

PLANNING COMMITTEE

26/08/2020

Late Information as at 26 August, 2020

AGENDA PAGE	DETAILS
1	<p>PA/344179/19</p> <p>Cowlshaw Abattoir, Cowlshaw, Shaw, OL2 7BX</p> <p>Outline planning application with all matters reserved except for the principal means of access from Cocker Mill Lane for a residential development following demolition of existing buildings</p> <p>ADDITIONAL REPRESENTATIONS:</p> <p>Three additional representations have been received.</p> <p>The first reiterates concerns in relation to increased traffic and the impact on parking and road safety which is dealt with in the report.</p> <p>The second refers to Japanese knotweed being identified along the stream, and which is presently being treated. An informative will be added to any approval to remind the applicant of their legal obligations under the Wildlife & Countryside Act 1981 to prevent the spread of any invasive species.</p> <p>The third suggests an inconsistent approach to OPOL land and highlights an identified need for housing for older people in the Shaw/Royton area. This information is selectively taken from the evidence base for the preparation of the Local Plan, and therefore, does not carry weight as policy which can be relied on in the determination of applications. The Council does not presently have an identified local housing need for individual parts of the borough, and the local housing need figure is currently only borough-wide.</p>
1	<p>HH/344790/20</p> <p>38 Tandlewood Park, Royton, OL2 5UZ</p> <p>Proposed single storey outbuilding, built into the existing split level sloping garden with access steps, re-modelled lower patio</p>

	<p>area and raised upper garden area.</p> <p>ADDITIONAL REPRESENTATIONS:</p> <p>A further representation has been received from the objector. Whilst still considering the development to be not perfect, the revised plans (providing screening to the sides of the roof of the outbuilding) are felt to be much more acceptable.</p> <p>As a consequence, Councillor Roberts has confirmed that the application could be determined under delegated powers.</p>
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