

# PLANNING COMMITTEE

28/01/2020

## Late Information as at 28 January, 2020

AGENDA DETAILS  
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23	<p><b>PA/343874/19</b></p> <p><b>North Chadderton High School, Chadderton Hall Road, Chadderton, OL9 0BN</b></p> <p><b>1. Single storey changing facility and classroom block. 2. Three storey science block. 3. Third floor addition to roof of main school building to form library. 4. Extension to car park at rear of school.</b></p>
	<p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p>Additional conditions:</p> <p><b>Condition 11</b></p> <p>No development shall take place until an energy statement demonstrating that the development is compliant with the energy efficiency targets set out in Table 8 of Policy 18 of the Oldham Local Plan has been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with these approved details.</p> <p>Reason - To minimise the carbon footprint of the development and ensure energy efficiency in accordance with Policy 18 of the Oldham Local Plan.</p> <p><b>Condition 12</b></p> <p>The development hereby permitted shall be carried out only in accordance with the drainage strategy (produced by Kier and dated 2019) and the amended micro-drainage calculations dated 16/01/2020.</p> <p>Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution having</p>

regard to Policy 19 of the Oldham Local Plan.

**Condition 13**

13. The lighting to the proposed development shall be completed fully in accordance with drawing titled 'Proposed External Lighting- Area 3' (Drawing Number:23407-KBS-00-00-DR-E-5002).

Reason - To protect the amenity of neighbouring residents in accordance with Policy 9 of the Oldham Local Plan.

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**PA/343374/19**

**Hadfield Works, Hadfield Street, Oldham, OL8 3BU**

**Outline application for the re-development of the Hadfield Works site (to include the demolition of all existing buildings) and erection of up to 19 dwellings. Access to be considered; all other matters reserved.**

**AMENDMENT TO REPORT:**

**Energy Policy**

Oldham Local Plan Policy 18 requires that developments of 10 or more dwellings achieve energy efficiency targets. Therefore, it will be necessary to attach a further condition.

**AMENDMENT TO RECOMMENDATION:**

Additional Condition 12

Any application for the approval of Reserved Matters in respect of Scale or Appearance shall be accompanied by a statement setting out measures to be incorporated to demonstrate how emissions comply with the targets set out in Oldham Local Plan Policy 18.

Reason - To ensure that energy emissions are reduced having regard to Policy 18 of the Oldham Local Plan.

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**PA/343870/19**

**Mayfield Primary School, Mayfield Road, Oldham, OL1 4LG**

**Proposed extensions and alterations to school, new all-weather playing surface to the south-east, new/extended car parking facility.**

**ADDITIONAL REPRESENTATIONS:**

A further representation has been received from a neighbouring resident on Kingston Avenue expressing concerns that unless suitable mesh fencing is installed between the all-weather facility and the boundaries to Kingston Avenue and Waverley Street stray balls

could damage property or cause a hazard to vehicles.

In response, an additional condition has been recommended.

**ADDITIONAL INFORMATION:**

Additional details of the specifications for the proposed materials to be used on the extensions have now been submitted and are deemed acceptable. Condition 4 of the recommendation has been amended accordingly.

**AMENDMENT TO RECOMMENDATION:**

Amend resolution

It is recommended that Committee resolves:

1. To approve the application subject to the following conditions, and to either receipt on behalf of the Local Planning Authority, or the applicant entering into a Section 106 agreement, in respect of a financial contribution towards replacement tree planting at Stoneleigh Park.
2. To authorise the Director of Economy to issue the decision notice upon satisfactory receipt of the payment or completion of the agreement.

Condition 4

The development shall be implemented in accordance with the materials specification received on 24 January 2020 and referenced:  
4843-HMA-ZZ- DR-A-20204 \_C2  
4843-HMA-ZZ- DR-A-20205 \_C2  
4843-HMA-ZZ- DR-A-20206 \_C2  
4843-HMA-ZZ- DR-A-20207 \_C2  
4843-HMA-ZZ- DR-A-20208 \_C2

Reason - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

Additional Condition 16

Notwithstanding the details indicated on the approved plans, use of the all-weather facility shall not commence until a ball-stop fence to a minimum height of 1.8 metres has been erected alongside the Kingston Avenue and Waverley Street facing sides of the facility.

