

**PLANNING COMMITTEE**  
**14/11/2018 at 6.00 pm**



**Present:** Councillor S Bashforth (Chair)  
Councillors Akhtar, Ali, Ball, Davis, H. Gloster, Haque,  
Harkness, Hudson, Leach and Qumer

Also in Attendance:

Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Tessa McKee	Planning Officer
Stephen Irvine	Head of Planning and Development Management
Graham Dickman	Development Management Team Leader
Graeme Moore	Planning Officer
Kaidy McCann	Constitutional Services

**1            APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Brownridge, Councillor Hewitt and Councillor Phythian.

**2            URGENT BUSINESS**

There were no items of urgent business received.

**3            DECLARATIONS OF INTEREST**

Councillor Leach declared a personal interest at item 11.  
Councillor Leach left the room during this item and took no part in the discussion or vote thereon.

Councillor H. Gloster declared a personal interest at item 12.  
Councillor H. Gloster left the room during this item and took no part in the discussion or vote thereon.

**4            PUBLIC QUESTION TIME**

A public question was received from Mr Tony Martin:

“Are there any reasons, planning or otherwise, why the derelict sites on Derker have not been applied for regarding social housing? Why are the amenity spaces in Moorside, Sholver preferred, when the areas on Derker are Brownfield sites with excellent transport links, bus service 81 goes right through it, and the Metro is a short walk away. The area is clearly in need of regeneration, why are these areas not prioritised instead of disposing of community valued amenity spaces?”

The following response was provided:

“This is a good question and one that is often asked by people particularly when objecting to a planning application.

With land being in so many different ownerships, planning applications of all types are submitted as and when any particular land owner/developer is able or wants to.

In addition, when a planning application is submitted to a planning authority there is then a legal obligation on that authority to fully consider that application within a set time frame. A decision for each application will then be made on its own merits, as will the applications referred to in the question, and based on an assessment of current planning policy balancing the relative economic, social and environmental benefits and negatives a scheme has.

The question contends that none of the sites on Derker have had applications for development. This is not so as Keepmoat completed 165 units at Churchill Gardens in early 2016 and Guinness Northern Counties 10 homes on Acre Lane in 2014/15. First Choice Homes started on site with a further 51 affordable new homes on vacant land at Acre Lane earlier this year. Whilst the former Cromford Mill site is now used a Park and Ride for the Metrolink.

With regards to other previously developed land. Oldham MBC has produced a "Brownfield Register" which lists land that has been previously developed subject to its availability (ie will the owner sell it), its suitability and would development be achievable in the next 15 years.

It is often asked why councils don't insist that these sites are used before others? And indeed a previous Government set a national target in February 1998 to ensure 60 per cent of all new developments were built on brownfield land this was followed up after the publication of Planning Policy Statement 3 (PPS3) published in November 2006, reiterated the Government's commitment to the 60 per cent target for new homes built on brownfield land.

In July 2011 the Coalition government published a new draft National Planning Policy Framework designed to streamline planning policy, improve clarity and unblock the system. The policy emphasis moved to one of encouraging sustainable growth and currently there is no legislation any local authority can use to compel anyone or any developer to build on any particular site.

Here in 2018 the emphasis is very much on "sustainable growth" and with the Government's new housing targets more than doubling for local authorities including OMBC's, it is more and more difficult for Las to insist on what goes where."

## **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee meeting held on 17<sup>th</sup> October 2018 be approved as a correct record.

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**PA/338218/16 - PLOTS 9 & 10, LAND TO REAR OF ASHES LANE AND STATION STREET, SPRINGHEAD**

APPLICATION NUMBER: PA/338218/16

APPLICANT: Formbrook Ltd

PROPOSAL: Erection of a pair of semi-detached houses

LOCATION: Plots 9 & 10, Land to rear of Ashes Lane and Station Street, Springhead.

It was MOVED by Councillor Hudson and SECONDED by Councillor Harkness that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the completion of a planning obligation for a financial contribution of £22,500 (pro rata with PA/338534/16, PA/339842/17, PA/339843/17 and PA/339844/17) towards the provision of off site public open space and subject to the conditions as outlined in the report and as amended in the Late List.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 16.

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**PA/338534/16 - PLOTS 7, 8, 11 & 12 LAND TO REAR OF ASHES LANE AND STATION STREET, SPRINGHEAD**

APPLICATION NUMBER: PA/338534/16

APPLICANT: IES Developments Ltd

PROPOSAL: Erection of 4 no. semi-detached dwellings

LOCATION: Plots 7, 8, 11 & 12 Land to rear of Ashes Lane and Station Street, Springhead.

