

# PLANNING COMMITTEE

03/06/2020

## Late Information as at 3 June, 2020

AGENDA DETAILS  
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1	<p><b>PA/342896/19</b></p> <p><b>Former Bowling Green, Victoria Street/ Farrow Street, Shaw, Oldham, OL2 7AD</b></p> <p><b>Construction of 10no. three-bedroom houses with associated works and additional residents' parking and construction of 5 no. garages, following demolition of 6 no. existing garages</b></p>
	<p><b>ADDITIONAL REPRESENTATIONS:</b></p> <p>Further comment has been received from a previous objector stating that:</p> <ul style="list-style-type: none"> <li>• The application submission states that Victoria Street is subject to a 20mph restriction</li> <li>• Exiting a wheelchair accessible vehicle is dangerous due to speeding cars that use Victoria Street as a short cut from Church Road or Rochdale Road</li> <li>• Bats fly around our gardens that come from the direction of the bowling green</li> </ul> <p><u>Response</u></p> <p>The Highway Officer has full knowledge of the present highway issues in the locality, including the 30mph speed limit on Victoria Street.</p> <p>The site does not contain any buildings or mature trees that would be likely to be suitable as a bat roost. An informative will advise the applicant of the legal protections for bats.</p> <p><b>ADDITIONAL INFORMATION:</b></p> <p>The Head of Streetscene and Parks has recommended that the Section 106 contribution should be directed to public open space at</p>

Crompton Cemetery, which is around 500m north-west of the site.

The Coal Authority has provided a consultation response offering no objection to the proposal, subject to a condition relating to further site investigations.

**AMENDMENT TO REPORT:**

None

**AMENDMENT TO RECOMMENDATION:**

The following additional condition is recommended:

Prior to the commencement of the built development hereby approved, the following details should be submitted to and approved in writing by the Local Planning Authority:

- a) A scheme of intrusive site investigations for coal mining legacy features;
- b) A report of findings arising from the intrusive site investigations;
- c) A scheme of treatment for the coal mining legacy features that poses a risk to surface stability and any necessary mitigatory measures to be incorporated in the development;

The development shall thereafter be undertaken in accordance with the approved details.

Reason - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and to mitigate against risks associated with coal mining having regard to Policy 9 of the Oldham Local Plan.

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**PA/344067/19**

**St Cuthberts Church, Tanners Fold, Oldham, OL8 2NN**

**Outline application for the re-development of the St Cuthbert Church site (to include the demolition of all existing buildings) and erection of up to 24 dwellings. Access to be considered all other matters reserved.**

**ADDITIONAL REPRESENTATIONS:**

One additional objection has been received which reiterates issues in relation to privacy, drainage, and traffic.

Councillor Ur-Rehman has raised concerns in respect of the provision of adequate notification to residents. Individual notification letters were sent on receipt of the application to 29 neighbouring properties on 25 October and 22 November 2019. As noted in the report, two objections were received and those comments are included in the officer's report. The Committee agenda was published on Tuesday 26th May 2020 in accordance with statutory requirements, with neighbours notified of the Committee meeting by letter. The purpose

of the letter is solely to advise residents of the meeting and to indicate whether they wish to address the Committee.

Consequently, it is considered that adequate opportunity has been provided for residents to comment on the application.

**ADDITIONAL INFORMATION:**

The Head of Streetscene and Parks has recommended that the Section 106 contribution should be directed to public open space at St. Martin's play area, which is less than 400m to the east of the site.