

PLANNING COMMITTEE
18/12/2019 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Akhtar, Brownridge (Vice-Chair), Davis, H. Gloster,
Harkness, Hewitt, Hudson, Phythian, Hulme, Ibrahim, Iqbal,
Jacques and Malik

Also in Attendance:

Alan Evans	Group Solicitor
Graham Dickman	Development Management Team Leader
Lori Hughes	Constitutional Services
Matthew Taylor	Development Control

1 **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

Councillor Hulme declared a prejudicial interest at Item 8.
Councillor Hulme did not participate in the discussion or vote
thereon.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee
meeting held on 16th October 2019 be approved as a correct
record.

6 **PA/343757/19 - ALL NATIONS CHURCH, EGERTON
STREET, OLDHAM, OL1 3SE**

APPLICATION NUMBER: PA/343757/19

APPLICANT: Stoller Charitable Trust

PROPOSAL: Erection of indoor rock-climbing centre with car
parking, landscaping and associated works.

LOCATION: All Nations Church, Egerton Street, Oldham, OL1
3SE

It was **MOVED** by Councillor Akhtar and **SECONDED** by
Councillor Hewitt that the application be **APPROVED**.

On being put to the vote, it was **UNANIMOUSLY** cast **IN
FAVOUR OF APPROVAL**.

DECISION: That the application be **GRANTED** subject the
conditions as set out in the report and to a Section 106

obligation being secured to provide a contribution to deliver 36 replacement trees off-site.

NOTE:

That the Applicant attended the meeting and addressed the Committee on this application.

7

HH/343821/19 - 1 & 2 WADE TOP, UPPERMILL, OL3 6BA

APPLICATION NUMBER: HH/343821/19

APPLICANT: Mrs. Hoskyn

PROPOSAL: Conversion of two cottages into a single dwelling house, rebuilding of front elevation and installation of rooflights.

LOCATION: 1 & 2 Wade Top, Uppermill, OL3 6BA

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

On being put the vote, it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL.

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

8

PA/343985/19 - CHRIST CHURCH C OF E PRIMARY SCHOOL, CRAWLEY WAY, CHADDERTON, OL9 9ED

APPLICATION NUMBER: PA/343985/19

APPLICANT: Mrs. Davies

PROPOSAL: Retrospective planning application for the erection of a pergola

LOCATION: Christ Church C Of E Primary School, Crawley Way, Chadderton, OL9 9ED

It was MOVED by Councillor Hudson and SECONDED by Councillor Iqbal that the application be APPROVED and an additional condition for a planting scheme between the pergola and adjacent residential properties to be agreed with Planning Officers.

On being put to the vote seven VOTES were cast IN FAVOUR OF APPROVAL and six VOTES were cast AGAINST with one ABSTENTION.

DECISION: That the application be GRANTED subject to the conditions as set out in the report and the following additional condition

2. Within 28 days of the date of this permission a satisfactory scheme of landscape planting between the pergola and the rear of adjacent residential properties on Lindale

Avenue shall be submitted for the written approval of the Local Planning Authority. The duly approved scheme shall be implemented during the first planting season following the granting of approval, and shall be retained thereafter at all times the pergola is in place. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason – To protect the amenity of the occupiers of neighbouring residential properties.

NOTE:

That an Objector and a Ward Councillor attended the meeting and addressed the Committee on this application.

9

PA/343995/19 - DONKEYSTONE BREWING CO. LTD, UNIT 17/18 BOARSHURST BUSINESS PARK, BOARSHURST LANE, OLDHAM, OL3 7ER

APPLICATION NUMBER: PA/343995/19

APPLICANT: Donkeystone Brewing Co. Ltd.

PROPOSAL: Planning application for use of part of the ground floor of Unit 17 and part of the ground floor of Unit 18 as a drinking establishment (Class A4) in association with the existing brewery use of Unit 17 and 18 (Revised application to PA/343258/19)

LOCATION: Donkeystone Brewing Co. Ltd, Unit 17/18 Boarshurst Business Park, Boarshurst Lane, Oldham OL3 7ER

It was **MOVED** by Councillor Brownridge and **SECONDED** by Councillor Iqbal that the application be **APPROVED** subject to additional conditions that the approval be limited to 12 months and that clear entrance markings be put in place.

On being put to the vote seven **VOTES** were cast **IN FAVOUR OF APPROVAL** and six **VOTES** were cast **AGAINST** with one **ABSTENTION**.

DECISION: That the application be **GRANTED** subject to the conditions as set out in the report and the following amended and additional conditions:

Condition 1 deleted and replaced as follows:

The permission hereby granted shall be for a limited period only and shall cease 12 months of the date of this decision notice, unless a further permission is granted by the Local Planning authority prior to that date.

Reason – In order to allow for the impacts of the development on the amenity of the area to be assessed.

Condition 7 added as follows:

Prior to commencement of the use hereby permitted, ground markings indicating that the entrance area shall be kept clear shall be installed adjacent to the public entrance to the drinking establishment, and which shall be retained at all times that the use is in operation.

Reason – In order to ensure safe access and egress for visitors to the premises.

NOTE:

That an Objector and the Applicant attended the meeting and addressed the Committee on this application.

10

HH/344152/19 - 19 HAREWOOD DRIVE, ROYTON, OL2 5TZ

APPLICATION NUMBER: PA/344152/19

APPLICANT: Mr. Lonsdale

PROPOSAL: Proposed rear dormer

LOCATION: 19 Harewood Drive, Royton, OL2 5TZ

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

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL**.

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

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APPEALS

RESOLVED – that the report of the Head of Planning and Infrastructure providing an update on matters relating to Planning Appeals be noted.

The meeting started at 6.00 pm and ended at 7.59 pm