

**PLANNING COMMITTEE**  
**13/03/2019 at 6.00 pm**



**Present:** Councillor S Bashforth (Chair)  
Councillors Ali, Brownridge, Davis, H. Gloster, Haque, Hewitt (Vice-Chair), Hudson, Leach, Murphy (Substitute) and Cosgrove (Substitute)

Also in Attendance:

Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Stephen Irvine	Head of Planning and Development Management
Hannah Lucitt	Planning Officer
Graeme Moore	Planning Officer
Kaidy McCann	Constitutional Services
Matthew Taylor	Planning Officer

**1            APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Akhtar, Ball, Harkness and Phythian.

**2            URGENT BUSINESS**

There were no items of urgent business received.

**3            DECLARATIONS OF INTEREST**

There were no declarations of interest received.

**4            PUBLIC QUESTION TIME**

There were no public questions received.

**5            MINUTES OF PREVIOUS MEETINGS**

**RESOLVED** that:

1. The Minutes of the Planning Committee held on 13<sup>th</sup> February 2019 be approved as a correct record.
2. The Minutes of the Planning Committee held on 28<sup>th</sup> February 2019 be approved as a correct record.

**6            PA/341416/18 - LAND TO THE EAST OF HEBRON STREET AND BROWNLOW AVENUE, ROYTON, OLDHAM**

APPLICATION NUMBER: PA/341416/18

APPLICANT: Grasscroft Homes and Property Limited, Annice Dransfield Douglas & Matthew Drans

PROPOSAL: Erection of 77 dwellings, open space and associated works and infrastructure - amendments to the scheme include a revised layout and reduction in the number of units proposed from 80 to 77.

LOCATION: Land to the east of Hebron Street and Brownlow Avenue, Royton, Oldham



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

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

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

1. The proposed development makes inadequate provision for accessing and exiting the site and Hebron Street. As such, the proposal will lead to congestion and obstruction on Hebron Street and beyond, to the detriment of resident's amenity, the free flow of traffic along the street and area and pedestrian safety. As such, the proposal is unsustainable development and contrary to:
  - Policy 9 of Oldham's LDF Joint DPD which seeks to protect the amenity of existing and future residents; and,
  - Policy 4 of Oldham's Joint DPD which seeks to ensure highways safety by requiring appropriate highways safety measures and schemes are implemented as part of development proposals.
2. The proposal would result in the loss of OPOL land and subsequently would result in a loss of open landscape that would harm to the visual amenity of the area, as well as having a transformative effect on its openness and local distinctiveness. This harm significantly and demonstrably outweighs the 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; and,
  - Policy 22 – Protecting Open Land

of the Oldham Local Development Framework, Development Plan Document (November 2011) that seek to protect valued OPOL land.

3. The proposed development would result in the introduction of residential accommodation of poor design, in terms of unacceptable room sizes, that fails to take the opportunity available for improving the quality of accommodation in Oldham and create places that provide an acceptable degree of amenity for future residents. The proposal would therefore be contrary to Policy 9 of the Oldham Local Development Framework Joint Core Strategy and Development Management Policies DPD and the objectives of the National Planning Policy

Framework to secure a good standard of amenity for future occupants of land and buildings.



4. The nature of the noise, activity and disturbance created by the adjacent employment site would be detrimental to the residential amenity of the occupiers of the proposed residential properties. As such, the proposal would therefore be contrary to Policy 9 of Oldham's LDF Joint DPD which seeks to protect the amenity of future residents from noise, increased activity and disturbance.

**NOTES:**

1. That an Objector, the Applicant 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 12.

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**PA/342222/18 - LAND TO THE REAR OF 29 -51 SHAW HALL BANK ROAD, GREENFIELD, OL3 7LD**

APPLICATION NUMBER: PA/342222/18

APPLICANT: Wiggett Construction

PROPOSAL: Erection of 20 no residential dwellings with amended road access and associated car parking.

LOCATION: Land to the rear of 29 -51 Shaw Hall Bank Road, Greenfield, OL3 7LD

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

On being put to the vote 10 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 1 **VOTE** was cast **AGAINST** with 0 **ABSTENTIONS**.

**DECISION:** That the application be **GRANTED**, subject to an additional condition removing permitted development in relation to the conversion of garages.

**NOTES:**

1. That an Objector and the Applicant attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 12.

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**PA/342341/18 - LINNEY LANE, SHAW, OL2 8HD**

APPLICATION NUMBER: PA/342341/18

APPLICANT: Safe and Sound (M/CR) Ltd

PROPOSAL: Demolition of existing building and construction of 17 no. industrial units

LOCATION: Linney Lane, Shaw, OL2 8HD

It was **MOVED** by Councillor H. Gloster and **SECONDED** by Councillor S. Bashforth that the application be **APPROVED**.

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

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

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 12.

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**PA/342449/18 - LAND OFF HAVEN LANE, MOORSIDE, OLDHAM OL4 2QH**

APPLICATION NUMBER: PA/342449/18

APPLICANT: Cube Great Places Ltd

PROPOSAL: Reserved matters application (for appearance, landscaping, layout and scale) pursuant to PA/338917/16 for 23 three and four-bedroom detached dwellings.

LOCATION: Land off Haven Lane, Moorside, Oldham OL4 2QH

It was **MOVED** by Councillor Bashforth and **SECONDED** by Councillor Cosgrove that the application be **DEFERRED**.

On being put to the vote 10 **VOTES** were cast **IN FAVOUR OF DEFERRED** and 1 **VOTE** was cast **AGAINST** with 0 **ABSTENTIONS**.

**DECISION:** That the application be **DEFERRED** for the following reasons:

1. To obtain additional information in relation to the drainage of the site.
2. Consideration of the whether the bungalow (plot 1) can be repositioned further away from 162 Haven Lane.
3. To obtain additional information to ensure trees are protected from the works related to erecting a retaining wall.

**NOTES:**



1. That an Objector, the Applicant 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 12.

10 **PA/342693/18 - 2 GROVE AVENUE, FAILSWORTH, M35 0JU**

APPLICATION NUMBER: PA/342693/18

APPLICANT: Mr Wann

PROPOSAL: Conversion and extension of the existing single storey dwelling into 2no. two storey dwellings

LOCATION: 2 Grove Avenue, Failsworth, M35 0JU

It was **MOVED** by Councillor Murphy and **SECONDED** by Councillor Davis that the application be **DEFERRED**.

On being put to the vote 4 **VOTES** were cast **IN FAVOUR OF DEFERRAL** and 7 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

It was **MOVED** by Councillor S. Bashforth and **SECONDED** by Councillor Hewitt that the application be **APPROVED**.

On being put to the vote 10 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 1 **VOTE** was cast **AGAINST** with 0 **ABSTENTIONS**.

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

11 **APPEALS**

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

12 **LATE LIST - 13/03/19**

**RESOLVED** that the information relating to the submitted planning applications as at 13<sup>th</sup> March 2019, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 8.02 pm