

**PLANNING COMMITTEE**  
**21/04/2021 at 6.00 pm**



**Present:** Councillor Dean (Chair)  
Councillors Akhtar, Davis (Vice-Chair), H. Gloster, Harkness, Hewitt (Items 1-7), Phythian, Garry, Ibrahim (Items 1-5), Iqbal, Jacques, Surjan 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
Kaidy McCann	Constitutional Services
Sian Walter-Browne	Principal Constitutional Services Officer

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Malik.

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**

There were no public questions received.

5           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee meeting held on 17<sup>th</sup> March 2021 be approved as a correct record.

6           **MMA/344723/20 - LAND AT KNOWLS LANE, OLDHAM, OLDHAM**

APPLICATION NUMBER: MMA/344723/20

APPLICANT: Russell Homes UK Ltd

PROPOSAL: Variation of Conditions 8 (landscaping management) and amendments to approved plans within condition 13 (link road plans) to PA/343269/19 for up to 265 new homes (outline) and new link road between Knowls Lane and Ashbrook Road (full). Changes sought are; Condition 8 to be separated into two conditions one relating to the link road and one the outline residential development. Amendments to condition 13 to provide indicative location of speed tables provided within the proposed link road, and the inclusion of a separate cycleway and footway along the route of the proposed link road (no changes to alignment width or gradient of the proposed highway).

LOCATION: Land at Knowls Lane, Oldham, Oldham

It was MOVED by Councillor Phythian and SECONDED by Councillor Davis that the application be APPROVED, subject to the Conditions as set out in the report.



On being put to the vote 7 VOTES were cast IN FAVOUR OF the application and 4 VOTES were cast AGAINST, with 1 ABSTENTION.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and to the requirements of the Section 106 agreement completed in respect of application PA/343269/19.

**NOTES:**

1. The Applicant, an Objector and a Ward Councillor attended the meeting and addressed the Committee on this application.
2. The Committee took into consideration the information contained in the late list.

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**FUL/345659/20 - LAND TO THE WEST OF BROADWAY AND MILTON DRIVE, CHADDERTON, OLDHAM, OL9 9QS**

APPLICATION NUMBER: FUL/345659/20

APPLICANT: Mrs Amanda Oakden

PROPOSAL: Residential development of up to 160 dwellings with vehicular access onto Broadway and Milton Drive, car parking, roads, landscaping and associated works and infrastructure following demolition of existing buildings.

LOCATION: - Land to the west of Broadway and Milton Drive, Chadderton, Oldham, OL9 9QS

It was MOVED by Councillor Dean and SECONDED by Councillor Jacques that the application be APPROVED, subject to the Conditions as set out in the report and an additional Condition as follows:-

No development hereby approved shall commence until measures have been implemented in accordance a scheme submitted to and approved in writing by the Local Planning Authority to prevent construction vehicles emerging from the Foxdenton Lane temporary access exiting to the right (north-west). The approved measures shall remain in place for the duration of the construction works.

Reason – In order to minimise disruption resulting from construction access from Foxdenton Lane in the interests of highway safety and residential amenity having regard to Policies 5 and 9 of the Oldham Local Plan.

On being put to the vote the Committee decided unanimously IN FAVOUR OF the application.

DECISION: That the application be GRANTED subject to the applicant entering into a Section 106 agreement to secure the implementation of Phase 1 of the Linear Park and for an education contribution totalling £540,000; to the conditions as outlined in the report and the additional Condition.



**NOTES:**

1. The Applicant attended the meeting and addressed the Committee on this application.

8 **FUL/346233/21 - FORMER WEAVERS ANSWER, 70-74 MILNROW ROAD, SHAW, OLDHAM, OL2 8ER**

APPLICATION NUMBER: FUL/346233/21

APPLICANT: Ms Mehtab Shaukat

PROPOSAL: Change of use from public house to supported accommodation

LOCATION: Former Weavers Answer, 70-74 Milnrow Road, Shaw, Oldham, OL2 8ER

It was MOVED by Councillor Gloster and SECONDED by Councillor Dean that the application be DEFERRED for further information to be provided in relation to the management plan, including access to the premises and external provision.

On being put to the vote the Committee decided unanimously IN FAVOUR OF deferral.

DECISION: That the application be DEFERRED.

**NOTES:**

1. An Objector and a Ward Councillor attended the meeting and addressed the Committee on this application.

9 **PA/344187/19 - 148 MIDDLETON ROAD, ROYTON, OL2 5LL**

APPLICATION NUMBER: PA/344187/19

APPLICANT: Samrum Investments Ltd

PROPOSAL: Residential Development to form 14 no Residential Apartments (Use Class C3) following demolition of existing public house

LOCATION: 148 Middleton Road, Royton, OL2 5LL

It was MOVED by Councillor Dean and SECONDED by Councillor Davis that the application be APPROVED, subject to the Conditions as set out in the report.

On being put to the vote 10 VOTES were cast IN FAVOUR OF the application and 0 VOTES were cast AGAINST, with 1 ABSTENTION.



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

10            **PA/343870/19 - MAYFIELD PRIMARY SCHOOL, MAYFIELD ROAD, OLDHAM OL1 4LG**

APPLICATION NUMBER: PA/343870/19

PROPOSAL: Amendment to legal agreement

LOCATION: Mayfield Primary School, Mayfield Road, Oldham OL1 4LG

It was MOVED by Councillor Dean and SECONDED by Councillor Sheldon that the application be APPROVED, subject to the Conditions as set out in the report.

On being put to the vote the Committee decided unanimously IN FAVOUR OF the application.

DECISION: That Committee agreed the reduction in the required financial contribution to £9000 and issue of a refund of £4050.

11            **APPEALS**

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

12            **LATE LIST**

**RESOLVED** that the content of the Late List be noted.

The meeting started at 6.00 pm and ended at 8.39 pm