

APPLICATION REPORT - PA/343581/19

Planning Committee, 16 October, 2019

Registration Date: 15/07/2019
Ward: Saint Mary's

Application Reference: PA/343581/19
Type of Application: Full Planning Permission

Proposal: Proposed change of use from offices (Class A2) to 2no.residential apartments (Class C3).

Location: 1-5 Church Terrace, Oldham, OL1 3AU

Case Officer: Brian Smith

Applicant Agent : Mr Mushtaq
Whittaker Design

In accordance with the Council's Scheme of Delegation, the application is required to be determined at Planning Committee in the interests of transparency as the applicant is a relative of an elected member.

THE SITE

1-5 Church Terrace, Oldham, is a vacant three storey stone built building which most recently was used for banking purposes. Following the closure of the bank, the bank branding has since been removed. The building occupies a prominent setting within the Oldham Town Centre Conservation Area and although not listed itself, forms part of a larger group of buildings which predominantly enjoy Grade II listed status. Further, the Grade II* Listed Oldham War Memorial which hosts numerous civic ceremonies is situated at close quarters.

THE PROPOSAL

Planning permission is sought to change the use of the first and second floors of the building to accommodate a four bed apartment at both first and second floor level.

No changes are proposed to the external fabric of the building but internally the building is to be re-configured, including the removal of an internal stairwell at its north west corner.

PLANNING HISTORY:

None

SITE CONSTRAINTS

AQM Air Quality Management Area

RELEVANT LOCAL PLAN 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 20 - Design;
Policy 24 - Historic Environment

CONSULTATIONS

Traffic Section	No objections, subject to conditions
Environmental Health	No objections, subject to conditions

REPRESENTATIONS

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

PLANNING CONSIDERATIONS

The main issues for consideration comprise the following:

- Principle of development;
- Impact on neighbouring listed buildings and Town Centre Conservation Area;
- Residential amenity;
- Highway matters.

Principle of development

The proposed development utilises a vacant building and will provide dwelling units within the town centre consistent with Policy 1. The site is well located in terms of access to modes of transport (including Metrolink stops at Union Street and Mumps) and access to basic services, and the types of residential units to be provided is considered appropriate in this location.

Impact on neighbouring listed buildings and Town Centre Conservation Area

In this instance, in the absence of any changes to the external fabric of the building and the continuing presence of a commercial use at the ground floor level, the proposal would have no adverse implications for the setting of the neighbouring listed buildings and both the character and appearance of the Town Centre Conservation Area.

Residential amenity

It is not considered that the scale of the proposed development would adversely affect neighbouring premises, which are largely in commercial use.

With respect to the future occupiers, given the context of the town centre location and the lack of objection from Environmental Health, the application is considered to be acceptable in this regard subject to implementation of the recommended soundproofing scheme to minimise noise from the ground floor commercial premises.

Highway matters

The application site is a highly sustainable location and is acceptable subject to a condition ensuring cycle parking is provided.

Conclusion

To conclude, it is considered that the site is suitable for the means of residential development proposed.

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 17th July 2019, referenced 3760.2 & 3760.4.

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

- 3. The apartments hereby approved shall not be first occupied until a scheme to soundproof the walls and floor between the proposed flats and the commercial premises on the ground floor has been submitted to and approved in writing with the Local Planning Authority, and all such duly approved works have been fully implemented.

Reason - To protect the future occupiers of the flats.

- 4. The apartments hereby approved shall not be occupied until facilities for the storage and removal of refuse and waste materials have been provided in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved facilities shall remain available for use.

Reason - To ensure that the site is not used in a manner likely to cause nuisance to occupiers of premises in the surrounding area.

- 5. The apartments hereby approved shall not be occupied until secure facilities for the parking of cycles have been provided in accordance with a scheme which has previously been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved facilities shall remain available for use.

Reason - To ensure adequate cycle storage facilities are available to users of the development

..... **Case Officer**

..... **Date**

..... **Planning Officer**

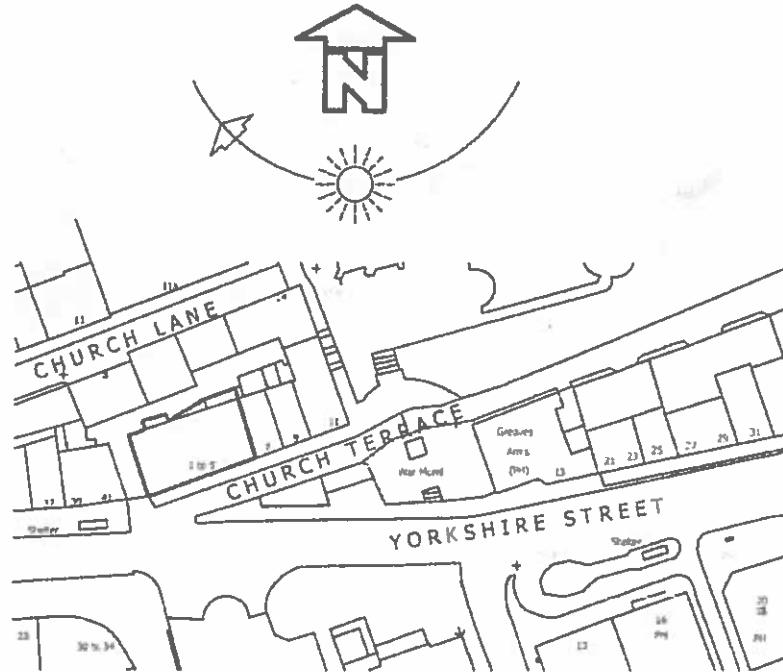
..... **Date**

IS

SCALE

as shown @ A3

WD



343581

20 JUN 2019

LOCATION PLAN - 1:1250



PROJECT RBS Bank Church Terr, Oldham	DATE	June 19	NUMBER 3760.4
	DRAWN	AD	
	REVISION		

