

**PLANNING COMMITTEE**  
**05/06/2019 at 6.00 pm**

**Present:** Councillor Dean (Chair)  
Councillors Akhtar, Brownridge, Davis, H. Gloster,  
Harkness, Hewitt, Hudson, Phythian, Hulme, Ibrahim,  
Iqbal, Jacques and Malik

Also in attendance:

|                 |  |
|-----------------|--|
| Stephen Irvine  | Head of Planning and Development<br>Management |
| Graham Dickman  | Development Management Team<br>Leader          |
| Wendy Moorhouse | Principal Transport Officer                    |
| Alan Evans      | Group Solicitor                                |
| Mark Hardman    | Constitutional Services Officer                |

1           **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

2           **APPOINTMENT OF VICE CHAIR**

On a Motion moved by the Chair and seconded by Councillor Malik, it was -

**RESOLVED** that Councillor Hewitt be appointed Vice Chair of the Planning Committee for the Municipal Year 2019/20.

3           **URGENT BUSINESS**

There were no items of urgent business received.

4           **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

5           **PUBLIC QUESTION TIME**

No public questions had been submitted for consideration at this meeting.

6           **MINUTES OF PREVIOUS MEETINGS**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 10<sup>th</sup> and 23<sup>rd</sup> April 2019 be approved and signed as correct records.

7           **VARIATION IN ORDER OF BUSINESS**

The Chair indicated that the order of business in respect of the consideration of planning applications as indicated on the agenda would be varied.

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**PLANNING APPLICATION / PA/343126/19 COPSTER HILL ROAD DEPOT, COPSTER HILL ROAD, OLDHAM, OL8 1QB**

APPLICATION NUMBER: PA/343126/19

APPLICANT: Shree Swaminarayan Mandir Bhuj

PROPOSAL: Erection of a Hindu Temple facility including prayer hall, multi-function hall, teaching and ancillary spaces as well as landscaped garden and parking.

LOCATION: Copster Hill Road Depot, Copster Hill Road, Oldham, OL8 1QB

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

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

DECISION: That the application be APPROVED subject to the conditions as outlined in the report and added to within 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 23.

An Objector to the proposal, a representative of the Applicant and a Ward Councillor attended the meeting and addressed the Committee on this application.

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**PLANNING APPLICATION / 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 Dean and SECONDED by Councillor Hewitt that the application be APPROVED.

On being put to the vote 13 VOTES were cast IN FAVOUR OF APPROVAL and 1 VOTE was cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be approved subject to the conditions as outlined in the Late List attached at Item 23.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 23.

An Objector, the agent for the Applicant and a Ward Councillor attended the meeting and addressed the Committee on this application.

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**PLANNING APPLICATION / PA/342633/18 SHAW STREET METAL COMPANY LTD, 4-6 HILL STREET, SHAW, OL2 8PQ**

APPLICATION NUMBER: PA/342633/18

APPLICANT: Mr Wrigley

PROPOSAL: Change of use of office (Class B1a) to a nine bedroomed House in Multiple Occupation (Sui generis).

LOCATION: Shaw Street Metal Company Ltd, 4-6 Hill Street, Shaw, OL2 8PQ

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

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

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 23.

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**PLANNING APPLICATION / PA/342751/19 1 WESLEY STREET, FAILSWORTH, MANCHESTER, M35 9EB**

APPLICATION NUMBER: PA/342751/19

APPLICANT: Clifford Properties Ltd.

PROPOSAL: Retrospective application for change of use from dwelling (Class C3) to a seven bedroom House in Multiple Occupation (sui generis use), including retention of conservatory lounge to side.

LOCATION: 1 Wesley Street, Failsworth, Manchester, M35 9EB

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

On being put to the vote 7 VOTES were cast IN FAVOUR OF APPROVAL and 5 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

**NOTES:**

A Ward Councillor attended the meeting and addressed the Committee on this application.

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**PLANNING APPLICATION / PA342907/19 18 POLE LANE, FAILSWORTH, MANCHESTER, M35 9PB**

APPLICATION NUMBER: PA342907/19

APPLICANT: Aquae Sulis

PROPOSAL: Change of use from a six bedroom House in Multiple Occupation (Use Class C4) to a seven bedroom House in Multiple Occupation (Sui Generis).