It was MOVED by Councillor Hudson and SECONDED by Councillor Harkness that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the completion of a planning obligation for a financial contribution of £22,500 (pro rata with PA/338218/16, PA/339842/17, PA/339843/17 and PA/339844/17) towards the provision of off site public open space and subject to the conditions as outlined in the report and as amended in the Late List.

**NOTES:**



In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 16.



**Oldham**  
Council

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**PA/339842/17 - PLOT 4, LAND TO THE REAR OF ASHES LANE AND STATION STREET, SPRINGHEAD, OLDHAM**

APPLICATION NUMBER: PA/339842/17

APPLICANT: Mr Cunliffe

PROPOSAL: Erection of 1 No. detached dwelling

LOCATION: Plot 4, Land to the rear of Ashes Lane and Station Street, Springhead, Oldham

It was MOVED by Councillor Hudson and SECONDED by Councillor Harkness that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the completion of a planning obligation for a financial contribution of £22,500 (pro rata with PA/338218/16, PA/338534/16, PA/339843/17 and PA/339844/17) towards the provision of off site public open space and subject to the conditions as outlined in the report and as amended in the Late List.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 16.

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**PA/339843/17 - PLOT 5, LAND TO THE REAR OF ASHES LANE AND STATION STREET, SPRINGHEAD, OLDHAM**

APPLICATION NUMBER: PA/339843/17

APPLICANT: Mr Cunliffe

PROPOSAL: Erection of 1 No. detached dwelling

LOCATION: Plot 5, Land to the rear of Ashes Lane and Station Street, Springhead, Oldham

It was MOVED by Councillor Hudson and SECONDED by Councillor Harkness that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the completion of a planning obligation for a financial contribution of £22,500 (pro rata with PA/338218/16, PA/338534/16, PA/339842/17 and PA/339844/17) towards the provision of off site public open space and subject to the conditions as outlined in the report and as amended in the Late List.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 16.

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**PA/339844/17 - PLOT 6, LAND TO THE REAR OF ASHES LANE AND STATION STREET, SPRINGHEAD, OLDHAM**

APPLICATION NUMBER: PA/339844/17

APPLICANT: Meadowgate Developments Ltd

PROPOSAL: Proposed 1 no. detached dwelling.

LOCATION: Plot 6, Land to the rear of Ashes Lane and Station Street, Springhead, Oldham

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Harkness that the application be **APPROVED**.

On being put to the vote, the Committee voted **UNANIMOUSLY IN FAVOUR OF APPROVAL**.

**DECISION:** That the application be **GRANTED** subject to the completion of a planning obligation for a financial contribution of £22,500 (pro rata with PA/338218/16, PA/338534/16, PA/339842/17 and PA/339843/17) towards the provision of off site public open space and subject to the conditions as outlined in the report and as amended in the Late List.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 16.

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**PA/340887/17 - LAND AT, KNOWLS LANE, OLDHAM**

APPLICATION NUMBER: PA/340887/17

APPLICANT: Russell Homes UK Ltd

PROPOSAL: Hybrid Planning Application comprising of: Part A - Full Planning Application for the development of a new link road between Knowls Lane and Ashbrook Road and associated works, and Part B - Outline Planning Application for the development of up to 265 dwellings, open space and landscaping, with all matters reserved except for access.

LOCATION: LAND AT, Knowls Lane, Oldham

It was **MOVED** by Councillor Qumer and **SECONDED** by Councillor Ali that the application be **REFUSED** (against Officer recommendations).

On being put to the vote 9 **VOTES** were cast **IN FAVOUR OF REFUSAL** and 1 **VOTE** were cast **AGAINST** with 0 **ABSTENTIONS**.



