

APPLICATION REPORT - PA/343503/19

Planning Committee, 18 September, 2019

Registration Date: 12/07/2019
Ward: Saddleworth South

Application Reference: PA/343503/19
Type of Application: Full Planning Permission

Proposal: Erection of 10 no. dwellings, internal access road and landscaping throughout.

Location: 148-150 Chew Valley Road, Greenfield, OL3 7DD

Case Officer: Brian Smith

Applicant E&G Developments Ltd
Agent : Peacock and Smith

THE SITE

The application site comprises a 0.3 ha irregular area of previously developed land formerly occupied by manufacturing workshops. Vehicular access is currently between nos.152 & 154 Chew Valley Road which is also a public right of way (238).

The site is located in a primarily residential area and bounded to the north by a convenience store and car park. On the opposite side of Chew Valley Road is a public garden area and to the west is an area of undeveloped land featuring a number of mature trees subject of a Tree Preservation Order.

THE PROPOSAL

This application proposes 10 two and three storey stone dwellings under slate roofs. The access to the site was approved under PA/339374/16.

The northern perimeter of the site around the convenience store will be landscaped and three established trees will be retained to the front of the site.

PLANNING HISTORY

DM/342358/18 - Prior approval granted in respect of demolition of former industrial buildings 17th October 2018.

PA/339374/16 - Outline planning permission for residential development, access to be considered. All other matters reserved - Approved 27th October 2017

RELEVANT PLANNING POLICY

Development Plan Document - Joint Core Strategy and Development Management Policies

Policy 1 - Climate Change and Sustainable Development;
Policy 3 - An Address of Choice;
Policy 5 - Promoting Accessibility and Sustainable Transport Choices
Policy 9 - Local Environment;
Policy 11 - Housing;
Policy 14 - Supporting Oldham's Economy

Policy 20 - Design; and,
Policy 23 - Open Spaces and Sports.

The guidance within the National Planning Policy Framework (NPPF) is also a material planning consideration.

CONSULTATIONS

Highway Engineer Pollution Control	Comments awaited No objection subject to conditions regarding landfill gas, contaminated land and adequate waste storage facilities and an informative note in respect of the control of construction noise.
Coal Authority	No observations
Environment Agency	No comments
Greater Manchester Ecology Unit	No comments

REPRESENTATIONS

The application has been publicised by means of a site notice, press notice, and neighbour notification letters. No representations have been received.

Saddleworth Parish Council - No objections.

PLANNING CONSIDERATIONS

The main material considerations include:

1. Principle;
2. Relationship with the street scene;
3. Amenity;
4. Parking and highway safety;
5. Open Space.

Principle

The site benefits from an extant residential consent.

As such, the Council is again supportive of the principle of residential development on this site.

Relationship with the street scene

The proposed development is acceptable in terms of design, scale, massing and density and equally sensitive and compatible with the local character. The layout has been designed to reflect the largely smaller scale cottage type properties along the length of Chew Valley Road with the larger dwellings concentrated to the rear of the site.

Amenity

The layout is acceptable in terms of its scale, pattern and density, maintaining an appropriate relationship with the occupiers of surrounding properties to ensure that it has no adverse impact on the amenity and living conditions of existing residents and providing an acceptable layout for the proposed residents.

Insofar as the nationally described space standards are concerned, the development is compliant with the standards with the exception of plots 1 and 2, which marginally fail the minimum gross internal floor area. However, given the limited amount of the deficiency, this is not considered sufficient reason to warrant a refusal.

Parking and highway safety

Additional information has been requested, and an update will be reported via the late list.

Open Space

A landscaped open area is provided that is proportionate to the size and scale of the proposed development. Accordingly, a financial contribution to the provision and enhancement of off-site open space is not required.

Conclusion

The proposed development is considered acceptable subject to the receipt of satisfactory additional highway plans.

RECOMMENDATION

Approve, subject to the following conditions:

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.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications received 14th June 2019, referenced 2404-HTA-01; 2404-HTB1-01; 2404-HTB1-02; 2404-HTB2-01; 2404-HTB2-02; 2404-HTB3-01; 2404-HTC-01; 2404-HTC-02; 2404-PL-700-01; 2404-PL-700-02; 2404-DGA-01; 2404-SGA-01 and the revised location plan received 12th July 2019, referenced 2404-PL-700-03.

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

3. Prior to the construction of the external surfaces of the development hereby approved, samples of the materials to be used shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter, the materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved samples.

Reason - To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the visual amenity of the area within which the site is located.

4. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's written report and recommendation have been submitted to and approved by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety, because the site is located within 250 metres of a former landfill site.

5. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the

consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety and the environment.

