

PLANNING COMMITTEE

10 November 2021

Late information

AGENDA PAGE	DETAILS
7	<p>AGENDA ITEM 6</p> <p>Application Number FUL/346451/21 – Grandpa Greene’s, Bridge Bank, Ward Lane, Diggle, OL3 5JT</p> <p>CORRECTIONS:</p> <p>The first sentence on page 12 is amended to read:</p> <p>“Given the above circumstances, it is considered that the proposed development, by virtue of its scale and extent, would have an extremely low impact on the openness of the Green Belt.”</p> <p>Amendment to REPRESENTATIONS section of report:</p> <p>Three further representations have been received since publication of the agenda, which do not raise any material matters that have not previously been made and considered in the report.</p>

AGENDA PAGE	DETAILS
19	<p>AGENDA ITEM 7</p> <p>Application Number FUL/346728/21 at Land Off Radcliffe Street (Site of Vernon Mill), Royton, OL2 6RN.</p> <p>Amendment to REPRESENTATIONS section of report:</p> <p>Additional representations received:</p> <p>Two further representations have been received raising objections to the application.</p> <p>The additional concerns raised are summarised below:</p> <ul style="list-style-type: none">• The area would benefit from more green space to address environmental issues arising from climate change.• Residents fear that houses will be bought by incomers to Royton who are attracted by their proximity to the motorway.• Royton needs affordable housing or rental properties for its young people who are unable to meet the cost of living independently from their parents.

- Four of the houses proposed at the top of Radcliffe St, will face the entrance to Thorndale Close. With one of the proposed driveways exits directly in front of the gateway to the after-school club premises.
- There could be gridlock in the morning and evening when residents are leaving or returning to their homes.
- The submitted traffic survey is unrealistic as the Transport Statement 'Traffic Impact Analysis', dated April 2021 (See para5.5.5) from Croft, suggests that the new development will result in a significant reduction of traffic. This is based on a comparison with the volume of traffic that used to access the Vernon works via Highbarn Street. Vernon works has not operated fully for the last twenty years.
- The existing site entrance on Radcliffe has not been used since around the time that Thorndale close was built.
- The forecast of journeys to and from the proposed estate seems highly unlikely.
- There should be a reduction in the number proposed dwellings to allow for widening of Radcliffe St and the construction of a parking area for existing residents and a turning circle sufficient for large vehicles including emergency services.

Amendment to PLANNING CONSIDERATIONS section of report:

Developer Contributions:

Financial viability

The report originally required a Section 106 agreement for the contribution of £140,000 towards the enhancement of existing Open Space provision within the locality. It has been confirmed with the Council's Parks Department that these funds will be used for the enhancement of Royton Park. With the works including the improvement of the park's overall infrastructure (paths/surfaces) to improve usability/accessibility/longevity and also the enhancement of the existing skatepark/multi-games area to improve the overall play offer for the community.

Amendment to RECOMMENDATION section of report:

Following further discussions with the applicant the following amended conditions are recommended:

3. A scheme for the Biodiversity Enhancement Measures identified at paragraph 4.9 of the submitted Daytime Bat Survey and Ecological Scoping Survey (ref: August 2020), shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the construction of any buildings hereby approved.

The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the Local Planning Authority) and shall be retained thereafter.

REASON - To ensure positive enhancement of the site having regard to Policy 21 of the Oldham Local Plan.

6. The development hereby approved, shall be carried out in accordance with the submitted Sustainability Statement by Award Energy Consultants, dated April 2021, unless superceded by any future improvements in Building Regulations in place at the time of construction.

REASON - To accord with policy 18 (Energy) of the Joint DPD and to future proof any of the new dwellings that will be subject to future changes in Building Regulations.

7. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause on accordance with the hereby approved Arboricultural Impact Assessment and Method Statement (Rev D), produced by tba dated March 2021 and Dwg No. 6510.04 Rev. D. The protective measures shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas.

REASON - Prior approval of such details is necessary to protect existing trees and hedges having regard to saved Policy D1.5 of the Unitary Development Plan.

8. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination and in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures.

If remedial measures are necessary, a satisfactory completion report shall be submitted to and approved in writing prior to the occupation of the development.

REASON - In order to avoid damage to trees/shrubs within the site, which are of important amenity value to the area having regard to saved UDP Policy D1.5 and Policy 20 of the Oldham Plan.

11. Details of the construction, levels and drainage, of the approved access and car parking spaces as shown on the approved plan received on 22nd October 2021 (Ref: KH/VW/HWL/01 Rev I) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces.

No dwelling shall be occupied until the access to the site and car parking space for that dwelling has been provided in accordance with the approved details.

Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

REASON - To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.

12. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and

(iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

REASON - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

14. The affordable housing provision shall be provided in accordance with an Affordable Housing Statement which is to be submitted and approved prior to occupation and Affordable Layout Dwg no. KH/VW/ALP/01 Rev L. This condition shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator

	<p>(howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver.</p> <p>This condition shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.</p> <p>REASON - To ensure that the contribution towards affordable housing put forward by the applicant is delivered on the site in an appropriate manner which meets local need and to ensure that any affordable housing remains affordable in perpetuity in accordance with the requirements of Joint Core Strategy and Development Management Policies Development Plan Document Policy 10 and the National Planning Policy Framework.</p>
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35	<p>AGENDA ITEM 8</p> <p>Application Number FUL/346850/21 – Baden Powell Centre, 12 Glodwick, Oldham</p> <p>Corrections:</p> <p>The originally published Committee Report contained two drafting errors in the section where the application details are summarised:</p> <ol style="list-style-type: none"> 1. Reference to planning application FUL/347100/21 is incorrect and is amended to FUL/346850/21; and, 2. The Ward was stated as Alexandra which is incorrect and is amended to St Marys. <p>Additional information:</p> <p>As requested by officers, the applicant’s appointed agent has provided additional information regarding the circumstances about the vacancy of the building, which is set out below:</p> <p><i>“The building was no longer being used by community groups as the requirements of the scouts and guides has changed over recent years due to the decline in the local uptake of numbers and use/need for the facility, for around a year up (from the beginning of 2019) until the sale of the building it was simply being used for the storage of camping equipment and retailing of uniform sales (one day a week- which also ceased in March 2020).”</i></p>

	<p>Amendment to PLANNING CONSIDERATIONS section of report</p> <p>Highways:</p> <p>Following the publication of the agenda an additional letter has been received from the Highway Engineer working on behalf of the applicant. The letter describes the Lambeth parking beat survey methodology used and indicates that the robustness of this method would not be compromised by the survey being carried out during the national lockdown due to Covid, as it attempts record peak parking demand when most residents are likely to be at home, in the early hours between 00:30 and 05:30 and this would be unaffected by the national lockdown.</p> <p>The letter also indicates that the cycle store proposed meets the minimum required specification.</p>
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43	<p>AGENDA ITEM 9</p> <p>Application Number: FUL/347138/21– Former Oldham Library and Art Gallery, Union Street, Oldham</p> <p>Amendment to RECOMMENDATION section of report:</p> <p>Amendments to conditions to replace conditions 7 and 8 with those listed below:</p> <p>Condition 7:</p> <p>No landscaping works shall be commenced, other than the removal of the three trees identified as T3, T4 and T5, within the submitted Tree Survey Report, reference number A2148 - Rev A and dated 14th July 2014, until an accurate and up to date tree survey, including any measures to protect trees identified as worthy of protection, have been submitted to and approved in writing by the Local Planning Authority and all proposed protection measures have been implemented in full. The survey details shall be at a scale of not less than 1:500, indicating species, position, height, girth, crown spread, health, condition, structural defects, life expectancy and desirability for retention of all existing trees, shrubs and hedgerows within the site and on land adjacent to the development which may be affected by it. On the plan shall be marked the positions of spot heights, changes of levels, all proposed buildings, hard landscaping, roads, service trenches and footpaths. The plan shall indicate all trees, shrubs and hedgerows it is proposed to prune or remove, to BS3998.</p> <p>Reason - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of</p>

	<p>the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.</p> <p>Condition 8:</p> <p>No landscaping works shall take place, other than the removal of the three trees identified as T3, T4 and T5, within the submitted Tree Survey Report, reference number A2148 - Rev A and dated 14th July 2014, unless and until an up to date, full Arboricultural Impact Assessment and an Arboricultural Method Statement, which includes mitigation for the loss of the three trees in accordance with Saved Policy D1.5, authorised by an Arb specialist and complying with BS5837:2012, have been submitted to and approved in writing by the local planning authority.</p> <p>All planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.</p> <p>Reason - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.</p>
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AGENDA PAGE	DETAILS
57	<p>AGENDA ITEM 10</p> <p>Application Number: LBC/347139/21– Former Oldham Library and Art Gallery, Union Street, Oldham</p> <p>Amendment to RECOMMENDATION section of report:</p> <p>Amendments to conditions to replace conditions 7 and 8 with those listed below:</p> <p>Condition 7:</p> <p>No landscaping works shall be commenced, other than the removal of the three trees identified as T3, T4 and T5, within the submitted Tree Survey Report, reference number A2148 - Rev A and dated 14th July 2014, until an accurate and up to date tree survey, including any measures to protect trees identified as worthy of protection, have been submitted to and approved in writing by the Local Planning Authority and all proposed protection measures have been implemented in full. The survey details shall be at a scale of not less than 1:500, indicating species, position, height, girth, crown spread,</p>

health, condition, structural defects, life expectancy and desirability for retention of all existing trees, shrubs and hedgerows within the site and on land adjacent to the development which may be affected by it. On the plan shall be marked the positions of spot heights, changes of levels, all proposed buildings, hard landscaping, roads, service trenches and footpaths. The plan shall indicate all trees, shrubs and hedgerows it is proposed to prune or remove, to BS3998.

Reason - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

Condition 8:

No landscaping works shall take place, other than the removal of the three trees identified as T3, T4 and T5, within the submitted Tree Survey Report, reference number A2148 - Rev A and dated 14th July 2014, unless and until an up to date, full Arboricultural Impact Assessment and an Arboricultural Method Statement, which includes mitigation for the loss of the three trees in accordance with Saved Policy D1.5, authorised by an Arb specialist and complying with BS5837:2012, have been submitted to and approved in writing by the local planning authority.

All planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.

Reason - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.