

**PLANNING COMMITTEE**  
**18/04/2018 at 6.00 pm**



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

Also in Attendance:

Alan Evans	Group Solicitor
Stephen Irvine	Head of Planning and Infrastructure
Wendy Moorhouse	Principal Transport Officer
Graham Dickman	Development Management Team Leader
Hannah Lucitt	Planning Officer
Graeme Moore	Planning Officer
Matthew Taylor	Planning Officer
Sian Walter-Browne	Principal Constitutional Services Officer

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors  
Klonowski and Shuttleworth.

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 Planning Committee  
meeting held on 21<sup>st</sup> March 2018 be agreed as a correct record.

6           **PA/340209/17 - 149A MANCHESTER ROAD, GREENFIELD,  
OL3 7HJ**

APPLICATION NUMBER: PA/340209/17 (Reserved matters)

APPLICANT: Kaberry Building

PROPOSAL: Reserved matters application for 4 .no dwellings  
(approval of appearance, landscaping, layout and scale)  
following outline permission for residential development  
approved under application no. PA/337274/15.

LOCATION: 149A MANCHESTER ROAD, GREENFIELD, OL3  
7HJ

It was MOVED by Councillor Hudson and SECONDED by Councillor McCann that the application be REFUSED (against Officer recommendations).



On being put to the vote 8 VOTES were cast IN FAVOUR OF REFUSAL and 1 VOTE was cast AGAINST, with 1 ABSTENTION.

DECISION: That the application be REFUSED for the following reasons:-

*The proposal is overdevelopment of the site that results in:*

- *increased overlooking and a loss of privacy to adjacent residents;*
- *insufficient amenity space being available for occupiers of the new houses; and,*
- *insufficient turning space being provided for large delivery and refuse vehicles to manoeuvre into and around the proposed site.*

*As such, the proposal is unsustainable development and contrary to:*

- *Policy 9 of Oldham's LDF Joint DPD which seeks to protect the amenity of existing and future residents; and,*
- *Policy 4 of Oldham's Joint DPD which seeks to ensure highways safety by requiring appropriate highways safety measures and schemes are implemented as part of development proposals.*

NOTES:

1. An Objector and the Applicant's agent attended the meeting and addressed the Committee on this application.

7

**PA/340925/17 - 49 HIGHER HOUSE CLOSE,  
CHADDERTON, OL9 8LW**

APPLICATION NUMBER: PA/340925/17 (Full Planning Permission)

APPLICANT: First Choice Homes, Oldham

PROPOSAL: 1) Demolition of existing dwelling 2) Erection of 11.no dwellings

LOCATION: 49 Higher House Close, Chadderton, OL9 8LW

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

On being put to the vote, Members voted unanimously IN FAVOUR OF APPROVAL.

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

NOTES:

1. The Applicant's agent attended the meeting and addressed the Committee on this application.

**8 PA/340947/17 - 160 OLDHAM ROAD, FAILSWORTH, MANCHESTER, M35 0RA**

APPLICATION NUMBER: PA/340947/17 (Full Planning Permission)

APPLICANT: Mandale Apartments 2 Ltd

PROPOSAL: Change of use of ground floor retail unit (Use class A1) to form 14 no. residential apartments (Use class C3)

LOCATION: 160 Oldham Road, Failsworth, Manchester, M35 0RA

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

On being put to the vote, Members voted unanimously **IN FAVOUR OF APPROVAL**.

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

NOTES:

1. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 16.

**9 PA/340982/17 - 19-21 MILNROW ROAD, SHAW, OL2 8AP**

APPLICATION NUMBER: PA/340982/17 (Full Planning Permission)

APPLICANT: Clements Court Properties Ltd

PROPOSAL: Residential development comprising of 8 no. houses and 2 no. apartments with associated parking

LOCATION: 19-21 Milnrow Road, Shaw, OL2 8AP

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

On being put to the vote, Members voted unanimously **IN FAVOUR OF APPROVAL**.

