

**APPLICATION REPORT – FUL/347664/21  
Planning Committee 19<sup>th</sup> January 2022**

Registration Date: 5<sup>th</sup> October 2021  
Ward: Shaw

Application Reference: FUL/347664/21  
Type of Application: Full Application

Proposal: Construction of a footway and two car parking spaces to serve dwellings associated with reserved matters application RES/346720/21 for 201 dwellings.

Location: Land off Cocker Mill Lane, Shaw, Oldham

Case Officer: Stephen Gill  
Applicant: Mr Anthony Blackwell  
Agent: Mrs Samantha Ryan

## **INTRODUCTION**

The application is being reported to Planning Committee as it is linked to application RES/346720/21, also being presented to the Committee.

## **RECOMMENDATION**

It is recommended that the application should be approved subject to the conditions as set out in this report.

## **THE SITE AND BACKGROUND INFORMATION**

The site is a small section of land that falls just outside the red line boundary of the residential development approved at Cowlshaw Abattoir, under application PA/344179/19.

After the outline application approval, a reserved matters application has now been received for 201 units (RES/346720/21), to develop out the site. It became clear during the process of considering the reserved matters application, that the small section of land (232 m<sup>2</sup>) subject of this application, was not included in the red line boundary of the outline planning approval PA/344179/19.

However, the small piece of land is needed to help accommodate the scheme for 201 units and given that the land was not included in the outline planning application, it is necessary to make a standalone application to consider the minor work required to accommodate the wider scheme. It should be noted that the land in question is still in the ownership of the applicant.

## **THE PROPOSAL**

The proposal is to include some minor work within the land, that is associated with the reserved matters application RES/346720/21. The work in this case, includes the laying out of a small section of a turning head and two car parking spaces to serve a residential

development, specifically plot 122 associated with reserved matters application RES/346720/21.

## **RELEVANT PLANNING HISTORY**

PA/344179/19 - 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 – Approved subject to conditions 1<sup>st</sup> October 2020.

RES/346720/21 - Reserved matters of Appearance, Landscaping, Layout and Scale for 201 dwellings with associated open space pursuant to outline approval PA/344179/19

## **RELEVANT PLANNING POLICIES**

The 'Development Plan' is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is designated in the Local Plan as being in a Business Employment Area.

The following policies are relevant to the determination of this application.

- Policy 9 - Local Environment; and,
- Policy 20 - Design

## **CONSULTATIONS**

Highways Engineer: No objection

Shaw and Crompton  
Parish Council: Recommend refusal

## **REPRESENTATIONS**

The application was publicised by way of neighbour notification letters, but no representations have been received in response.

## **PLANNING CONSIDERATIONS**

In terms of the principle of utilising the land to help accommodate a very small element of the scheme proposed for 201 dwellings under RES/346270/21, no objections are raised. The work involves a slight encroachment of a turning head and the provision for two parking spaces associated with plot 122, situated north east of the site, and these changes to the land are considered to have a negligible overall impact. As stated above, the land in question is still in the ownership of the applicant, and the works proposed are considered to be more of an engineering operation.

The work will not have any adverse impacts on residential amenity, including noise or air quality, and will not have unacceptable impacts in design terms. In addition, the Highways Engineer has not raised any objections to the scheme.

Overall, it is considered that the work proposed complies with both policy 9 & 20.

## **CONCLUSION**

In conclusion, the proposed development is acceptable. The proposal would not be an undue addition to the site. The proposals proximity and siting mean neighbours amenity would not be impacted to unacceptable levels and highway safety will be maintained. Therefore, proposal meets the criteria in policies 9 & 20, along with NPPF Section 12.

## **RECOMMENDATION**

It is recommended that the Planning Committee resolves to grant permission, 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 Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

**LOCATION PLAN (NOT TO SCALE):**