DECISION: That the application be REFUSED contrary to officers' recommendation for the following reason:

*The proposal would result in the loss of OPOL 12 land and subsequent landscape harm and harm to the visual amenity of the Wharmton Undulating Uplands (Area 7a) LCA and Thornley wooded valley landscape since the development will result in a significant fragmentation and loss of Green Infrastructure assets and open landscape, as well as having a transformative effect on the openness, local distinctiveness and visual amenity of OPOL 12 and the Wharmton Undulating Uplands (Area 7a) LCA. This harm significantly and demonstrably outweighs the acknowledged benefits of the scheme when weighed against the Local Plan and NPPF policies taken as a whole. As such, the proposal is contrary to:*

- *Policy 6 - Green Infrastructure;*
  - *Policy 21 – Protecting Natural Environmental Assets;*
- and,*
- *Policy 22 – Protecting Open Land*
- of the Oldham Local Development Framework, Development Plan Document (November 2011) that seek to protect valued landscapes and OPOL land.*

NOTES:

1. That an Objector, the Applicant and Ward Councillor, attended the meeting and addressed the Committee on this application.
2. Councillor Leach declared a personal interest in this item. Councillor Leach left the room and took no part in the discussion or vote thereon.

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**PA/341768/18 - CROMPTON HOUSE C OF E HIGH SCHOOL, ROCHDALE ROAD, SHAW, OL2 7HS**

APPLICATION NUMBER: PA/341768/18

APPLICANT: Oldham Council

PROPOSAL: 1) Erection of a three storey teaching block over existing multi use games area (MUGA) with associated soft and hard landscaping 2) Construction of a multi-use games area (MUGA) to rear of existing Sports Hall and associated soft and hard landscaping 3) Erection of a single storey extension to Clegg block 4) Internal remodelling to existing Selwyn and Milne block 5) Demolition of existing Ballard teaching block and removal of existing MUGA 6) Creation of two new car parking areas.

LOCATION: Crompton House C of E High School, Rochdale Road, Shaw, OL2 7HS

It was MOVED by Councillor Bashforth and SECONDED by Councillor Qumer that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.



DECISION: That the application be GRANTED subject to the conditions as outlined in the report, the additional condition (no. 31) detailed in the Late List, the amended condition 23 detailed below and a new condition 32 detailed below:

Amended condition 23:

*The development hereby approved shall not be brought into use unless and until a Parking Management Plan, detailing the operation and availability of the school car parks during events out of school hours, and including a restriction on vehicular use of the proposed Grampian Way access and car park outside school hours, has been submitted to and approved in writing by the Local Planning Authority. Thereafter all measures that form part of the approved management plan shall be implemented and remain available for users of the facility.*

*Reason - To ensure that adequate off-street parking facilities are provided for the development so that parking does not take place on the highway to the detriment of highway safety, and to protect the amenity of neighbouring residents.*

New condition 32

*Prior to the commencement of the construction of the new access and car park from Grampian Way, details of a boundary treatment which shall be designed to include measures to protect the amenity of the occupiers of adjacent residential properties shall be submitted to and approved in writing by the Local Planning Authority. Use of the access and car park shall not commence until the duly approved boundary treatment has been installed in full, and the approved boundary treatment shall be retained thereafter.*

*Reason – In order to protect the amenity of the occupiers of the adjacent residential properties.*

NOTES:

1. That 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 16.
3. Councillor H. Gloster declared a personal interest in this item. Councillor H. Gloster left the room and took no part in the discussion or vote thereon.

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**PA/341773/18 - G M MACHINERY, BARRY STREET,  
OLDHAM, OL1 3NE**

APPLICATION NUMBER: PA/341773/18

APPLICANT: Mr Taylor

PROPOSAL: Proposed replacement portal frame factory unit (use class B1c). Demolition of single storey building and part demolition (single storey lean-to section) of a main factory unit.

LOCATION: G M Machinery, Barry Street, Oldham, OL1 3NE

It was MOVED by Councillor Bashforth and SECONDED by Councillor Qumer that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

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



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**PA/342202/18 - KINGFISHER SCHOOL, FOXDENTON  
LANE, CHADDERTON, OL9 9QR**

APPLICATION NUMBER: PA/342202/18

APPLICANT: Oldham Council

PROPOSAL: Extension of existing building for the provision of a new nursery classroom for the school and alterations to the existing school car park to provide extra car parking spaces.

LOCATION: Kingfisher School, Foxdenton Lane, Chadderton, OL9 9QR

It was MOVED by Councillor Qumer and SECONDED by Councillor Hudson that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

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

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**APPEALS**

**RESOLVED** that the content of the Planning Appeals update report be noted.

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**LATE LIST - PLANNING COMMITTEE - 14TH NOVEMBER  
2018**



**RESOLVED** that the information related to the submitted planning application as at 14<sup>th</sup> November 2018, as outlined in the Late List, be noted.



The meeting started at 6.00 pm and ended at 8.25 pm