

PLANNING COMMITTEE
28/08/2019 at 6.00 pm



Oldham
Council

Present: Councillor Brownridge (Chair) (Excluding Item 9)
Councillors Akhtar (Vice-Chair in the Chair for Item 9), Davis, H. Gloster,
Hewitt (for Items 1-6 Only), Hudson, Phythian, Garry (Substitute), Hulme,
Iqbal, Jacques and Williamson (Substitute) (Excluding Item 10)

Also in Attendance:

Sean Hannaby	Interim Head of Planning
Graham Dickman	Development Management Team Leader
Paul Dowd	Planning Officer
Wendy Moorhouse	Principal Transport Officer
Alan Evans	Group Solicitor
Sian Walter-Browne	Constitutional Services

1 **ELECTION OF CHAIR**

Councillor Brownridge was elected Chair for the duration of the meeting. Councillor Akhtar was elected Vice-Chair for the duration of the meeting

2 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Dean, Councillor Harkness, Councillor Ibrahim and Councillor Malik.

3 **URGENT BUSINESS**

There were no items of urgent business received.

4 **DECLARATIONS OF INTEREST**

Councillor Brownridge declared a personal interest in Item 9 - PA/343212/19 - Domalo Nurseries Ltd, Hillside Nursery, Sholver Lane, Oldham, OL1 4NT – by reason of being a member of the Board of First Choice Homes.

5 **PUBLIC QUESTION TIME**

There were no public questions received.

6 **MINUTES OF PREVIOUS MEETING**

RESOLVED that:-

1. The minutes of the meeting held on 1st July 2019 be corrected to read:

Item 6 – Hodge Clough

Recommendation to refuse permission – 3 in favour, 4 against, 3 abstentions.

Recommendation to grant permission – 5 in favour, 3 against, 2 abstentions
(Councillor Akhtar was unable to participate in the vote).

Item 10 – Knowls Lane

Recommendation to refuse permission – 3 in favour, 7 against, 1 abstention.

Recommendation to grant permission – 7 in favour, 3 against, 1 abstention.



2. The minutes of the Planning Committee held on 17th July 2019 be approved as a correct record.

7 **PA/343341/19 - LAND TO THE EAST OF HEBRON STREET AND BROWNLOW AVENUE, ROYTON, OLDHAM**

APPLICATION NUMBER: PA/343341/19

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

PROPOSAL: Erection of 77 dwellings, open space and associated works. Amended application relating to PA341416/18.

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

Councillor Hewitt left the meeting during this Item and took no part in the vote.

It was MOVED by Councillor H Gloster and SECONDED by Councillor Akhtar that the application be DEFERRED.

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

DECISION: That the application be DEFERRED for further investigation of:

1. Alternative highway access to the site.
2. Alternative or additional junction works at Hebron Street/Heyside.

NOTES:

1. An Objector, the Applicant's agent 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 13.

8 **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 St Johns Street, Porter Street and Edward Street, Oldham OL9 7QS



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

On being put to the vote 6 VOTES were cast IN FAVOUR OF DEFERRAL and 5 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be DEFERRED for further consideration of:

1. Mixed tenure across phases 3 and 4 of the development.
2. The reinstatement of the amount of open space in accordance with the original Planning Condition.

NOTES:

1. The Applicant's agent 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 13.

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PA/343212/19 - DOMALO NURSERIES LTD, HILLSIDE NURSERY, SHOLVER LANE, OLDHAM, OL1 4NT

APPLICATION NUMBER: PA/343212/19

APPLICANT: First Choice Homes, Casey Group

PROPOSAL: Application for approval of all Reserved Matters following outline approval PA/337690/15 for 23 no. dwellings and 6 no. apartments, with associated parking and access arrangements. Access, appearance, landscaping, layout and scale to be considered.

LOCATION: Domalo Nurseries Ltd, Hillside Nursery, Sholver Lane, Oldham, OL1 4NT

Councillor Brownridge declared a personal interest and took no part in the debate or vote. Councillor Akhtar, as Vice Chair, took the Chair for the duration of this Item.

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

On being put to the vote, members voted unanimously in IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED, subject to the conditions as set out in the report.

NOTES:

1. The Applicant's agent attended the meeting and addressed the Committee on this application.

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PA/343302/19 - LAND TO THE REAR OF THE DOG AND PARTRIDGE PH, MEDLOCK ROAD, FAILSWORTH, OLDHAM, M35 9NP

APPLICATION NUMBER: PA/343302/19

APPLICANT: Mr Sheridan

PROPOSAL: Erection of 17 houses with vehicular access from Medlock Road. Amended application relating to PA/341467/18

LOCATION: Land to the rear of the Dog and Partridge PH, Medlock Road, Failsworth, Oldham, M35 9NP

It was MOVED by Councillor Akhtar 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 3 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED, subject to:-

1. The Applicant entering into a legal agreement for a £160,000 commuted sum for the improvement of the play equipment on the adjacent park and the provision of off-site affordable housing.
2. The conditions as set out in the report.
3. The following additional condition:-
No development hereby approved, including the entry of construction vehicles onto the site (other than to carry out the works specifically required by this condition), shall be commenced until the boundary wall to the front of 111 Medlock Road has been re-sited in accordance with the detail shown on plan ref: 005 Rev H and J930/access/Fig 1. Thereafter the area between the fence line and the access shall be permanently kept clear of all obstructions.

Reason – To ensure satisfactory visibility in the interests of highway safety.

NOTES:

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

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PA/343332/19 - FERNEC WORKS, STEPHENSON STREET, OLDHAM, OL4 2HH

APPLICATION NUMBER: PA/343332/19

APPLICANT: Multi Build UK

PROPOSAL: Proposed residential development of 12 no. 2 bedroom apartments

LOCATION: Fernec Works, Stephenson Street, Oldham, OL4 2HH

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

On being put to the vote, members voted unanimously in **IN FAVOUR OF APPROVAL**.

DECISION: That the application be **GRANTED**, subject to:-

1. The Applicant entering into a legal agreement for a £48,596.64 contribution towards improvements to Waterhead Park.
2. The conditions as set out in the report.

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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 28th August 2019, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 9.05 pm