

## **PLANNING COMMITTEE**

**21/02/2024 at 6.00 pm**

**Present:** Councillors Akhtar, S. Bashforth, Cosgrove, Davis, Fryer, H. Gloster, Hince, Ibrahim (Vice-Chair), Iqbal, Lancaster, Surjan (Chair), Williamson (Substitute) and Woodvine

Also in attendance:

Peter Richards (Head of Planning)

Graham Dickman (Major Projects Development Lead)

Sophie Leech (Planning Officer)

Wendy Moorhouse (Principal Officer Transport Projects)

Alan Evans (Group Solicitor)

Durga Paul (Constitutional Services)

### 1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Harkness and Hobin.

### 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 meeting of the Planning Committee held on the 24th January 2024 be approved as a correct record.

### 6 **FUL/351515/23 - LAND ADJACENT TO THE GRAPES, 161 SAINT JOHN STREET, LEES**

APPLICATION NUMBER: FUL/351515/23

APPLICANT: Punch Partnerships Ltd

PROPOSAL: Retention of existing public house and erection of 3 no. three-bedroom dwellings (Use Class C3) utilising existing access off Medlock Way with associated parking, hard and soft landscaping and reconfiguration of the car park.

LOCATION: Land Adjacent to The Grapes, 161 Saint John Street, Lees, OL4 3DR

It was **MOVED** by Councillor Gloster and **SECONDED** by Councillor Davis that the application be **REFUSED**.

On being put to the vote 4 VOTES were cast IN FAVOUR OF REFUSAL and 6 VOTES were cast AGAINST REFUSAL with 1 ABSTENTIONS.

It was MOVED by Councillor Hince and SECONDED by Councillor Iqbal that the application be APPROVED.

On being put to the vote 6 VOTES were cast IN FAVOUR OF APPROVAL and 4 VOTES were cast AGAINST APPROVAL with 1 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and that the Head of Planning shall be authorised to issue the decision notice following the prior completion of a Section 106 agreement requiring a tree replacement contribution of £12,900 for the provision of 43 trees to be replanted off site by the Council.

**NOTES:**

1. That an Objector and the Applicant attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at item 10.
3. Councillor Lancaster and Councillor Woodvine were late arriving for the meeting, as the Committee were part-way through their consideration of this planning application. Therefore Councillor Lancaster and Councillor Woodvine took no part in the deliberation or the determination of this planning application.

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**FUL/351962/23 - FINDEL COMPLEX - LAND EAST OF GREENGATE, OLDHAM**

APPLICATION NUMBER: FUL/351962/23

APPLICANT: The Royal London Mutual Insurance Society Limited

PROPOSAL: Demolition of all existing buildings and structures and the redevelopment of the site comprising the erection of commercial units within Use Class B2, B8 and Class E (g) (iii), associated parking, landscaping and infrastructure including the recladding of the existing party wall.

LOCATION: Findel Complex – Land east of Greengate, Oldham M24 1UD

It was MOVED by Councillor Bashforth and SECONDED by Councillor Davis that the application be APPROVED.

On being put to the vote 13 VOTES were cast IN FAVOUR OF APPROVAL and 0 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and as amended in the Late List.

**NOTES:**

1. That the Applicant attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at item 10.

8 **FUL/352095/23 - SNIPE INN, 29-31 HENSHAW STREET, OLDHAM**

APPLICATION NUMBER: FUL/352095/23

APPLICANT: Oldham Council

PROPOSAL: Demolition of former Snipe Inn public house and redevelopment into public realm.

LOCATION: Snipe Inn, 29-31 Henshaw Street, Oldham, OL1 1NH.

It was MOVED by Councillor Akhtar and SECONDED by Councillor Cosgrove that the application be APPROVED.

On being put to the vote 12 VOTES were cast IN FAVOUR OF APPROVAL and 0 VOTES were cast AGAINST with 1 ABSTENTIONS.

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

**NOTES:**

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

9 **APPEALS UPDATE REPORT**

**RESOLVED** that the appeals update be noted.

10 **LATE LIST**

**RESOLVED** That the Late List be noted.

The meeting started at 6.00pm and ended at 7.25pm