

# PLANNING COMMITTEE

18/09/2019

## Late Information as at 18 September, 2019

AGENDA DETAILS  
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1	<p><b>PA/342986/19</b></p> <p><b>Morrisons Superstore, Poplar Street, Failsworth, M35 0HY</b>  <b>Variation of condition no. 2 of PA/047250/04 to permanently allow extended delivery hours to between 05.30 and 23.00 hours on Monday to Saturday and between 08.00 and 18.00 hours on Sunday (temporary variation approved under application PA/341122/17).</b></p>
	<p><b>ADDITIONAL REPRESENTATION:</b></p> <p>One additional objection has been received from a resident of Poplar Street on the grounds that the additional hours are not required and there will be increased disturbance.</p>
1	<p><b>PA/343071/19</b></p> <p><b>Land at Saint Johns Street, Porter Street and Edward Street, Oldham, OL9 7QS</b>  <b>Erection of 68 no. dwellings</b></p>
	<p><b>ADDITIONAL INFORMATION:</b></p> <p><u>Revised Site Layout</u></p> <p>Following officer negotiation with the applicants, a revised site layout plan has been received for Phase 3 (Rev Y) since the agenda report was prepared.</p> <p>This relocates plots 9 and 10 on the northern side of St John's Street, so that they would now be located directly opposite plots 12 and 13.</p> <p>The effect of this change is that the general shape of the area of public open space to the north of these proposed new dwellings now closely resembles that which was approved previously.</p>

In particular, the separation distances between the proposed new houses and the existing Phase 2 dwellings on Verne Gardens opposite have been increased from a minimum of 16.8m to 23.3m. In this way the residential amenities of the properties on Vernet Gardens would be safeguarded and their existing outlook would not be compromised.

#### Revised POS Comparison Overlay

The agenda report refers to a POS comparison overlay drawing, which showed that, in fact, the overall amount of POS had increased slightly, compared with that which was approved previously. However, officers recognised that members were not just concerned with the total amount of proposed POS, but its location and function.

Accordingly, as reported above, a revised site layout plan has been submitted, which increases the amount of open space directly in front of existing dwellings on Vernet Gardens. This necessitated a revised POS comparison overlay drawing to be submitted also, which has now been received.

The re-positioning of the proposed houses a further 6.5m away from the existing houses on Vernet Gardens generates a further 135m<sup>2</sup> of POS increasing the overall area of proposed POS on Phase 3 to to 280m<sup>2</sup> greater than that shown in the original master plan.

#### **AMENDMENT TO RECOMMENDATION**

Plan references will be amended to reflect the latest drawing referenced above.

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**PA/343341/19**

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

**Erection of 77no. dwellings, open space and associated works. Amended application relating to PA/341416/18.**

#### **UPDATE TO REPORT**

As indicated in the main report, further discussions have taken place with the applicants to consider the nature of the required improvement works to the Hebron Street/ Oldham Road junction. This has resulted in the submission of a scheme indicating the introduction of a pedestrian island to the south-west of the junction which will both aid pedestrians crossing the road and protect vehicles waiting to turn into Hebron Street from this direction. This will be accompanied by appropriate carriageway markings and new signage. The works will be undertaken by the Council following receipt of the financial contribution.

As previously indicated on the Late List, the recommendation has therefore been amended accordingly

In order to provide additional clarity on the restrictions associated with construction traffic using Hebron Street, the wording has been amended as below, and incorporates Condition 10 from the earlier report.

**AMENDMENT TO RECOMMENDATION:**

1.

The recommendation will be amended as follows:

**It is recommended that Committee resolves to grant permission:**

**(1) subject to the conditions in the report and to the completion of a legal agreement in respect of a contribution of £15000 towards highway improvements in the vicinity of the junction of Oldham Road with Hebron Street,**

**(2) to authorise the Director of Economy to issue the decision notice upon satisfactory completion of the legal agreement.**

2.

Amend Condition 6 as follows:

**Prior to commencement of any phase of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction of that phase. The Construction Management Plan shall provide for:**

- (i) the means of highway access and parking for construction vehicles, plant and construction workers' vehicles and sustainable travel methods for construction workers, which shall include measures to prevent all vehicles, including HGVs, plant, deliveries, other visitors or construction workers' vehicles accessing the site via Hebron Street:**
- (ii) loading and unloading of plant and materials, and**
- (iii) wheel cleaning facilities.**

2.

Condition 9 will be deleted.

3.

Add condition in order to secure the satisfactory provision and future management/ maintenance of the public open space. :

**Prior to the commencement of the construction of any dwellings hereby approved, a scheme for the provision and future management and maintenance of the public open space indicated on the approved plan ref: SK534-PL-02, including a timetable for the completion of the open space, shall be submitted to and approved in writing by the Local Planning Authority. The open space shall be implemented fully in accordance with the approved details.**

**Reason - In order to ensure the open space is provided in a timely and effective manner and for satisfactory arrangements to secure the long-term retention of the facility.**

**ADDITIONAL REPRESENTATION**

A further representation was received prior to the last meeting on behalf of Dronsfield Mercedes, whose premises adjoin the application site on the grounds that the submitted noise impact report does not accurately reflect the potential level of noise produced, and that the measures to mitigate any impact are insufficient. This matter was addressed during the meeting.

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**PA/343503/19**

**148-150 Chew Valley Road, Greenfield, OL3 7DD**  
**Erection of 10 no. dwellings, internal access road and landscaping throughout.**

**CONSULTATIONS**

- Following receipt of comments from the Greater Manchester Police Designing Out Crime Officer, it is recommended that any subsequent grant of planning permission should be subject of a condition ensuring that the physical security specifications set out in the Crime Impact Statement are implemented.
- Traffic Section recommend that any planning permission shall include the following condition and informative:

**ADDITIONAL CONDITIONS**

8.  
 No dwelling shall be occupied until the access to the site, access road and car parking space for that dwelling has been provided in accordance with the approved plans received on 13th September 2019 (Dwg Ref:17/153/TR/003 Rev A and 2402-PL-700-01Rev 5). The details of construction, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access or parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety.

9.  
 The development shall be implemented fully in accordance with the recommendations in the submitted Crime Impact Assessment.

Reason - To secure a satisfactory form of development.