Reason - In order to reduce the potential for stray balls exiting the site in the interests of the amenity of neighbouring residents and highway safety, having regard to Policy 9 of the Oldham Local Plan.

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**PA/344056/19**

**Oldham College, Rochdale Road, Oldham, OL9 6AA**

**1) Demolition of two teaching blocks (Bronte & Bevan) and two**

**mobile classrooms. 2) Erection of a new two storey teaching block on existing college car park/landscaping. 3) Creation of new car parking spaces on the college campus to mitigate loss.**

**ADDITIONAL INFORMATION:**

Further details in respect of the proposed conditions have been submitted since the completion of the report, and as a consequence revisions the recommended condition wording is set out below:

**AMENDMENT TO RECOMMENDATION:**

Amendment to Condition 2:

The development hereby approved shall be fully implemented in accordance with the approved plans, ref AHR\_Z0\_Z0\_DR\_A\_00002 – P03a (Red Line Boundary), AHR\_Z0\_Z0\_DR\_A\_00004 – P05b (Site Plan), AHR\_Z0\_Z0\_DR\_A\_00005 – P02b (Demolition Plan), AHR\_Z0\_Z0\_DR\_A\_00006 – P01a (dated 19.12.19), AHR\_Z1\_00\_DR\_A\_00020 – P13 (Building D Ground Floor Plan), AHR\_Z1\_01\_DR\_A\_00021 – P15 (Building D First Floor Plan), AHR\_Z1\_RF\_DR\_A\_00022 – P10 (Building D Roof Plan), AHR\_ZZ\_ZZ\_DR\_A\_00023 – P07 (Building D Elevations), 00024 Rev P4 (Building D sections) AO 19H090/001 Topographical survey, Building D Flood Risk Assessment and Drainage Strategy, Ecological Assessment dated September 2019 Oldham College Building D, D&A (rev B 191219).

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

Amendment to Condition 4:

No trees shall be removed other than the trees indicated for removal on Drawing ref 00006 REV P01A. Full details of both hard and soft landscape works with an associated implementation plan, shall be submitted to and approved in writing by the Local Planning Authority within 3 months of commencement of development. The hard landscape details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and street furniture, where relevant. The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme. The content of the plan should include elements to mitigate for loss of trees shrubs and bird nesting habitat.

All planting shall be implemented in accordance with the approved details either prior to or in the first available planting season following the completion of the development, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an

	<p>equivalent species and size.</p> <p>Reason – To ensure that the development site is landscaped to an acceptable standard and in the interests of biodiversity having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.</p> <p><u>Amendment to Condition 16:</u></p> <p>On areas identified in the submitted Invasive Species Management Plan (dated October 2019), where invasive species are present, no earthworks shall take place until mitigation measures identified in the Management Plan, including eradication and/or control and/or avoidance measures for Himalayan Balsam and Cotoneaster shall be adhered to and implemented in full in accordance with the Management Plan.</p> <p>Reason - In the interests of the protection of the natural environment having regard to Policy 9 of the Oldham Local Plan.</p>
33	<p><b>PA/343991/19</b></p> <p><b>Land at the former Lancaster Club, A663 Broadway, Failsworth, Oldham</b></p> <p><b>Erection of 12 no. dwellings and associated works including the laying out of roads, footways and landscaping.</b></p> <p><b>AMENDMENT TO REPORT:</b></p> <p><b>Energy Policy</b></p> <p>Oldham Local Plan Policy 18 requires that developments of 10 or more dwellings achieve energy efficiency targets. Therefore, it will be necessary to attach a further condition.</p> <p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p><u>Additional Condition 12</u></p> <p>The development hereby approved shall be carried out in accordance with the measures specified in the submitted Energy Statement.</p> <p>Reason - To ensure that energy emissions are reduced having regard to Policy 18 of the Oldham Local Plan.</p>