

PLANNING COMMITTEE
21/03/2018 at 6.00 pm



Present: Councillor S Bashforth (Chair)
Councillors Ali, Fielding, Gloster, Hewitt, Hudson, Iqbal,
Jacques, Kirkham, McCann, Price and Shuttleworth (Vice-Chair)

Also in Attendance:

Richard Byrne	Planning Officer, Oldham Metropolitan Borough Council (OMBC)
Alan Evans	Group Solicitor, OMBC
Wendy Moorhouse	Principal Officer Transport Projects, OMBC
Fabiola Fuschi	Constitutional Services Officer, OMBC
Stephen Irvine	Head of Planning and Infrastructure, OMBC
Graham Dickman	Development Management Team Leader, OMBC
Hannah Lucitt	Planning Officer
Graeme Moore	Planning Officer

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Brock and Klonowski.

The Chair asked those present to observe a minute's silence in memory of Councillor Brian Ames who recently passed away.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

With regards to Item 6 – PA/339409/16 Land at Mossdown Road, Royton, OL2 6HP, Councillor Stephen Bashforth informed the Committee that he had been approached by the developer about this application.

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 21st February 2018 be agreed as a correct record.

6 **PA/339409/16 - LAND AT MOSSDOWN ROAD, ROYTON, OL2 6HP**

APPLICATION NUMBER: PA/339409/16

APPLICANT: Woodhouse Properties LTD

PROPOSAL: Outline application for use of site for industry, offices, warehousing (Use Classes B1, B2 and B8) and a waste to energy plant, access to be considered, all other matters reserved.



LOCATION: Land at Mosstdown Road, Royton, OL2 6HP

It was **MOVED** by Councillor McCann and **SECONDED** by Councillor Bashforth that the application be **REFUSED**.

On being put to the vote, 11 **VOTES** were cast **IN FAVOUR OF REFUSAL** and no **VOTES** were cast **AGAINST** with 1 **ABSTENTION**.

DECISION: That the application be **REFUSED** for the reasons set out in the report.

NOTES:

1. That the Applicant's Agent 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 13.

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PA/340929/17 - 318 OLDHAM ROAD, ROYTON, OL2 5AS

APPLICATION NUMBER: PA/340929/17

APPLICANT: Hunter Capital

PROPOSAL: Change of use from office to 9 HMO (sui generis)

LOCATION: 318 Oldham Road, Royton, OL2 5AS

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Fielding that the application be **APPROVED**.

On being put to the vote, 5 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 6 **VOTES** were cast **AGAINST** with 1 **ABSTENTION**.

It was **MOVED** by Councillor Bashforth and **SECONDED** by Councillor Jacques that the application be **DEFERRED**.

On being put to the vote, 11 **VOTES** were cast **IN FAVOUR OF DEFERRAL** and 1 **VOTE** was cast **AGAINST** with no **ABSTENTIONS**.

DECISION: that the application be **DEFERRED** to allow the Applicant the opportunity to provide further information concerning:

1. Effect of the proposal on the local character of the area;
2. Overlooking from the proposed development;
3. Arrangements for waste collections;
4. Residents' parking scheme;
5. Capacity of kitchen extractor.

NOTE: that an Objector and the Applicant attended the meeting and addressed the Committee on this application.

8 **PA/341105/17 - 17 CLARKSFIELD STREET, OLDHAM, OL4 3AW**

APPLICATION NUMBER: PA/341105/17

APPLICANT: Mr. Iqbal

PROPOSAL: Change of use from a residential dwelling (Use class C3) to a residential institution (Use class C2)

LOCATION: 17 Clarksfield Street, Oldham, OL4 3AW

It was **MOVED** by Councillor Hewitt and **SECONDED** by Councillor McCann that the application be **APPROVED**.

On being put to the vote, 9 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 2 **VOTES** were cast **AGAINST** with 1 **ABSTENTION**.

DECISION: That the application be **GRANTED** subject to the conditions as set out in the report.

NOTE: that an Objector attended the meeting and addressed the Committee on this application.

9 **MMA/341184/17 - SCOUTHEAD FILLING STATION, 1025 HUDDERSFIELD ROAD, SCOUTHEAD, OLDHAM, OL4 4AS**

APPLICATION NUMBER: MMA/341184/17

APPLICANT: Stonebottom Development Ltd.

PROPOSAL: Minor Material Amendment relating to PA/338329/16, 1) Second floor now added as living space 2) Minor alterations to front and rear elevations, 3) Removal of lean to on plot 9, 4) Garden fences altered to plots 2 and 4.

LOCATION: Scouthead Filling Station, 1025 Huddersfield Road, Scouthead, Oldham, OL4 4AS

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Kirkham that the application be **APPROVED**.

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL**.

DECISION: that the Committee be MINDED to APPROVE the application, subject to conditions and legal agreement in regards to a commuted sum of £14,437 for the improvement of public open space within the landscaping of the verges at A62, Wall Hill Road through to Doctor Lane, to provide wildflowers/bulb meadows and subject to the conditions as set out in the report.

NOTE: in reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 13.

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PA/341189/17 - 28 GLODWICK ROAD, OLDHAM, OL4 1BZ

APPLICATION NUMBER: PA/31189/17

APPLICANT: Knightsbridge Investments

PROPOSAL: 1) Change of use from office to 10 bed HMO (sui generis) 2) Minor elevational changes

LOCATION: 28 Glodwick Road, Oldham, OL4 1BZ

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

On being put to the vote, 11 VOTES were cast IN FAVOUR OF APPROVAL and no VOTES were cast AGAINST with 1 ABSTENTION.

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

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PA/341262/18 - GRANDPA GREENES, 5 WARD LANE, DIGGLE, OL3 5JT

APPLICATION NUMBER: PA/341262/18

APPLICANT: Mr. Scholes

PROPOSAL: 1) Change of use of domestic garden to form 24 car park spaces 2) Erection of disabled person's access ramp for use by members of the public and customers of Grandpa Greenes

LOCATION: Grandpa Greenes, 5 Ward Lane, DIGGLE, OL3 5JT

It was MOVED by Councillor Price and SECONDED by Councillor Iqbal that the application be APPROVED against Officer recommendations.

On being put to the vote, 8 VOTES were cast IN FAVOUR OF APPROVAL and 4 VOTES were cast AGAINST with no ABSTENTIONS.



DECISION: that the application be GRANTED 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 the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. With the exception of the requirements of condition 3 of this approval, the development hereby approved shall be fully implemented in accordance with the approved plans and specifications:

- Drawing no. GG01_102 received 10th January 2018
- Drawing no. GG01_103 received 10th January 2018
- Drawing no. GG01_201 received 10th January 2018

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. The use of the site for car parking shall not commence until the proposed car park area (drawing no. GG01_102) has been surfaced in a permeable, cellular grassed paving system in accordance with the specification and layout as approved (ACO Ground Guard system - Option A Grass Infill as received on 26th March 2018). The approved system shall be retained at all times thereafter that the site is in use for car parking purposes.

Reason - To ensure that the surface does not deteriorate and result in loose material being drawn onto Ward Lane to the detriment of highway safety and to protect the appearance of the site and visual amenity of the Green Belt.

4. All hard and soft landscape works for the site shown within the approved plan (Drawing no. GG01_201 received 10th January 2018), shall be carried out in accordance with the approved details. The works shall be carried out before or during the first planting season, following the completion of the wider development. Thereafter, any shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development, shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area.



NOTES:

1. 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 13.

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APPEALS

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

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LATE LIST

RESOLVED that the information related to the submitted planning applications as at 21st March 2018, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 7.40 pm