LOCATION: 18 Pole Lane, Failsworth, Manchester, M35 9PB

It was MOVED by Councillor Harkness and SECONDED by Councillor Hudson that the Committee be minded to approve the application.

On being put to the vote 8 VOTES were cast IN FAVOUR OF APPROVAL and 5 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the Head of Planning and Development Management be authorised to advise the Planning Inspectorate that the Council would have determined to approve the application subject to the conditions set out in the report and be authorised to issue the decision notice in the event that the appeal against non-determination of the application is withdrawn.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 23.

An Objector to the proposal and a Ward Councillor attended the meeting and addressed the Committee on this application.

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**PLANNING APPLICATION / PA/342978/19 MOSS LANE INDUSTRIAL ESTATE, MOSS LANE, ROYTON, OL2 6HR**

APPLICATION NUMBER: PA/342978/19

APPLICANT: Howarth Brothers Ltd.

PROPOSAL: Erection of commercial units to be used for a purpose that falls within either Class B1 (Business), Class B2 (General industry), or B8 (Storage or distribution uses)

LOCATION: Moss Lane Industrial Estate, Moss Lane, Royton, OL2 6HR

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

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

DECISION: That the application be APPROVED subject to the conditions as outlined in the report, varied/added to within the Late List and as provided below.

#### CONDITION 2

The development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

- Drawing no. P-03 Rev C received 3rd June 2019
- Drawing no. P-04 Rev B received 3rd June 2019
- Drawing no. P-05 Rev C received 3rd June 2019

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

#### CONDITION 7

Prior to first occupation of the development hereby approved, the cycle storage as indicated on the "Anti-Vandal Wardale" cycle shelter specification sheet received on 5 June 2019 shall be installed in the positions shown on plans P-03B and P-05B, and shall be retained for this purpose thereafter.

Reason – to ensure adequate cycle storage facilities are available for users of the development.

#### **NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 23.

A Ward Councillor attended the meeting and addressed the Committee in respect of this application.

APPLICANT: Platinum Estate Investment Group Ltd.

PROPOSAL: Minor material amendment relating to application number PA/341925/18 to amend the apartments to nine flats with one office

LOCATION: Heyside Congregational Church, Hebron Street, Royton, OL2 6LU

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

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

DECISION: That the application be approved subject to the conditions as outlined in the report and a further condition limiting the use of the office as detailed below:-

CONDITION 5

The office accommodation hereby approved shall be limited to use in connection with the management and maintenance of the property and the proposed use, and shall not be occupied separately for any other office purposes, including those within Class B1(a) of the Town and Country Planning (Use Classes) Order 1987.

Reason – The introduction of an independent office use is not considered appropriate having regard to the character of the area and the availability of parking provision.

**NOTES:**

A Ward Councillor attended the meeting and addressed the Committee in respect of this application.

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**PLANNING APPLICATION / HH/343092/19 RUNNING HILL COTTAGE, RUNNING HILL LANE, DOBCROSS, OL3 5JS**

APPLICATION NUMBER: HH/343092/19

APPLICANT: Mr Clay

PROPOSAL: Extension of a two storey side and rear extension and a single storey side extension and detached garage.

LOCATION: Running Hill Cottage, Running Hill Lane, Dobcross, OL3 5JS

It was MOVED by Councillor Bainbridge and SECONDED by Councillor Harkness that the application be deferred pending receipt of additional information.

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

DECISION: That the application be deferred pending receipt of further information on the permitted development 'fall-back' alternative, the design of the windows, and the claimed issues of water ingress to the existing property.

**NOTES:**

The Agent for the applicant and a Ward Councillor attended the meeting and addressed the Committee on this application.

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**PLANNING APPLICATION / LB/342813/19 MANOR MILL, VICTORIA STREET, CHADDERTON, OL9 0DD**

APPLICATION NUMBER: LB/342813/19

APPLICANT: Mr Holden

PROPOSAL: Replacement of existing windows with uPVC.

LOCATION: Manor Mill, Victoria Street, Chadderton, OL9 0DD

It was MOVED by Councillor Bainbridge and SECONDED by Councillor Hudson that the application be APPROVED (against the Officers' recommendation).

