

**PLANNING COMMITTEE**  
**06/06/2018 at 6.00 pm**



**Present:** Councillor S Bashforth (Chair)  
Councillors Akhtar, G. Alexander, Ali, Brownridge, H. Gloster,  
Haque, Harkness, Hewitt, Hudson and Qumer

Also in Attendance:

|                 |                             |
|-----------------|-----------------------------|
| Richard Byrne   | Planning Officer            |
| Alan Evans      | Group Solicitor             |
| Wendy Moorhouse | Principal Transport Officer |
| Graham Dickman  | Planning Officer            |
| Kaidy McCann    | Constitutional Services     |

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Ball and Councillor Davis.

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 held on 18<sup>th</sup> April 2018 be approved as a correct record.

6           **PA/340670/17 - GORDON STREET, CHADDERTON, OLDHAM**

APPLICATION NUMBER: PA/340670/17

APPLICANT: Cascade Electrolite Ltd

PROPOSAL: Outline application for an erection of a warehouse (class B8). Access, Appearance, Layout and Scale to be considered. Landscaping is reserved.

LOCATION: Gordon Street, Chadderton, Oldham

It was **MOVED** by Councillor Bashforth 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.



**Oldham**  
Council

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**PA/341119/17 - 87-89 YORKSHIRE STREET, OLDHAM,  
OL1 3ST**

APPLICATION NUMBER: PA/341119/17

APPLICANT: Samrum investments Ltd

PROPOSAL: Change of use of first and second floor from a night club (Sui Generis) and pub (A4 Drinking establishments) to 12 no. apartments (C3 Use Class) and self-storage units (B8 Storage or distribution)

LOCATION: 87-89 Yorkshire Street, Oldham, OL1 3ST

It was MOVED by Councillor Qumer and SECONDED by Councillor Hudson that the application be DEFERRED.

On being put to the vote 9 VOTES were cast IN FAVOUR OF DEFERRAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be DEFERRED.

**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 13.

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**PA/341172/17 - YEW TREE COMMUNITY SCHOOL,  
ALCESTER STREET, CHADDERTON, OL9 8LD**

APPLICATION NUMBER: PA/341172/17

APPLICANT: Yew Tree School

PROPOSAL: 1) Construction of an artificial surface - multi use games area (MUGA) 2) Associated fencing on an area of the school playing field 3) Increase the sporting provision, outdoor education facility and community use.

LOCATION: Yew Tree Community School, Alcester Street, Chadderton, OL9 8LD

It was MOVED by Councillor Brownridge and SECONDED by Councillor Harkness that the application be DEFERRED.

On being put to the vote, Members voted unanimously IN FVOUR OF DEFERRAL.

DECISION: That the application be DEFERRED.

NOTES:

1. That an Objector and the Applicant and Ward Councillor 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/341270/18 - LAND OF ROYLEY, ROYTON, OLDHAM, OL2 5DY**

APPLICATION NUMBER: PA/341270/18

APPLICANT: J Walker Homes Ltd

PROPOSAL: Erection of 12 no. dwellinghouses and 8 no. apartments

LOCATION: Land of Royley, Royton, Oldham, OL2 5DY

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

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

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

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**PA/341486/18 - 73 MARKET STREET, SHAW, OL2 8NP**

APPLICATION NUMBER: PA/341486/18

APPLICANT: Mr Pilkington

PROPOSAL: Change of use from retail (Use class A1) to restaurant (Use class A3) and hot food takeaway (Use class A5) together with associated external mechanical extract ducting; infilling opening to existing single storey rear addition

LOCATION: 73 Market Street, Shaw, OL2 8NP

It was MOVED by Councillor Qumer and SECONDED by Councillor Hudson 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 0 ABSTENTIONS.

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

NOTES:

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

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**AD/341557/18 - LAND AT JUNCTION OF WILDMOOR AVENUE AND LEES NEW ROAD, OLDHAM, OL4 5PJ**

APPLICATION NUMBER: AD/341557/18

APPLICANT: FCHO

PROPOSAL: A "gateway feature" to identify the entry point of Holts Village.

LOCATION: Land at junction of Wildmoor Avenue and Lees New Road, Oldham, OL4 5PJ

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

On being put to the vote 9 **VOTES** were cast **IN FAVOUR OF REFUSAL** and 2 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

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

*The proposed advertisement, by virtue of its scale, design, and siting on a prominent, open, landscaped area represents an intrusive feature which is detrimental to the amenity of the area and contrary to the objectives of Policies 9 and 20 of the Oldham Joint Core Strategy and Development Management Policies Development Plan Document.*

**NOTES:**

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

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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 6<sup>th</sup> June 2018, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 8.02 pm