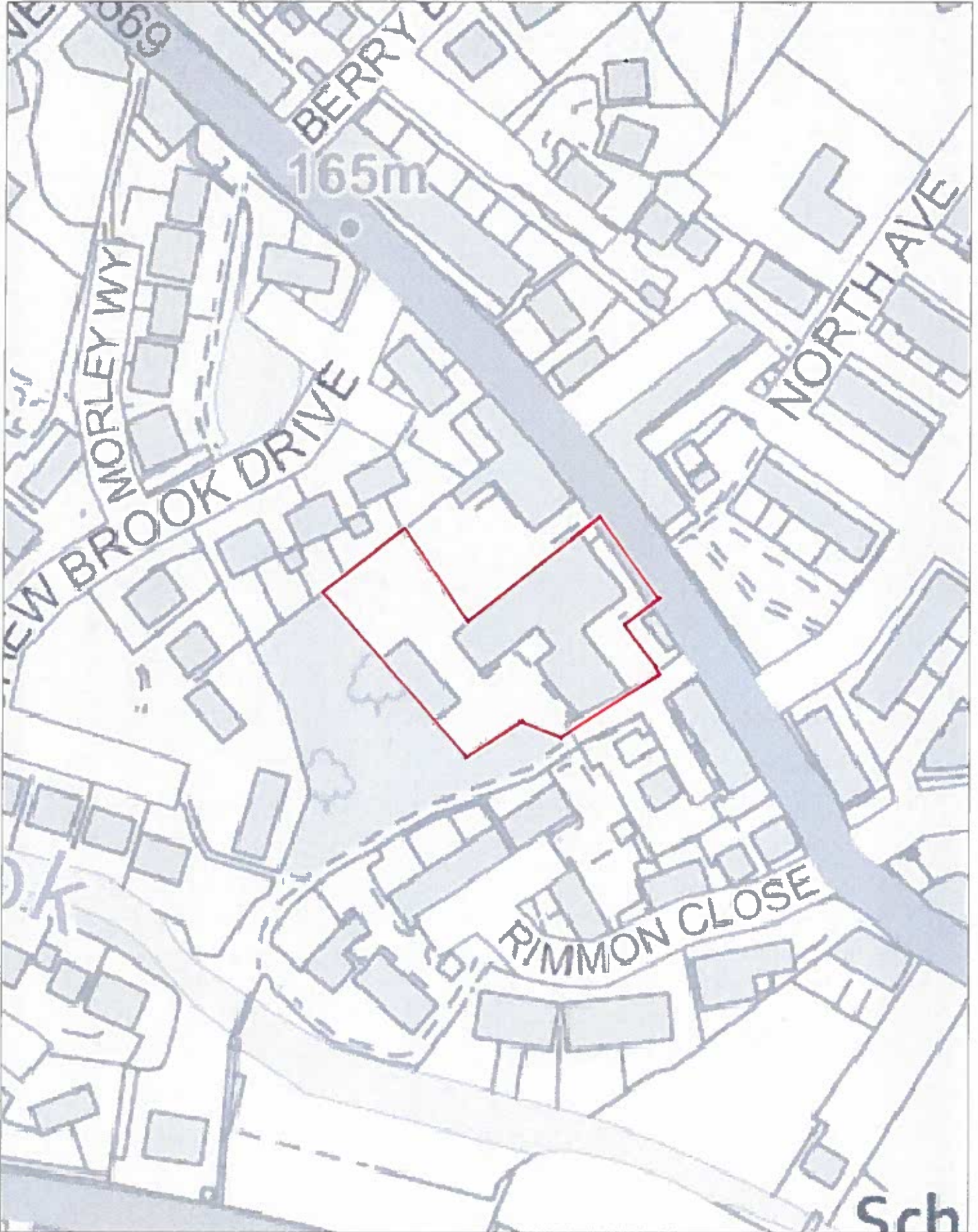
6. All hard and soft landscape works for the site shall be carried out in accordance with the approved plan and accompanying details referenced 2404-PL-700-01. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority. Thereafter, any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development, shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area.

7. No development shall take place unless and until all trees, shrubs and hedges within the site and/or trees whose root structure may extend within the site, which are to be retained as shown on the approved plan, referenced 2404-PL-700-01, have been fenced off in accordance with a detailed scheme to be approved in writing with the Local Planning Authority. Thereafter no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence and tree during the construction period.

Reason - In order to avoid damage to trees/shrubs within the site, which are of important amenity value to the area.

343503



PLANNING COMMITTEE - BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING AND INFRASTRUCTURE

PLANNING AND ADVERTISEMENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

1. **The appropriate planning application file:** This is a file with the same reference number as that shown on the Agenda for the application. It may contain the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - A list of consultees and replies to and from statutory and other consultees and bodies
 - Letters and documents from interested parties
 - A list of OMBC Departments consulted and their replies.
2. **Any planning or advertisement applications:** this will include the following documents:
 - The application forms
 - Plans of the proposed development
 - Certificates relating to site ownership
 - The Executive Director, Environmental Services' report to the Planning Committee
 - The decision notice
3. Background papers additional to those specified in 1 or 2 above or set out below.

ADDITIONAL BACKGROUND PAPERS

1. The Adopted Oldham Unitary Development Plan.
2. Development Control Policy Guidelines approved by the Environmental Services (Plans) Sub-Committee.
3. Saddleworth Parish Council Planning Committee Minutes.
4. Shaw and Crompton Parish Council Planning Committee Minutes.

These documents may be inspected at the Access Oldham, Planning Reception, Level 4 (Ground Floor), Civic Centre, West Street, Oldham by making an appointment with the allocated officer during normal office hours, i.e. 8.40 am to 5.00 pm.

Any person wishing to inspect copies of background papers should contact Development Management telephone no. 0161 770 4105.

