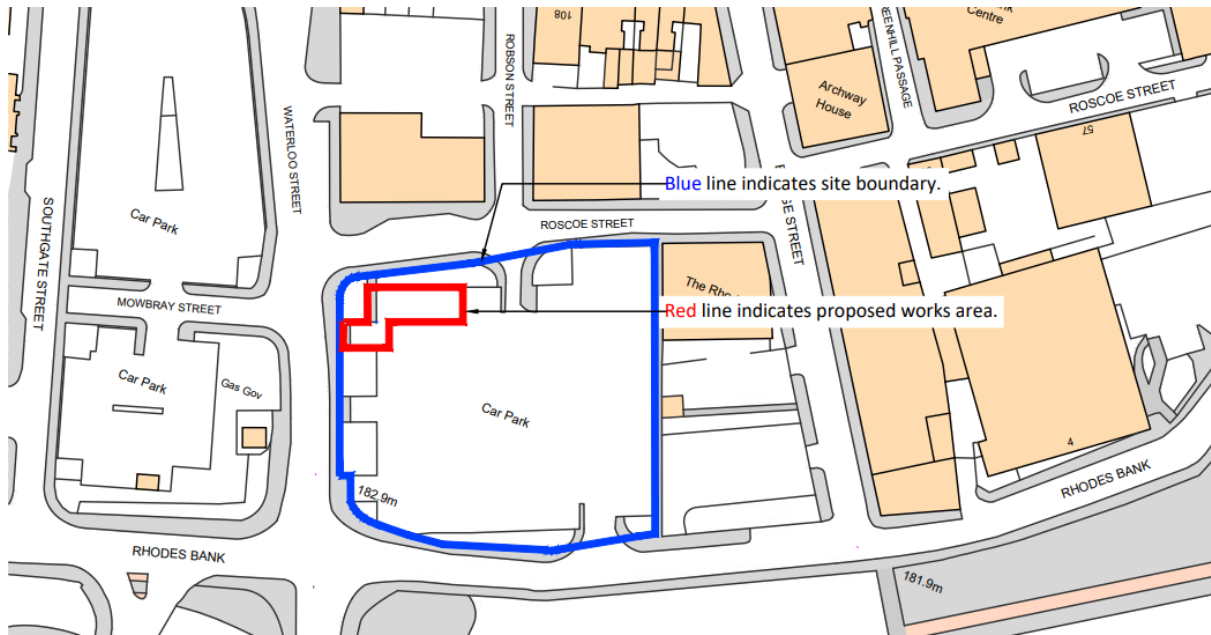
RECOMMENDED CONDITIONS

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 hereby approved shall be commenced until an accurate tree survey, including any measures to protect trees identified as worthy of protection, have been submitted to and approved in writing by the Local Planning Authority and all proposed protection measures have been implemented in full. The survey details shall be at a scale of not less than 1:500, indicating species, position, height, girth, crown spread, health, condition, structural defects, life expectancy and desirability for retention of all existing trees, shrubs and hedgerows within the site and on land adjacent to the development which may be affected by it. On the plan shall be marked the positions of spot heights, changes of levels, all proposed buildings, hard landscaping, roads, service trenches and footpaths. The plan shall indicate all trees, shrubs and hedgerows it is proposed to prune or remove, to BS3998. 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.

4. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, 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 2.3 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 BS5837:2005, 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.

SITE LOCATION PLAN (NOT TO SCALE):



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APPLICATION REPORT – FUL/349870/22 Planning Committee 7th December 2022

Registration Date: 27th September 2022
Ward: Chadderton Central

Application Reference: FUL/349870/22
Type of Application: Full

Proposal: Installation of two rapid Electric Vehicle chargers for taxi and PHV only.

Location: Peel Street Car Park, Peel Street, Oldham

Case Officer: Emma Breheny
Applicant: Oldham Council
Agent: Transport for Greater Manchester

INTRODUCTION

The application has been referred to Planning Committee as the Council is the landowner and applicant.

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 4 parking spaces on Peel Street car park.

THE PROPOSAL

The applicant seeks permission to install 2 Electric Vehicle charging points on 4 spaces to the western boundary of the car park.

RELEVANT PLANNING HISTORY

None

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 allocated in the Proposals Map associated with this document as within Chadderton Technology Business Employment Area.

As such, 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; and,
Policy 20 – Design.

CONSULTATIONS

Highways Engineer: No objections.

REPRESENTATIONS

The application has been publicised by means of neighbour notification letters and site notice. No letters of representation were received as a result of this publicity.

PLANNING CONSIDERATIONS

Principle

The application site is located within Chadderton Park Business Employment Area, it forms part of the public car park serving the nearby local centre of Chadderton. In accordance with Policy 5 of the Oldham Local Plan, the Council seeks to promote and encourage infrastructure for modern modes of transport where appropriate.

The National Planning Policy Framework sets out the requirement for Local Authorities to plan development solutions to incorporate charging of plug in and ultra low emission vehicles. Paragraph 112 of the NPPF states that development should be designed to enable charging of such vehicles in safe, accessible and convenient locations.

The car park is an existing public car park and the proposed incorporation of infrastructure to allow for charging points for electric vehicles is acceptable in principle.

General Permitted Development Order

In accordance with Schedule 2 Part 2 Class E of the General Permitted Development Order 2015, the installation of an upstand with an electrical outlet for charging electric vehicles does not require planning permission, subject to meeting conditions within the GPDO.

