

PLANNING COMMITTEE
21/05/2020 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Davis, H. Gloster, Harkness, Phythian, Garry (Substitute), Hulme, Ibrahim, Iqbal, Jacques, Malik and Sheldon (Substitute)

Also in Attendance:

Simon Rowberry	Interim Head of Planning
Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Graham Dickman	Development Management Team Leader
Lori Hughes	Constitutional Services
Sian Walter-Browne	Principal Constitutional Services Officer

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Akhtar, Councillor Brownridge and Councillor Hudson.

Councillor Dean MOVED and Councillor Sheldon SECONDED that Councillor Davis be elected Vice Chair for the duration of this meeting in case the Chair lost connection to the virtual meeting. This was AGREED.

2 URGENT BUSINESS

There were no items of urgent business received.

3 DECLARATIONS OF INTEREST

Councillor Hulme informed the Committee that he had been contacted by the applicant in respect of application HH/343092/20 Running Hill Cottage, Running Hill Lane, Dobcross, but had not expressed a view as to how he would vote and his decision would be based upon the Committee report and representations and discussions considered by the Committee.

4 PUBLIC QUESTION TIME

There were no public questions received.

5 HH/343092/20 - RUNNING HILL COTTAGE, RUNNING HILL LANE, DOBCROSS, OL3 5JS

APPLICATION NUMBER: HH/343092/19

APPLICANT: Mr. Clay

PROPOSAL: Extension of a two storey side and rear extension and a single side story extension

LOCATION: Running Hill Cottage, Running Hill Lane, Dobcross, OL3 5JS

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Phythian that the application be **REFUSED**.

On being put to the vote 4 **VOTES** were cast **IN FAVOUR OF REFUSAL** and 8 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

It was **MOVED** by Councillor Gloster and **SECONDED** by Councillor Sheldon that the application be **APPROVED** against Officer recommendations with conditions related to permitted development rights and samples to be submitted for approval.

On being put to the vote 8 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 2 **VOTES** were cast **AGAINST** with 2 **ABSTENTIONS**.

DECISION: That the application be **GRANTED** 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 and 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 amended plans and specifications, received on 6th March 2020 which are referenced as:

1693/3c – Proposed Floor Plans
1693/4b – Proposed Elevations
1693/5b – Site and Roof Plan

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

3. No development comprising the erection of any external walls shall take place until samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order

2015, (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A, B, D and E of Part 1 of Schedule 2 shall be carried out unless permission is granted by the Local Planning Authority.



Reason – The excluded types of development would not be appropriate due to the additional impact on the purposes of the Green Belt having regard to Policy 22 of the Oldham Local Plan.

NOTE: That the Applicant and Ward Councillor attended the meeting and addressed the Committee on this application.

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PA/344197/20 - LAND AT MOSS LYNN, STONEBREAKS ROAD, SPRINGHEAD, OL4 4BY

APPLICATION NUMBER: PA/344197/19

APPLICANT: Mr. Entwistle

PROPOSAL: Proposed detached dwelling

LOCATION: Land at Moss Lynn, Stonebreaks Road, Springhead, OL4 4BY

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

On being put to the vote 10 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 2 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

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

NOTES: That an Objector and the Applicant's Agent attended the meeting and addressed the Committee on this application.

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PA/344412/20 - ALEXANDRA PARK DEPOT, KINGS ROAD, OLDHAM, OL8 2BN

APPLICATION NUMBER: PA/344412/20

APPLICANT: Oldham Council

PROPOSAL: Demolition of existing ancillary buildings and glasshouses with phased replacement of new facilities including erection of 2 storey office building (Use Class B1), new glasshouse structure (horticultural use), remodelling and extension of existing portal frame storage unit, hard and soft landscaping works and amended parking and servicing layout.

LOCATION: Alexandra Park Depot, Kings Road, Oldham, OL8 2BN

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

On being put to the vote, the Committee voted unanimously IN FAVOUR OF APPROVAL.

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

The meeting started at 6.00 pm and ended at 7.55 pm

