

PLANNING COMMITTEE
17/07/2019 at 6.00 pm



Present: Councillor Brownridge (Chair)
Councillors Davis, Harkness, Hewitt, Hudson, Price (Substitute),
Garry (Substitute), Al-Hamdani (Substitute), Ibrahim, Iqbal, Malik
and Surjan (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
Kaidy McCann	Constitutional Services

1 ELECTION OF CHAIR AND VICE CHAIR

In absence of the Chair and Vice-Chair, Members were asked to nominate from the Members in attendance to be elected as Chair and Vice-Chair for the duration of the meeting.

RESOLVED that:

1. Councillor Brownridge be elected as Chair for the duration of the meeting.
2. Councillor Malik be elected as Vice-Chair for the duration of the meeting.

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Akhtar, Dean, H. Gloster, Hulme, Jacques and Phythian.

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

A public question was received by Mr Tony Martin:

" There was apparent bias of the Labour members towards the approval of the Hodge Clough application by FCHO on Monday 1 July. By ignoring and not questioning the many valid points made to them, it was evident that their minds were made up prior to entering the meeting, thus showing a lack of respect for what should have been a quasi-judicial procedure, instead, they made it a party political decision. This coupled with the voting fiasco where members were coerced and encouraged to make motions or vote, raises my question, which is - should the

decision be declared void on the grounds of unfairness and procedural impropriety?"

The following response was provided by the Chair:

"We are aware that there are many lessons that the Council can learn from the Committee meeting in question – these are being reviewed and implemented with support from legal and constitutional services.

We understand and acknowledge the concerns from the community about this planning committee. Following legal advice, we can confirm that planning legislation was adhered to, procedures were followed, and constitutionally the committee was compliant.

In light of this, we cannot support the request to overturn the planning committee decision."



6 **MINUTES OF PREVIOUS MEETING**

Members queried the accuracy of the Minutes of the Planning Committee held on Monday 1st July 2019. Members stated that the results of the votes were not recorded correctly and item 6 did not include any abstentions.

The Chair gave those that were present at the 1st July Planning Committee the opportunity to move and second the approval or refusal of the Minutes.

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Harkness that the Minutes be refused as a correct record.

On being put to the vote, 2 votes were cast **IN FAVOUR OF REFUSAL** and 4 **VOTES** was cast **AGAINST** with 0 **ABSTENTIONS**.

It was **MOVED** by Councillor Malik and **SECONDED** by Councillor Davis that the Minutes be approved as a correct record.

On being put to the vote, 4 votes were cast **IN FAVOUR OF APPROVAL** and 2 **VOTES** was cast **AGAINST** with 0 **ABSTENTIONS**.

RESOLVED that the Minutes of the Planning Committee held on Monday 1st July 2019 be approved as a correct record.

7 **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 no. dwellings

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

It was MOVED by Councillor Iqbal and SECONDED by Councillor Price that the application be DEFERRED.

On being put to the vote 6 VOTES were cast IN FAVOUR OF DEFERRAL and 4 VOTES were cast AGAINST with 2 ABSTENTIONS.

DECISION: That the application be DEFERRED for further information on the following grounds:

1. Why the current application has deviated from the previously approved plan and resulted in an increase in proposed housing numbers?
2. Why the proposal has resulted in a loss of open space in comparison with the previously approved scheme.
3. To ensure a full Transport Statement is available that covers both phases of the proposal.

NOTES:

1. That an Objector 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 10.

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PLANNING APPLICATION PA/343258/19 DONKEYSTONE BREWING CO LTD, UNIT 17, BOARSHURST BUSINESS PARK, BOARSHURST LANE, GREENFIELD, OL3 7ER

Councillor Surjan left the meeting during the consideration of the item and took no part in the discussion or vote thereon.

APPLICATION NUMBER: PA/343258/19

APPLICANT: Donkeystone Brewing Co Ltd

PROPOSAL: Retrospective application for a change of use of industrial (Class B2) floorspace to use as a drinking establishment (Class A4) at Unit 18, in association with the existing brewery use at Unit 17

LOCATION: Donkeystone Brewing Co Ltd, UNIT 17, BOARSHURST BUSINESS PARK, Boarshurst Lane, Greenfield, OL3 7ER

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



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

DECISION: That the application be REFUSED, contrary to Officer recommendation, on the following grounds:

The cumulative impact of noise, disturbance and related activities that would result because of the change of use of Unit 18 would be harmful to the living conditions of existing residents and would therefore be contrary to Policy 9 of the Oldham Local Development Framework: Development Plan Document – Joint Core Strategy and Development Management Policies: adopted November 2011 that seeks to protect the amenity of residents from unacceptable development.

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 10.

9 **APPEALS**

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

10 **LATE LIST**

RESOLVED that the information related to the submitted planning applications as at 17th July 2019, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 7.34 pm