In this case, the siting of the proposed upstand is within 2 metres of a highway, and as such, the proposal requires planning permission.

This is the only reason the application requires planning permission.

Design and Integration with Local Character

The proposed upstands would be 2.05 metres high overall and 940mm wide. Each upstand would have two charging points.

The proposal would provide for two upstands across 4 spaces which are to be designated for electric vehicles.

In terms of impact on the character of the area, the proposed charging points would not be highly prominent in the street scene and would not have an adverse impact on the character of the street scene as a whole.

Highways

The Highways Engineer has been consulted on the proposal and has raised no objections.

CONCLUSION

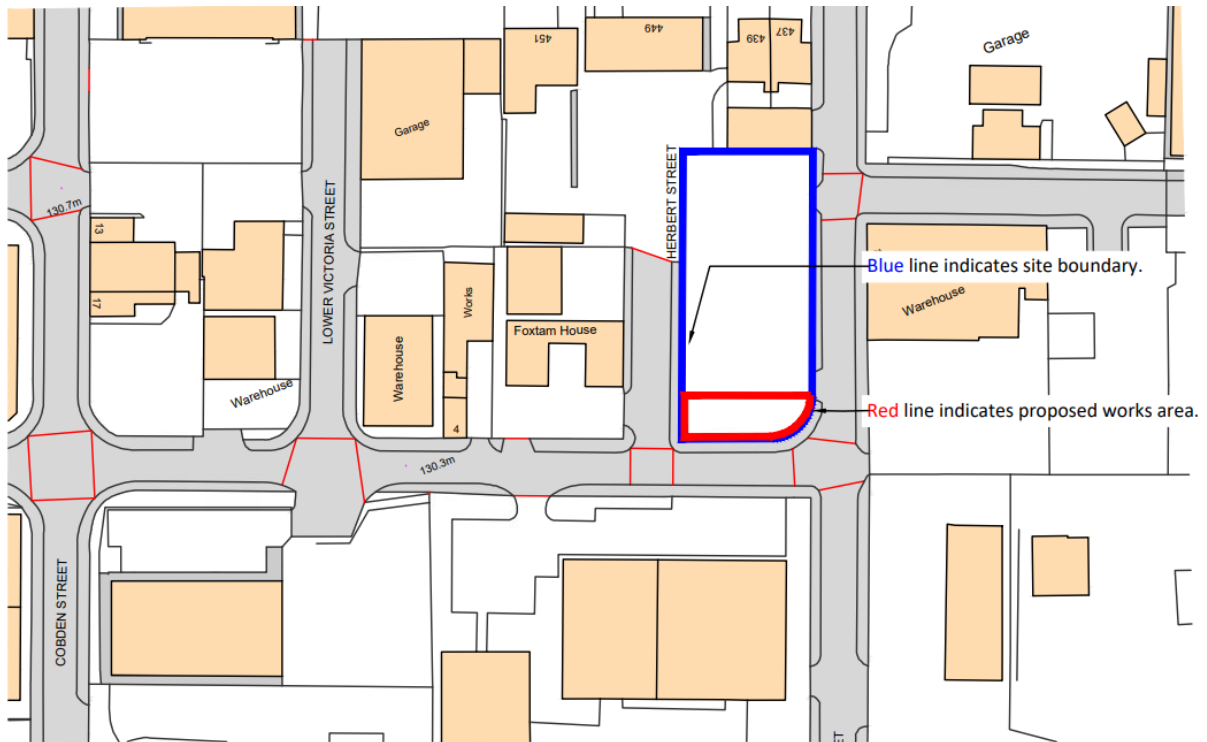
The proposal complies with Policies 5, 9 and 20 of the Oldham Local Plan and the guidance set out in the National Planning Policy Framework. It is recommended that the application be approved.

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.

Site Location Plan (Not to Scale)



APPLICATION REPORT – FUL/349871/22 Planning Committee 7th December 2022

Registration Date: 27th September 2022
Ward: Royton North

Application Reference: FUL/349871/22
Type of Application: Full

Proposal: Install x 2 rapid EV chargers for taxi/PHV

Location: Radcliffe Street Precinct Car Park Radcliffe Street Oldham

Case Officer: Emma Breheny
Applicant: Oldham Council
Agent: Transport for Greater Manchester

INTRODUCTION

The application has been referred to Planning Committee as the Council is the landowner and applicant and there have been objections raised.

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 3 disabled parking bays situated on the southern boundary of Radcliffe Street public car park in Royton.

THE PROPOSAL

The applicant seeks permission to install 2 Electric Vehicle charging points on the 3 disabled bays. The application involves the relocation of the existing disabled parking bays by 6 metres to the east and to form 4 disabled bays in lieu of the 3 bays to be lost.

RELEVANT PLANNING HISTORY

None

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 allocated in the Proposals Map associated with this document as Royton Town Centre.

As such, 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; and,
Policy 20 – Design.
D1.5 – Protection of Trees

CONSULTATIONS

Highways Engineer: No objections.

REPRESENTATIONS

The application has been publicised by means of neighbour notification letters and site notice. In response, two representations, one from a member of public and one from Councillor Quigg have been received raising the following (summarised) issues:

- Existing EV charging points on adjacent car park;
- Loss of use of disabled parking bays for mothers and babies accessing nearby businesses;
- EV charging points should be positioned on a different car park;
- Loss of disabled parking bays; and,
- Taxi rank is not close to proposed EV charging points.

