

PLANNING COMMITTEE
17/03/2021 at 6.00 pm



Oldham
Council

Present: Councillor Dean (Chair)
Councillors Akhtar, Davis (Vice-Chair), H. Gloster, Phythian, Garry, Al-Hamdani (Substitute), Ibrahim, Iqbal, Jacques, Malik, Surjan and Sheldon (Substitute)

Also in Attendance:

Simon Rowberry	Interim Head of Planning
Alan Evans	Group Solicitor
Graham Dickman	Development Management Team Leader
Kaidy McCann	Constitutional Services
Sian Walter-Browne	Constitutional Services

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Harkness and Hudson and Councillors Al-Hamdani and Sheldon attended as substitutes.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4 **PUBLIC QUESTION TIME**

The following public question was received from Ms Frankland in relation to Denbigh Drive, Shaw.

“Can you confirm that a Habitats Regulation Assessment for this site has been completed?”

What the Committee’s imperative reasons are for overriding the public interest in the protection of this and other green sites in the Shaw area and what are the proposed conservation objectives detailed in the assessment that covers this site?”

The Interim Head of Planning responded that, as no application had been submitted, no Assessment was presently available.

As part of any formal submission, the applicant would be required to submit information to accompany the proposal to demonstrate that any impacts on ecological interests had been fully addressed. This would include compliance with statutory requirements within the Habitats Regulations and any potential impacts on protected species. In addition, although outside the anticipated application site boundary, due regard would need to be given to any effects on the Site of Biological Importance which was located within the ponds/marsh area to the south of the site.

Any planning application would need to be determined in accordance with the prevailing planning policies and guidance. This included the National Planning Policy Framework (NPPF), along with any local plan policies, the weight given to which would be in accordance with the level of consistency with the policies within the NPPF.



As the Council could not presently demonstrate a 5 year supply of deliverable housing sites, the presumption in favour of sustainable development set out in paragraph 11 of the NPPF would apply. If an application were to be refused, it would be necessary to show that any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF as a whole.

5 MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 20th January 2021 be approved as a correct record.

6 PA/344654/20 - DR KERSHAW'S HOSPICE, TURF LANE, ROYTON, OLDHAM OL2 6EU

APPLICATION NUMBER: PA/344654/20

APPLICANT: Dr Paul Cook

PROPOSAL: Change of use of wooded area to land for the sole use of an extended garden area for Dr. Kershaw's Hospice, and construction of fencing within the site.

LOCATION: Dr Kershaw's Hospice, Turf Lane, Royton, Oldham, OL2 6EU,

It was **MOVED** by Councillor Davis and **SECONDED** by Councillor Garry that the application be **APPROVED**.

On being put to the vote the Committee was unanimously **IN FAVOUR** of the application.

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

7 FUL/345308/20 - PLOT 01, WOODFIELD CENTRE, NETHERFIELD CLOSE, OLDHAM OL8 4ET

APPLICATION NUMBER: FUL/345308/20

APPLICANT: Mr Z Chauhan

PROPOSAL: Proposed erection of detached two story dwelling with associated landscape and external works

LOCATION: Plot 01, Woodfield Centre, Netherfield Close,
Oldham OL8 4ET



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It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Malik that the application be **APPROVED**.

On being put to the vote the Committee was unanimously **IN FAVOUR** of the application.

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

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APPEALS

RESOLVED that the content of the Planning Appeals update report be noted.

The meeting started at 6.00 pm and ended at 6.32 pm