

PLANNING COMMITTEE

01/07/2019

Late Information as at 1 July, 2019

AGENDA PAGE	DETAILS
13	<p>PA/342008/18</p> <p>Land at Hodge Clough Road, Oldham Erection of 32 No. dwellings with associated external works.</p> <p>ADDITIONAL REPRESENTATIONS:</p> <p>Councillor Ginny Alexander objects to the application on the grounds of loss of open space, density of development, increased parking problems, and impact on ecology.</p> <p>Since the completion of the report, a further 9 letters of objection have been received covering the following concerns:</p> <ul style="list-style-type: none"> - loss of a safe place for children to play, to meet and walk dogs; - the replacement proposals do not provide an equivalent space of value; - add to existing congestion; - impact on wildlife; - the only benefit will be to First Choice Homes.
33	<p>PA/342030/18</p> <p>Land at Pearly Bank, Sholver, Oldham Erection of 27 no. dwellinghouses with associated external works.</p> <p>ADDITIONAL REPRESENTATIONS:</p> <p>Following the neighbour notification on the amended plans reducing the number of properties, 25 further letters have been received objecting on the following grounds:</p>

	<ul style="list-style-type: none"> - the loss of a large amount of open leisure space which has been shown to have health benefits; - loss of an area which is large enough for play and where children can be supervised; - impact on wildlife; - the development will only attract persons who will have a total lack of regard for the local community and will not wish to create cohesion with existing families who have invested in the area; - it will result in an increase in crime;' - it will cause traffic congestion with nowhere to park and be unsafe for children to play; - the scheme is architecturally horrendous; - the Council does not have the same respect for this area as the higher council tax payers of Saddleworth; - there is alternative land to build on in Derker; - there has been inadequate consultation; - the Fullwood reserve is not accessible to disabled persons; - object to vantage point on new open space which will overlook private property and fields, leading to animals having unwanted attention .
73	<p>PA/343269/19</p> <p>LAND AT, Knowls Lane, Oldham</p> <p>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. - Re-submission of Planning Application PA/340887/17.</p> <p>Councillor Hewitt, has submitted an objection to the proposed scheme, the objection is summarised below:</p> <ol style="list-style-type: none"> 1. The OPOL land should be protected in line with 2011 Local Plan and the Inspector's report in relation to maintaining the openness of the OPOL site. 2. The link road will encourage speeding, result in highway safety issues at junctions and affect traffic flow. 3. Impact on social infrastructure. 4. Unacceptable density / overdevelopment of the site. 5. The proposed culvert is unacceptable. 6. Detrimental impact on wildlife / biodiversity. 7. Increase in light, air and noise pollution. <p>Given the points raised by Cllr Hewitt, it is important to comment on some of the points raised. These are listed in order of the issues above.</p> <ol style="list-style-type: none"> 1. Whilst the points regarding the existing planning policies protecting OPOL are noted, as the report states, the policy landscape has fundamentally changed. In the absence of a 5-year housing land supply, policies that deal with housing

land supply, or have a role in restricting housing land supply - such as OPOL policy 22 are out-of-date and the weight that can be given to them is substantially reduced.

The reference to the previous Inspectors report is noted. However, the existing Local Plan was produced before the NPPF was published. Therefore, the presumption in favour of sustainable development did not apply then, whereas it does now since the Council cannot demonstrate a robust 5-year housing land supply.

Overall the OPOL policy does not have weight in the planning balance that significantly and demonstrably outweighs the planning benefits this scheme provides.

2. Turning to the matter of highway impact. The link road has been a long-standing aspiration for the council to deliver and has been in both the previous UDP and the current DPD. The arguments regarding the need for it are noted, however, as a DPD requirement the provision of the road can only be considered a significant benefit. The impact of the road has been modelled for Oldham by Transport for Greater Manchester and has been shown to have no significant impact on the operation of the strategic highway network. Furthermore, the application has been assessed by both Oldham MBC Highways, Transport for Greater Manchester and the applicants own Highways consultants, who have found no issues with the road, or detrimental impact on the operation of the strategic highway network or speeding or highway safety.
3. There is no documentary evidence that the proposal would have a detrimental impact on the existing social infrastructure (i.e. school places, doctors, dentists etc).
4. There is no evidence of overdevelopment in the area as outlined in the report. Furthermore, the density shown in the parameters plan shows a low-density scheme, which is in keeping with its surroundings.
5. There is no evidence to support the view that the culvert is unacceptable. The Environment Agency consider that the design of the culvert is acceptable, following discussions with the applicant.
6. There is no evidence to support a view that the scheme would harm wildlife or biodiversity. Indeed, GMEU have stated that they have no objections to the proposal, subject to conditions.
7. In relation to increased light, air and noise pollution. Environmental Health have not raised any concerns.

Further objections have been received from a further five objectors.

However, none of them raise points that have not already been mentioned in the main body of the report.

The applicant's agent has submitted information gathered as a result of an engagement campaign with the wider local area. The submitted information shows that 660 people have signed up to know more about the proposed application, should permission be granted. The information states that 50 people have indicated that they are willing to provide supportive representations and to date a further 17 letters of support have been submitted raising the following points:

- *“Oldham and in particular Lees has a desperate shortage of affordable housing. The building of these houses will go a long way to easing the housing crisis in the town.”*
- *“The area would benefit from a quality housing development, which Russell Holmes has proposed...The new link road that has been proposed would ease the congestion on the extremely busy Oldham Road and would benefit most motorists, especially those commuting.”*
- *“There are so many first-time buyers crying out for affordable homes in decent areas. It's hard to save for the deposit then after all the hard work only be able to afford run down houses in run down areas.”*
- *“I am a support worker in the community in and around the Lees are of Oldham. On speaking to many of my members and their families they all seem to be in support of the new houses up Knowles Lane. My opinion is the same it can only enhance the area and bring more money to local businesses.”*
- *“Looking forward too much needed new properties coming to the area.”*
- *“It would be great for a new project to come with more new affordable homes for mainly younger people like myself to buy. I'm in my first home but it's not my forever home and it is too small if I want to extend my family, as-well as they are building a school at the end of my road. Which we were not notified about! I love lees village and would love to stay around this area.”*
- *“There are so many first-time buyers crying out for affordable homes in decent areas. It's hard to save for the deposit then after all the hard work only be able to afford run down houses in run down areas.”*
- *“This planning application will deliver much needed new housing in the area where very little new housing has been constructed. There is too little choice in the area with developments at Acorn Mill, Mellor Street, Lees and at Springhead Garage, Oldham Road, Springhead only providing apartments which are of limited interest to local families. As a long-standing resident who was born and raised locally, I support the construction of new housing which will enable families the opportunity to move into a new*

house. The scheme will provide affordable housing for local people which is greatly needed. As regards to the local improvements works, I have no doubt this will improve the situation at the Red Lion junction which causes endless delays at rush hour travel times. Anything which takes away the traffic from the village will undoubtedly be an improvement.”

- *“I support the above planning application. We need more houses locally in Saddleworth and Lees. I have recently moved from a private house in Under Lane, Grotton into rented accommodation because there are too few family houses available locally that are suitable and available, and we have outgrown our current house. There is no choice locally and new housing is needed. I have a young family and would welcome the opportunity to buy a new house in this area. I believe that this development would give my wife and myself the best chance to live where we both grew up and know very well as housing in this area is not affordable to buy and nearly impossible to rent at a fair price”*