PLANNING CONSIDERATIONS

Principle

The application site is located within Royton Town Centre, it forms part of the public car park serving the town centre. In accordance with Policy 5 of the Oldham Local Plan, the Council seeks to promote and encourage infrastructure for modern modes of transport where appropriate.

The National Planning Policy Framework sets out the requirement for Local Authorities to plan development solutions to incorporate charging of plug-in and ultra-low emission vehicles. Paragraph 112 of the NPPF states that development should be designed to enable charging of such vehicles in safe, accessible and convenient locations.

The car park is an existing public car park and the proposed incorporation of infrastructure to allow for charging points for electric vehicles is acceptable in principle.

General Permitted Development Order

In accordance with Schedule 2 Part 2 Class E of the General Permitted Development Order 2015, the installation of an upstand with an electrical outlet for charging electric vehicles does not require planning permission, subject to meeting conditions within the GPDO.

In this case, the siting of the proposed upstand is within 2 metres of a highway, and as such, the proposal requires planning permission.

This is the only reason the application requires planning permission.

Design and Integration with Local Character

The proposed upstands would be 2.05 metres high overall and 940mm wide. Each upstand would have two charging points.

The proposal would provide for two upstands across 3 spaces which are to be designated for electric vehicles. The proposed charging points would be sited adjacent the grass verge and would be largely obscured from the street scene by the existing trees.

In terms of impact on the character of the area, the proposed charging points would not be highly prominent in the street scene and would not have an adverse impact on the character of the street scene as a whole.

Highways

The proposed charging points would be sited on the three existing disabled parking bays, and four replacement disabled parking bays would be sited 6 metres to the north of the existing bays.

The Highways Engineer has been consulted on the proposal and has raised no objections on the basis that the existing accessible bays will be relocated in the car park and there would be no detrimental impact on the adopted highway or the local highway network.

Trees

The proposed charging points and associated cables would be positioned to ensure they do not impact on the adjacent trees or their root protection area. The Tree Officer has raised no objections to the proposal, subject to the submission of a tree survey and arboricultural impact assessment and mitigation strategy to ensure the development does not harm the roots of the adjacent trees.

CONCLUSION

The proposal complies with Policies 5, 9 and 20 of the Oldham Local Plan and the guidance set out in the National Planning Policy Framework. It is recommended that the application be approved.

RECOMMENDED CONDITIONS

Grant planning permission, subject to the following conditions:

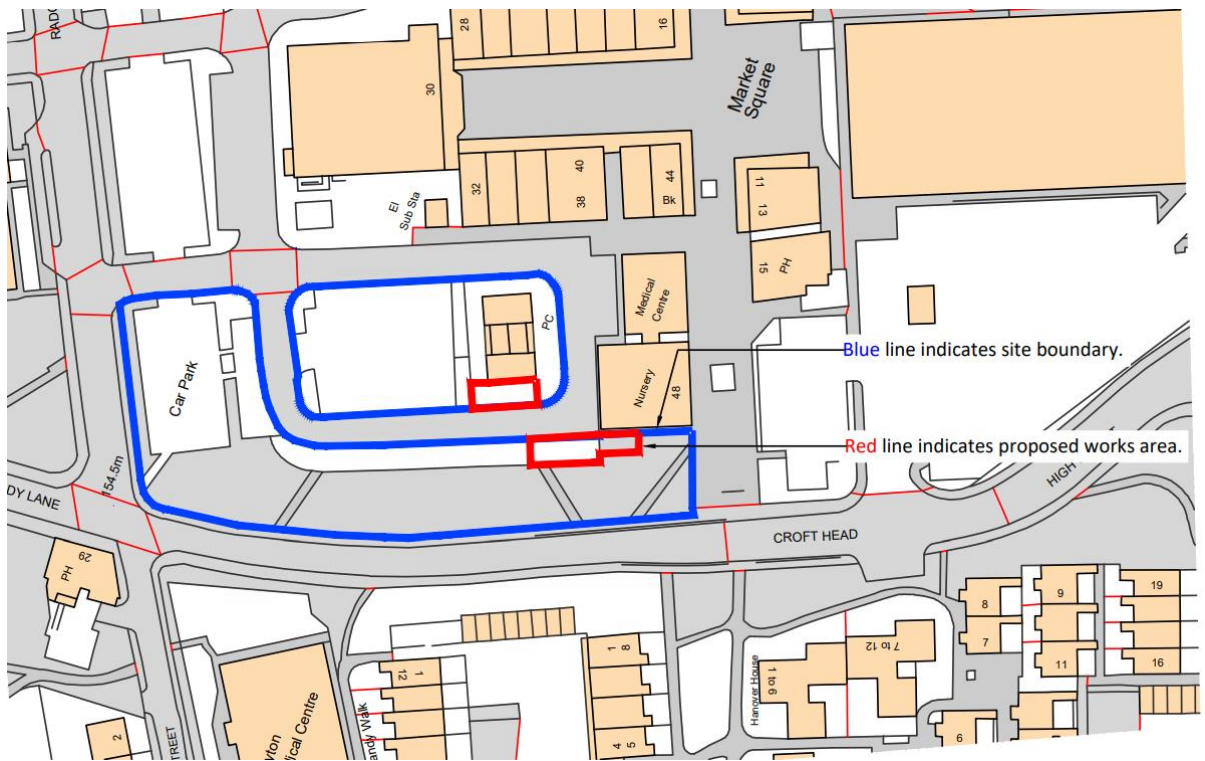
1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with 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. Prior to the closure of the existing disabled bays, the four replacement bays shall be

installed and made available for use. REASON - To ensure that accessible parking facilities remain available at all times, in accordance with Policy 9 of the Oldham Local Plan and Paragraphs 111-112 of the Revised National Planning Policy Framework.

