

PLANNING COMMITTEE

15th February 2023

Late information

AGENDA PAGES	DETAILS
Pages 5 - 22	<p data-bbox="491 510 869 539">AGENDA ITEM NUMBER: 6</p> <p data-bbox="491 584 1198 613">ADDITIONAL REPRESENTATION AND RESPONSE</p> <p data-bbox="491 663 887 692">Land at Knowls Lane, Oldham</p> <p data-bbox="491 741 882 770">Saddleworth Parish Council</p> <p data-bbox="491 819 620 848"><u>Comment</u></p> <p data-bbox="491 898 1509 1003">We have major concerns about the sustainability of the drainage system which doesn't appear to adhere to current technical or planning policy on SuDs (Sustainable Urban Drainage System) or any other National policies.</p> <p data-bbox="491 1052 625 1081"><u>Response</u></p> <p data-bbox="491 1131 1509 1312">The drainage proposals form part of the requirements of Condition 9 of the Hybrid/Outline approval and will need to be approved under the Condition Discharge process. However, it is noted that United Utilities has previously confirmed that the similar drainage arrangements associated with the earlier Reserved Matters application were acceptable.</p> <p data-bbox="491 1361 620 1391"><u>Comment</u></p> <p data-bbox="491 1440 1509 1585">The Crime Impact Statement was considered and it was felt that there were too many 1.8 meter high walls and hedges around the development, especially inhibiting the view to the East. This CI statement also raises questions on whether the security systems will already be fitted at construction stage?</p> <p data-bbox="491 1635 625 1664"><u>Response</u></p> <p data-bbox="491 1713 1509 1895">Close boarded 1.8m high fences are only installed where they provide security and privacy to rear garden areas. In prominent locations, such as on corner plots where rear gardens adjoin estate roads, these are replaced by screen walls in matching brickwork to the properties. The boundary treatments therefore create an acceptable appearance on the street scene.</p> <p data-bbox="491 1944 1509 2004">Where properties are located on the edges of the development facing open land, such as on the eastern boundary, the layout has been specifically</p>

designed to ensure the fronts of properties face out towards the open space. Screen fences around the external boundaries are only placed where they adjoin wooded areas in the western and north-western edges of the site. These areas afford limited external views towards the site as a result.

Comment

Will the stone from the current wall on Knowles Lane be used to rebuild the new perimeter wall?

Response

The recommended Condition 5 requires the construction of a replacement natural stone along the Knowles Lane frontage, and for it to be retained thereafter. Where feasible existing materials will be used, however, this will be dependent on its condition and suitability. Matching stone will be required where additional materials are required.

Comment

We are pleased to note that a new LEMP (Landscape and Ecological Management Plan) has been submitted.

Response

The LEMP has been updated ensure consistency with the associated invasive species, river habitat improvement, and LEMP for the Thornley Brook corridor.

Comment

Concern was expressed about the potential harm to the houses close to the mineshaft; will potential buyers be made aware? Will they be made aware of the recommendation from the Coal Authority that they cannot extend their properties in the future?

Response

This matter is addressed in the 'Other matters' section of the main report taking into consideration the updated consultation response from the Coal Authority.

Comment

We are disappointed that the development has not been future proofed, in that traditional gas boilers are going to be fitted rather than sustainable heating systems.

Response

This matter is addressed in the 'Energy' section of the main report.

Comment

The Oldham Local Plan and the draft Saddleworth Neighbourhood Plan both require the provision of electric vehicle charging points with all new properties, will this be complied with?

Response

Recommended Condition 3 makes provision for on-site electric vehicle charging to be incorporated into each property.

Comment

What plans are in place for the development to become carbon neutral?

Response

This matter is addressed in the 'Energy' section of the main report and sets out how the development will be required to ensure compliance with existing and emerging national building standards.

Comment

We are concerned about limited parking for visitors, especially where there are shared driveways.

Response

This matter is addressed in the 'Highways and Parking Provision' section of the main report.

Comment

We are concerned the 2 1/2 townhouses may impact on the street scene

Response

Two house types incorporate accommodation within the roof space. This is achieved by means of either turret-type dormer windows, rooflights, or gable windows. Those properties provide variety in the street scene and are of an appropriate scale in the context of the development. Consequently, they would not appear incongruous with the general appearance of the development.

Pages 39-50

**Agenda Item 8
298 Moston Lane East**

Additional Representation

Councillor Shuttleworth has submitted an objection relating to the accumulation of rubble and building debris on the site, requesting that action is taken to tidy the site.

Response

It is understood that the developer currently utilises a skip to the front of the premises and stores the remaining building debris to the side of the premises.

Although the Council has the power to deal with untidy land under Section 215 of the Town and Country Planning Act 1990, the provisions cannot be used on a site where development is actively taking place.

Additional Representation

A representation has been received raising objections about the arrangements for moving waste bins leading to an unacceptable impact on highway safety. Furthermore, concerns have been raised about odours from waste being stored in the location proposed.

Response

The report covers the issues of highway safety and waste storage facilities.