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

10

**PA/341040/17 - LAND TO THE NORTH OF DELPH CHAPEL, DELPH LANE, DELPH, OL3 5HX**

APPLICATION NUMBER: PA/341040/17 (Outline Planning Permission)

APPLICANT: Ms Rothermel

PROPOSAL: Outline application for 2 no. dwellings with access, appearance, layout and scale to be considered, landscaping reserved.

LOCATION: Land to the north of Delph Chapel, Delph Lane, DELPH, OL3 5HX

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

On being put to the vote, Members voted unanimously **IN FAVOUR OF APPROVAL**.

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

**NOTES:**

1. An Objector, the Applicant and a Ward Councillor attended the meeting and addressed the Committee on this application.

11

**HH/341083/17 - 2 & 3 BROOKSIDE TERRACE, DELPH, OLDHAM, OL3 5EW**

APPLICATION NUMBER: HH/341083/17 (Full Planning Permission)

APPLICANT: Saddleworth Construction

PROPOSAL: First floor rear extension

LOCATION: 2 & 3 Brookside Terrace, Delph, Oldham, OL3 5EW

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

On being put to the vote, Members voted unanimously **IN FAVOUR OF APPROVAL**.

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

12

**PA/341212/18 - PLOT 8, NETHERFIELD CLOSE,  
WOODFIELD CENTRE, OLDHAM OL8 4ET**

APPLICATION NUMBER: PA/341212/18 (Full Planning  
Permission)

APPLICANT: Mr Kamaly

PROPOSAL: Proposed detached dwelling

LOCATION: Plot 8, Netherfield Close, Woodfield Centre,  
Oldham OL8 4ET

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

On being put to the vote, Members voted unanimously IN  
FAVOUR OF APPROVAL.

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

13

**PA/341320/18 - LAUREL BANK, KERSHAW STREET,  
SHAW, OL2 7AJ**

APPLICATION NUMBER: PA/341320/18 (Full Planning  
Permission)

APPLICANT: Oldham Council

PROPOSAL: Change of use for first floor (Use class B1) to  
Education use (Use class D1)

LOCATION: Laurel Bank, Kershaw Street, Shaw, OL2 7AJ

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

On being put to the vote, Members voted unanimously IN  
FAVOUR OF APPROVAL.

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

14

**PA/341390/18 - TEXACO HOLLINWOOD SERVICE  
STATION, 257 MANCHESTER ROAD, OLDHAM, OL8 4RH**

APPLICATION NUMBER: PA/341390/18 (Removal and  
Variation of Conditions)

APPLICANT: Anwar & Company Ltd

PROPOSAL: Removal of Condition 5 restriction of opening  
hours from PA/023286/88

LOCATION: Texaco Hollinwood Service Station, 257  
Manchester Road, Oldham, OL8 4RH



It was MOVED by Councillor Bashforth and SECONDED by Councillor Price that the application be REFUSED (against Officer recommendations).

On being put to the vote 9 VOTES were cast IN FAVOUR OF REFUSAL and 0 VOTES were cast AGAINST, with 1 ABSTENTION.

DECISION: That the application be REFUSED for the following reasons:

*The nature of additional late night noise, activity and disturbance caused by the extended opening hours at the petrol filling station would be detrimental to the residential amenity of the occupiers of the nearby residential properties on Moorfield Road and Chelbourne Drive. The proposal would therefore be contrary to Policy 9 of Oldham's LDF Joint DPD which seeks to protect the amenity of existing residents.*

NOTES:

1. A Ward Councillor and the Applicant attended the meeting and addressed the Committee on this application.

15

### **APPEALS**

Members gave consideration to the Planning Appeals update.

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

16

### **LATE LIST**

**RESOLVED** that the information related to the submitted planning applications as at 18<sup>th</sup> April 2018, as contained in the Late List be noted.

The meeting started at 6.30 pm and ended at 7.50 pm