4. No development hereby approved shall be commenced until an accurate tree survey, including any measures to protect trees identified as worthy of protection, have been submitted to and approved in writing by the Local Planning Authority and all proposed protection measures have been implemented in full. The survey details shall be at a scale of not less than 1:500, indicating species, position, height, girth, crown spread, health, condition, structural defects, life expectancy and desirability for retention of all existing trees, shrubs and hedgerows within the site and on land adjacent to the development which may be affected by it. On the plan shall be marked the positions of spot heights, changes of levels, all proposed buildings, hard landscaping, roads, service trenches and footpaths. The plan shall indicate all trees, shrubs and hedgerows it is proposed to prune or remove, to BS3998. 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.

5. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, 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 2.3 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 BS5837:2005, 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.

SITE LOCATION PLAN (NOT TO SCALE)



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APPLICATION REPORT - HOU/349904/22 Planning Committee 7th December 2022

Registration Date: 4th October 2022
Ward: Werneth

Application Reference: HOU/349904/22
Type of Application: Householder

Proposal: First floor side extension and installation of solar panels.

Location: 49 Newport Street, Oldham, OL8 1RE

Case Officer: Abiola Labisi
Applicant: Mr Fida Hussain
Agent:

INTRODUCTION

In accordance with the Council's Scheme of Delegation the application is referred to the Planning Committee for determination since the applicant is an elected Councillor representing the Werneth Ward.

RECOMMENDATION

It is recommended that the application be approved subject to the imposition of conditions set out in this report.

THE SITE

The application site is located at 49 Newport Street, on the north east side of the street within an established residential area characterised by relatively large two storey detached dwellings. The application site and neighbouring dwellings are noted to have relatively small rear gardens.

THE PROPOSAL

This application seeks planning permission for the erection of a first-floor side extension over the existing study and kitchen to provide for two additional bedrooms. The proposal also includes the installation of solar panels. The extension would be approx. 3.8m in width and approx. 11m deep. Its overall height would match that of the existing dwelling and in terms of external finish materials, it is stated in the application form that the extension would be built using external finish materials similar to those of the existing dwelling.

Solar panels would be installed on the front roof slope of the proposed first floor extension as well as on the side roof slope of the existing dwelling.

RELEVANT PLANNING POLICIES

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

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

Joint Development Plan Document:

Policy 09 - Local Environment
Policy 20 - Design
National Planning Policy Framework (NPPF)

CONSULTATIONS

Tree Consultations: No objection.

REPRESENTATIONS

The occupiers of neighbouring properties have been notified of the application but no representations have been received in response.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

PLANNING CONSIDERATIONS

The main material considerations are:

- Design, appearance and impact on the character of the area; and,
- Impact on the amenity of the occupiers of neighbouring properties

Design, appearance and impact on the character of the area

NPPF paragraph 130 as well as Oldham Local Plan Policies 9 and 20 require that developments are visually attractive as a result of good architecture, layout and are sympathetic to local character and history, including the surrounding built environment.

The proposed extension would not lead to an increase in the footprint of the building. It would not project beyond the front wall of the existing dwelling nor would it exceed the ridge height of the existing dwelling. The width of the proposed extension would be proportionate to that of the existing dwelling. Therefore, it is considered that the proposal would not lead to any significant adverse impact on the street scene and the area's visual amenity.

Notwithstanding its scale, it is considered that the proposed extension would constitute a proportionate addition to the existing dwelling. The fenestration, as well as the external finish materials to be used, would match those of the existing dwelling and, as such, it is considered that the proposal would not detract significantly from the established character and appearance of the area.

The positioning of the proposed solar panels on the roof of the extended property are considered to be acceptable.

Impact on Amenity

NPPF paragraph 130 requires that new development should ensure a high standard of amenity for existing and future users, whilst Oldham Local Plan Policy 9 requires that development should be appropriate for the occupants, and not cause significant harm to the occupiers of neighbouring properties.

Notwithstanding its proximity to the side boundary, the proposed first floor side extension would not project beyond the front or rear wall of the adjacent dwelling and as such, it is considered that the proposal would not lead to any significant overbearing impact or overshadowing.

It is noted that the neighbouring property has a upper level side elevation windows facing the application site. However, these window do not appear to serve habitable rooms and, as such, any potential overbearing impact would not be regarded as significant. However, it is considered appropriate to require the proposed shower room window to be installed with obscure glazing in the interests of privacy, and a condition is attached to the recommendation requiring this.

CONCLUSION

Having regard to the scale and design of the proposed development, it is considered that the proposal would not lead to any significant adverse impact on the character of the area, neither would it lead to a significant adverse impact on the amenity of the occupiers of neighbouring properties.

The proposal would therefore be in accordance with relevant provisions of Oldham Local Plan Policies 9 and 20 as well as relevant provisions of Section 12 of the National Planning Policy Framework.