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 APPROVED subject to conditions to include a requirement for matters including the configuration and colour of the replacement windows being submitted for the approval of the Local Planning Authority as detailed below:-

**CONDITION 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 the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**CONDITION 2**

Prior to the installation of any of the windows hereby approved, a full specification for the replacement windows including materials finishes and textures and sections at a scale of 1:20 showing the width, depth and configuration of any glazing bars and opening lights, shall be submitted to and approved in

writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.

Reason - To ensure the windows are designed in a manner which respects the historic character of the listed building in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**NOTES:**

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

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**PLANNING APPLICATION / PA/342888/19 LAND TO EAST OF ALEXANDRA CENTRE RETAIL PARK, PARK ROAD, OLDHAM, OL4 1SA**

APPLICATION NUMBER: PA/342888/19

APPLICANT: First Choice Property Investments

PROPOSAL: Proposed soccer centre (Use Class D2) with associated car park and access arrangements

LOCATION: Land to east of Alexandra Centre Retail Park, Park Road, Oldham, OL4 1SA

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

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

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

**NOTES:**

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

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**PLANNING APPLICATION / PA/340499/17/ LAND BETWEEN BURNLEY LANE AND CHADDERTON WAY, ON THE SITE FORMERLY OCCUPIED BY CONSTELLATION MILL.**

APPLICATION NUMBER: PA/340499/17

APPLICANT: Inchcape Estates Ltd.

PROPOSAL: Erection of a motor dealership (Sui Generis), incorporating showroom, workshop, offices, storage/spare parts and four MOT bays with separate valeting bays, to include associated parking, landscaping and vehicle access arrangements.



LOCATION: Land between Burnley Lane and Chadderton Way, on the site formerly occupied by Constellation Mill.

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

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

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

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**PLANNING APPLICATION / PA/343049/19 THE COACH HOUSE, SELKIRK AVENUE, OLDHAM, OL8 4DQ**

APPLICATION NUMBER: PA/343049/19

APPLICANT: Dr Chauhan

PROPOSAL: 1) Proposed demolition of existing house; 2) retention of part existing facade and erection of replacement detached two and a half storey dwelling; and 3) associated landscape and external works including new drop kerb

LOCATION: THE COACH HOUSE, Selkirk Avenue, Oldham, OL8 4DQ

It was MOVED by Councillor Iqbal and SECONDED by Councillor Malik that the application be APPROVED.

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

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

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**PLANNING APPLICATION / PA/343071/19 LAND AT SAINT JOHNS STREET, PORTER STREET AND EDWARD STREET, OLDHAM, OL9 7QS**

APPLICATION NUMBER: PA/343071/19

APPLICANT: Keepmoat Homes

PROPOSAL: Erection of 68 dwellings

LOCATION: Land at Saint Johns Street, Porter Street and Edward Street, Oldham, OL9 7QS

DECISION: That the application be deferred in light of the objection submitted by the Coal Board as outlined 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 23.

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**PLANNING APPLICATION / PA/343103/19 ROSCOE MILL,  
ROSCOE STREET, OLDHAM, OL1 1EA**

APPLICATION NUMBER: PA/343103/19

APPLICANT: Oldham Council

PROPOSAL: Proposed car park comprising 93 new car parking spaces including six blue badge spaces and two electric charging spaces, new parking machines, street lighting and pedestrian links to Roscoe Street.

LOCATION: Roscoe Mill, Roscoe Street, Oldham, OL1 1EA

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

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

DECISION: That the application be APPROVED subject to the conditions as outlined in the report and added to 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 23.

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**PLANNING APPLICATION / PA/343147/19 LAND TO THE  
WEST OF GREENGATE, OLDHAM**

APPLICATION NUMBER: PA/343147/19

APPLICANT: Royal London Mutual Insurance Society Ltd.

PROPOSAL: Erection of commercial units to be used for a purpose that falls within either Class B1 (Business), Class B2 (General industry), or B8 (Storage or distribution uses). Associated parking, landscaping and infrastructure.

LOCATION: Land to the west of Greengate, Oldham.

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

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

**DECISION:** That the application be approved subject to the conditions as outlined in the report and as amended within 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 23.

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**APPEALS**

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

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**LATE LIST**

**RESOLVED** that the information related to the submitted planning applications as at 5<sup>th</sup> June 2019, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 8.55 pm