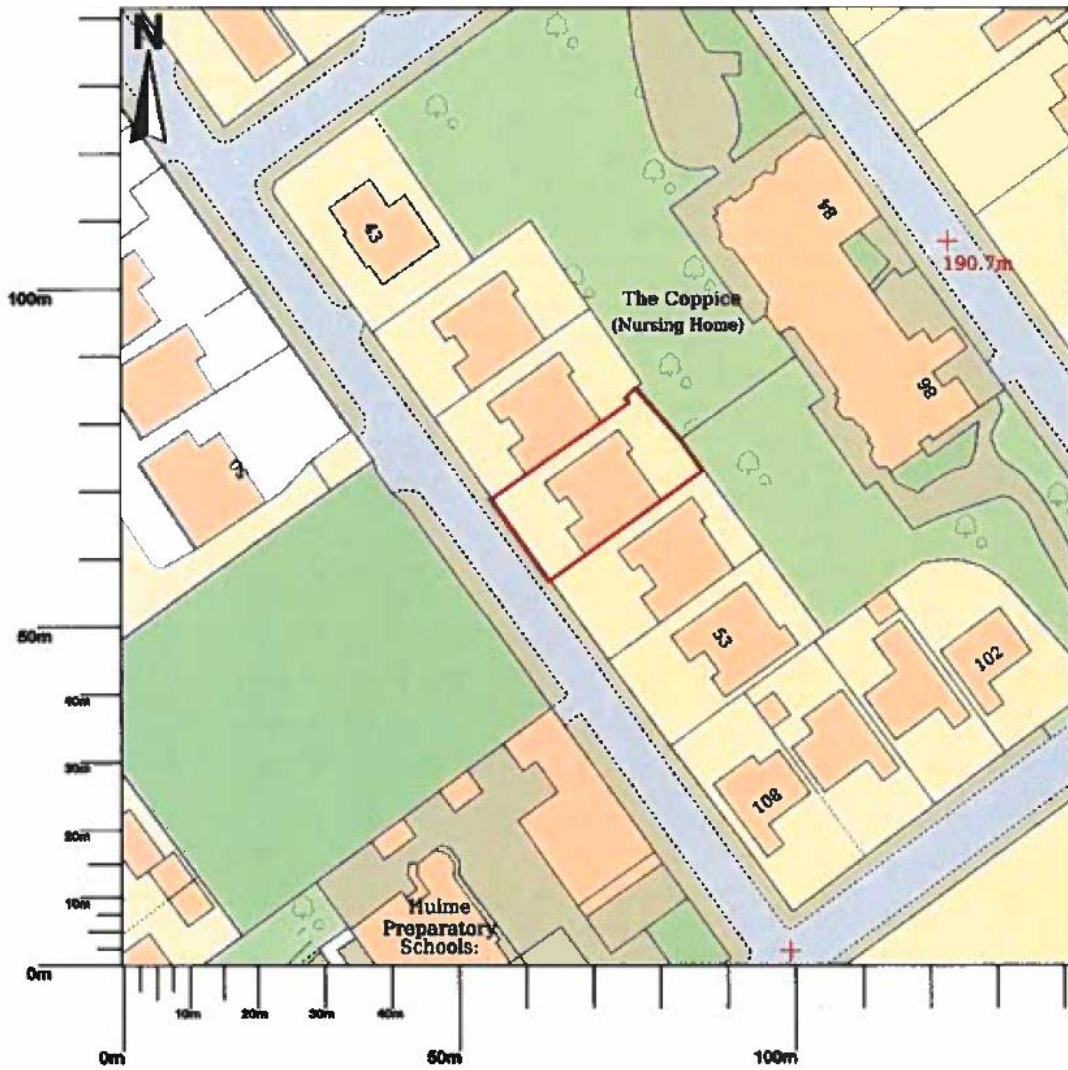
RECOMMENDATION

Granted, 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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be consistent in terms of colour, size and texture with those used in the existing building. REASON - To ensure that the appearance of the existing building is acceptable having regard to Policy 20 of the Oldham Local Plan.
4. Prior to the first occupation of the development hereby approved, the first floor shower room side elevation window shall be fitted with obscured glazing which shall be no less

than Level 3 on the Pilkington Scale. The window shall be fixed shut with no openable part being less than 1.7m from the floor of the shower room and shall be retained as such thereafter. REASON - In order to protect the privacy of the occupiers of the adjacent dwelling as well as that of the future occupiers of the development, in accordance with Policy 9 of the Oldham Local Plan.

LOCATION PLAN (NOT TO SCALE)



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APPLICATION REPORT – FUL/350049/22 Planning Committee 9th November 2022

Registration Date	27th October 2022
Ward	Coldhurst
Application Reference	FUL/350049/22
Type of Application	Full Application
Proposal	Partial demolition of Cafe Royal and J-Block and the erection of a four-storey extension to the main building along with landscaping and associated works (Phase 4B)
Location	Royal Oldham Hospital, Rochdale Road, Oldham OL1 2JH
Case Officer	Graham Dickman
Applicant	Northern Care Alliance NHS Foundation Trust
Agent	Miss Rebecca Crockett

INTRODUCTION

This application is presented to Planning Committee as a Major application.

RECOMMENDATION

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

THE SITE

This application relates to a site centrally located within the existing Royal Oldham Hospital site immediately to the west of the main building. The site is presently occupied by a small group of single and two-storey buildings which will be demolished to facilitate the new development.

THE PROPOSAL

The present proposal represents the latest phase in the redevelopment of the hospital following the approval in 2020 of Phase 4a comprising a four-storey extension to the main hospital building to provide two 24-bed wards along with ancillary operational medical space and storage facilities.

The proposed Phase 4b will be located immediate to the north of Phase 4a, to which it will be connected internally on all levels as well as to the main hospital building. Phase 4b will also be four storey and provide two additional 24-bed wards along with operational medical space and storage facilities.

The external main entrance for Phase 4a overlooks onto Steptoe Drive with access for all users arriving from the west. Under the Phase 4b works, this main entrance will be fitted out

to create a primary access point providing direct access to the Phase 4a and 4b development and the existing Hospital Street within the main building.

Environmental Impact Assessment

The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The proposal would represent an Urban Development Project within paragraph 10(b) of Schedule 2 of the Regulations. However, at 0.3 hectares it would not exceed the applicable threshold of 1 hectare, nor is the site located within any impact distance of a 'sensitive area' as defined in the Regulations.

Consequently, an Environmental Statement is not required.

RELEVANT HISTORY OF THE SITE

NMA/349945/22 - Non-Material Amendment to PA/344621/20 to include additional plant on the roof of the Phase 4a extension at the Royal Oldham Hospital. Approved 28 October 2022

FUL/347751/21 - Single back-up generator and enclosure to facilitate the development of Phase 4a at the Royal Oldham Hospital. Approved 17 December 2021

FUL/346229/21 - The demolition of a single-storey entrance and the erection of a three-storey Modular Unit with undercroft area and plant enclosure to facilitate the development of Phase 4a between Blocks C & D at the Royal Oldham Hospital. Approved 14 May 2021

PA/345161/20 - New architectural screening in front of new rooftop plant in Royal Oldham Hospital. Approved 7 September 2020.

PA/344621/20 - Four storey extension to the main building to provide two 24-bed wards along with ancillary space and storage facilities following the demolition of K-Block and the Anti-Coagulation Clinic. Landscaping and associated works, including reconfigured fire escape to J-Block. Approved 31 July 2020

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 unallocated by the Proposals Map associated with the Document.

The following policies are considered relevant:

- Policy 1 – Climate Change and Sustainable Development
- Policy 2 - Communities
- Policy 5 – Promoting Accessibility and Sustainable Transport Choices
- Policy 9 – Local Environment
- Policy 18 – Energy
- Policy 19 – Water and Flooding
- Policy 20 – Design

CONSULTATIONS

Highways Officer – No objections subject to conditions in respect of the submission of a Construction Management Plan to address construction access, the provision of cycle storage, and a travel plan.

Environmental Health – No objections subject to an investigation into ground conditions.

United Utilities – No objections subject to submission of a sustainable drainage scheme.

GM Ecology Unit – No objections.

REPRESENTATIONS

The application has been advertised by press and site notice. No written representations have been received.

PLANNING CONSIDERATIONS

Principle of the development

Local Plan Policy 2 indicates that the Council will support improvements to the health and wellbeing of the Borough's residents by facilitating the development of new and improved health-related facilities.

NPPF Paragraph 96 requires Local Planning Authorities to work proactively and positively to ensure the faster delivery of public service infrastructure, including health provision.

The proposed development is the latest phase in a programme of improvements to the hospital's accommodation and medical facilities. It is located within the main hospital site, adjacent to the main hospital building, which was originally designed to accommodate future extensions to the west.

The proposal will therefore make a positive contribution to health in the borough in accordance with national and local planning policies.

Design and Appearance

The proposed extension will be visible solely from within the hospital grounds, set against the backdrop of the main hospital building and a mix of smaller structures of differing styles and ages.

The scale and massing of the extension is designed to work with the topography of the site, ensuring that it does not exceed the adjacent main hospital building in height.

Similarly with the design of the Phase 4a extension, the elevations of the Phase 4b extension are influenced by the traditional red brick mill buildings that were a prominent feature of the area. It utilises equally divided proportions, warm, red-toned cladding materials comprising brick slip cladding panels and aluminium frame window panels. Whilst reflecting the Phase 4a extension's design and scale, the proposal adopts a complimentary rather than identical appearance.

Ancillary landscaping will be provided, and a central void will enhance natural daylight into

the ward areas and provide a landscaped courtyard.

All rooftop plant will be appropriately screened with a perforated powder coated treatment facade, coloured to reflect the main elevations.

The extension will significantly improve the appearance and legibility of the immediate surrounding area within the site and will therefore have a positive aesthetic benefit within the site.

Highway Issues

The hospital contains on-site public car parks located throughout the site. Staff parking is also provided at locations within the hospital site, with the main staff provision located at Westwood Car Park within the south-west of the hospital site.

A Transport Statement has been submitted with the application which examined the use of more sustainable modes of transport and accessibility to the site. It identified the measures that will be taken to deal with any anticipated impacts, and improvements will be implemented to improve accessibility to the site by all modes of transport. The development will be supported by a robust travel plan which aims to reduce numbers driving to the site.

The site is located in a sustainable location with good links to public transport and opportunities for walking and cycling to the site. Resident parking schemes are already in place in the surrounding residential streets which prevent overspill parking from users of the hospital. The number of staff and patients using the proposed facility will be displaced from elsewhere on the site.

The Highways Officer therefore does not consider that there will be any additional demand for on street parking which will impact on the local highway network.

Amenity issues

The proposal is supported by a noise assessment which provides the results of an acoustic survey at the site and sets cumulative noise level limits for new plant installations. The nearest sensitive premises are identified as the wards located within the main building.

There are no residential uses sufficiently close to the proposal site to be considered sensitive receptors.

The development would therefore not result in any adverse amenity issues.

Drainage and ground conditions

The application site is located within the Chadderton Critical Drainage Area. However, as the site area is smaller than 0.5 hectare and the site is within a Flood Zone 1, a Flood Risk Assessment is not required. However, any potential flood risks will be addressed within any future design and drainage strategy.

An assessment of the hierarchy of sustainable drainage options has been investigated. However, due to ground conditions and the absence of a suitable watercourse, it is proposed that surface water drainage be collected by gravity and connected to the existing on-site combined sewer system.

The Drainage Strategy recommends that a suitable maintenance scheme is adopted to ensure the drainage network is cleaned regularly and the routine maintenance and cleansing

regime should be documented.

On this basis, United Utilities has no objections subject to submission of a detailed drainage scheme.

As recommended by the Environmental Health team, a detailed investigation into ground conditions and landfill gas risk will be required. A suitable condition is therefore recommended.

Ecology and Landscaping

The application is supported by a Preliminary Ecological Appraisal and Bat Survey. This found that the site comprised limited habitat diversity, and no trees providing value for wildlife.

A preliminary bat survey found that the site has moderate bat roosting potential. Further surveys were carried out during acceptable weather conditions at which no activity was observed on site, nor were any bat roosts identified.

GMEU has raised no objections on this basis.

The report provides a series of recommendations including that the landscape design for this site should include the provision of native planting, of a range of sizes and structures to provide habitat diversity for invertebrate and bird species.

The proposal is supported by a landscaping scheme to the external spaces, along with an internal courtyard within the central void of the extension. There will also be a smaller internal courtyard on Level 2.

The proposal includes 9 new amenity trees, 4 within the internal courtyard and 5 towards the front elevation along with associated landscaping.

Energy

Policy 18 of the Local Plan requires all major developments to reduce energy emissions based on reductions over and above Part L of the Building Regulations 2010 or 2013.

The application is supported by an Energy Statement.

The Energy Statement indicates that the proposed development will achieve compliance against Part L2 2021 of Building Regulations with a 10.9% carbon emissions reduction and a minimum of 4 BREEAM 2018 Ene 01 credits. This would satisfy the requirement of Local Plan Policy 18.

On-site measures include an all-electric service strategy, together with a photovoltaic array which will be placed on top of the Phase 4B plant room roof, and on top of Phase 4A plant room roof as part of the Phase 4B works.

The development will include a minimum on-site 10% renewable energy generation as required by the local planning policy.

CONCLUSION

The proposed development will result in the improvement to health facilities which are

sustainably located, and therefore achieve a positive community outcome in accordance with Local Plan Policy 2 and Part 8 of the NPPF.

RECOMMENDATION:

Granted, 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 a specification for 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 The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with the details which shall have been previously submitted to and approved in writing by the Local Planning Authority. The approved facility shall remain available for users of the development thereafter.

REASON - In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

- 5 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 occupation of the dwellings.

REASON - To ensure the development accords with sustainable transport policies having regard to Policy 5 of the Oldham Local Plan.

- 6 Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to during the construction. The Construction Management Plan shall provide for (i) the means of highway access and parking for construction vehicles, plant, and construction workers' vehicles and sustainable

travel methods for construction workers, (ii) loading and unloading of plant and materials, and (iii) wheel cleaning facilities.

REASON - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and in the interests of amenity and highway safety having regard to Policy 9 of the Oldham Local Plan.

- 7 No development shall commence unless and until a site investigation and assessment into landfill gas risk and ground contamination 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.

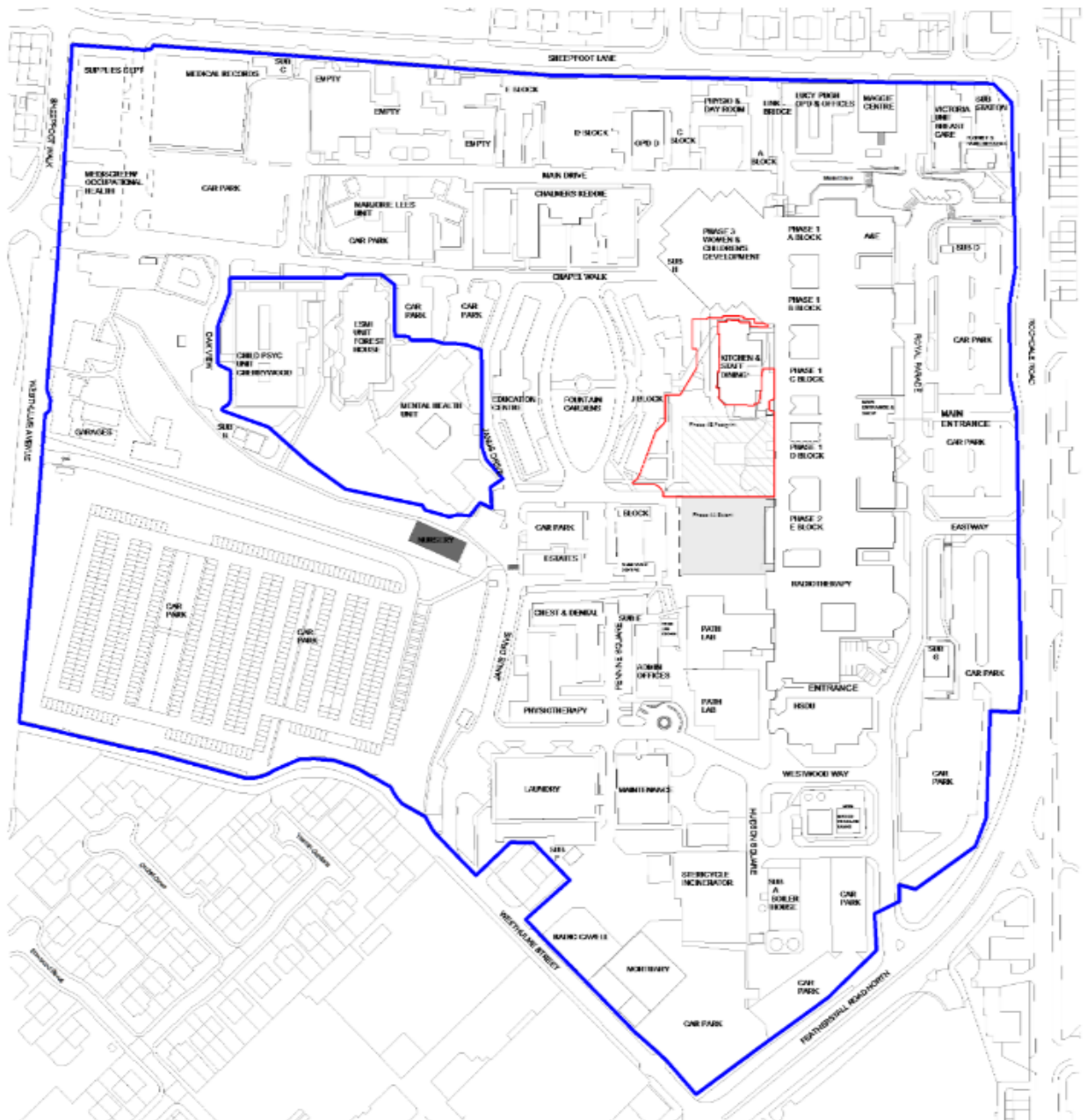
- 8 No development shall commence until a sustainable surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include: (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or 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.

- 9 The development shall be fully implemented in accordance with the measures set out in the Sustainability Part L2A Compliance Report Revision 01 dated 10 October 2022, or in accordance with alternative measures which have been submitted to and approved in writing by the Local Planning Authority.

REASON - In order to ensure a sustainable form of development having regard to Policy 18 of the Oldham Local Plan.

Location plan (not to scale)



Planning Appeals Update

Planning Committee

Report of Head of Planning and Infrastructure

DATE OF COMMITTEE

7 December 2022

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 9 November 2022. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals since 1 November 2022 (until 28 November 2022) which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
ADV/348447/22	Land At 17/19 Huddersfield Road (A62) Oldham OL1 3LG	Ongoing	20/10/2022	Conversion of two existing advertising displays to a single digital advertising display
HOU/349173/22	1 Marfield Avenue Chadderton Oldham	Ongoing	21/10/2022	Two storey side and rear extension and single storey rear extension.
HOU/347739/21	161 Oldham Road Springhead	Dismissed, 08/11/2022	07/04/2022	Erection of a fire escape and railings leading to access door on the first floor at the rear.
FUL/347898/21	Royal Oak Inn Broad Lane Delph	Allowed, 04/11/2022	28/04/2022	Conversion and change of use of public house with associated living accommodation to single dwellinghouse with garden.
CEA/348450/22	Land At Station Road/ Harrop Green Lane Diggle Oldham	Ongoing	27/04/2022	Certificate of lawfulness for Erection of 1 no. dwelling.

LBC/347521/21	1A Lower Tunstead, Tunstead Lane, Greenfield	Dismissed, 04/11/2022	12/08/2022	Single and two storey rear extensions
OUT/347311/21	Land to the West of Healds Green, Chadderton	Ongoing	17/08/2022	Outline planning permission for up to 16no. dwellings, new access roads from Healds Green and Heights Lane, provision of community car parking (20 spaces), and double garage for no.33 Healds Green with extended curtilage. Access, Layout and Scale to be considered all other matters reserved.
LBC/347521/21	1A Lower Tunstead, Greenfield	Ongoing	12/08/2022	Single and two storey rear extensions
VAR/348675/22	10 Sycamore Cottages, Treetop Close, Dobcross	Ongoing	15/08/2022	Removal of Condition 2 - relating to planning permission PA/337483/15 which restricts occupation of the log cabin for purposes ancillary to the residential use of 10 Sycamore Cottages
FUL/347290/21	Primrose Hill Land To The North Eastern Side Of Roebuck Lane Strinesdale	Ongoing	08/09/2022	Erection of earth sheltered dwelling
HOU/347622/21	Dolefield Barn Fur Lane Greenfield	Ongoing	12/09/2022	New single storey extension to southwest corner of house

FUL/347882/21	56 Greenbridge Lane Greenfield	Ongoing	28/09/2022	Demolition of existing retail unit to provide residential development of 4 flats.
HOU/348462/22	Leonardin House Narrowgate Brow Shaw	Ongoing	13/09/2022	Erection of garden home office on a prepared concrete base
PIP/348651/22	Land Off Stockport Road Lydgate	Ongoing	21/09/2022	Proposed development for 3No. dwellings and associated works.
HOU/348877/22	22 Skipton Avenue Chadderton	Dismissed, 09/11/2022	15/09/2022	Single storey side/rear extension.
HOU/349064/22	1 Hill Close Oldham	Dismissed, 09/11/2022	16/09/2022	Two storey side extension and rear ground floor extension

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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