

**PLANNING COMMITTEE**  
**18/07/2018 at 6.00 pm**



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

Also in Attendance:

Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Tessa McKee	Planning Officer
Stephen Irvine	Head of Planning and Development Management
Graham Dickman	Development Management Team Leader
Hannah Lucitt	Planning Officer
Lori Hughes	Constitutional Services

1           **APOLOGIES FOR ABSENCE**

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

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  
6<sup>th</sup> June 2018 be approved as a correct record.

6           **PA/339626/17 - WOODFIELD CENTRE, NETHERFIELD  
CLOSE, OLDHAM OL8 4ET**

APPLICATION NUMBER: PA/339626/17

APPLICANT: Mr. Subhan

PROPOSAL: Erection of one detached two storey dwelling on  
plot 4

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

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

On being put to the vote 10 **VOTES** were cast **IN FAVOUR OF  
APPROVAL** and 0 **VOTES** were cast **AGAINST** with 1  
**ABSTENTION**.

**DECISION:** That the application be GRANTED subject to the conditions as set out in the report, to the completion of a legal agreement to secure a commuted payment of £6309.29 for the improvement of existing open space in the locality and that authority be granted to the Head of Planning and Development Management to issue the decision notice upon satisfactory receipt of the planning obligation.

**NOTES:**

1. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 16.
2. Councillor Hewitt was not present for this item and took no part in the discussion or vote thereon.

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**PA/340660/17 - ROBIN HILL BANGLADESHI YOUTH CLUB, TRAFALGAR STREET, OLDHAM, OL1 2HY**

APPLICATION NUMBER: PA/340660/17

APPLICANT: JSSJ Developments Ltd

**PROPOSAL:** The demolition of existing youth centre and the erection of a 3 storey apartment block containing 14 no. two bedroom flats with the provision of undercroft parking for 13 no. parking bays

**LOCATION:** Robin Hill Bangladeshi Youth Club, Trafalgar Street, Oldham OL1 2HY

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

On being put to the vote 8 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 4 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

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

**NOTES:**

1. That an Objector 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 16.

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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 11 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 Hudson and **SECONDED** by Councillor Qumer 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 0 **ABSTENTIONS**.

It was **MOVED** by Councillor S. Bashforth and **SECONDED** by Councillor Haque that the application be **REFUSED** contrary to Officers' recommendation.

On being put to the vote 7 **VOTES** were cast **IN FAVOUR OF REFUSAL** and 4 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

**DECISION:** That the application be **REFUSED** contrary to officers' recommendation for the following reason:

*“The proposed development will involve the introduction of residential accommodation into an area which is subject to existing noise from entertainment venues and activity associated with those uses. Notwithstanding the submission of additional information to demonstrate a scheme of measures intended to protect residents from noise disturbance and revisions to the internal layout; the proposal continues to result in limited internal space and outlook from the proposed apartments, and restrictions on access to natural ventilation, which would not attain an acceptable degree of amenity for future residents.*

*The proposal would therefore be contrary to Policy 9 of the Oldham Local Development Framework Joint Core Strategy and Development Management Policies DPD and the objectives of the National Planning Policy Framework to secure a good standard of amenity for all existing and future occupants of land and buildings.”*

**NOTE:** Councillor Hewitt was not present for this item and took no part in the discussion or vote thereon.

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**PA/341339/18 - FORMER COUNTHILL SCHOOL,  
COUNTHILL ROAD, OLDHAM**

**APPLICATION NUMBER:** PA/341339/18

**APPLICANT:** Redrow Homes Ltd.

**PROPOSAL:** Erection of 56 no. dwellings with associated car parking, open space and landscaping



LOCATION: Former Counthill School, Counthill Road, Oldham

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

On being put to the vote 11 VOTES were cast IN FAVOUR OF APPROVAL and 0 VOTES were cast AGAINST with 1 ABSTENTION.

DECISION: That the Committee was MINDED TO APPROVE the application subject to the conditions as set out in the report, the amendments to the recommendations and conditions and the additional condition as set out in the Late List and the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 to secure the following:

- i) The future maintenance of the attenuation pond and public open space on the site in accordance with the requirements of Joint Core Strategy and Development Management Policies Development Plan Document Policy 23.
- ii) A commuted sum payment of £85,946 towards the implementation of a traffic calming scheme on Counthill Road, in accordance with the requirements of Joint Core Strategy and Development Management Policies Development Plan Document Policy 5
- iii) A commuted sum payment of £500,000 towards the provision of affordable housing off the site in accordance with the requirements of Joint Core Strategy and Development Management Policies Development Plan Document Policy 10; and

The Head of Planning and Development Management be authorised to issue the decision notice upon satisfactory completion of the agreement.

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

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**PA/341496/18 - 16 POLE LANE, FAILSWORTH, MANCHESTER, M35 9PB**

APPLICATION NUMBER: PA/341496/18

APPLICANT: Mosaic Holdings Ltd.

PROPOSAL: Change of use from C3 dwelling to 7 no. bedroom HMO with infill extension on the rear ground floor

LOCATION: 16 Pole Lane, Failsworth, Manchester M35 9PB

It was MOVED by Councillor Qumer and SECONDED by Councillor S. Bashforth that the application be REFUSED against Officer recommendations.

On being put to the vote 11 VOTES were cast IN FAVOUR OF REFUSAL and 1 VOTE were cast AGAINST with 0 ABSTENTIONS.



DECISION: That the application be REFUSED contrary to Officers' recommendations for the following reasons:

*"1. The proposal would result in the loss of a scarce large family house in Failsworth East; an area where there is a shortage of five-bedroom or more house types (2.1% of the housing makeup in Failsworth East) compared to the Oldham average (2.9%) and national average (6.3%) of five-bedroom or more housing.*

*As such, the proposal is contrary to Policy 11 Housing, of the Local Plan that seeks to ensure that new residential development provides an appropriate mix of housing types, sizes and tenures and demands of the Borough's communities and provide mixed, balanced and sustainable communities.*

*2. The loss of this family-sized house would detrimentally affect the character of this predominantly family housing area and would subsequently fail to preserve or enhance the character of the Failsworth Pole Conservation Area.*

*As such, the proposal is contrary to Policy 24 – Historic Environment, of the Local Plan that seeks to protect, conserve and enhance Conservation Area character."*

**NOTES:**

1. That an Objector, 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 16.

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**HH/341537/18 - 25 LOVERS LANE, GRASSCROFT, OL4 4DT**

APPLICATION NUMBER: HH/341537/18

APPLICANT: Mr. and Mrs. Windle

PROPOSAL: 1) Erection of single storey rear extension 2) Erection of a rear dormer 3) Erection of a detached garage

LOCATION: 25 Lovers Lane, Grasscroft, OL4 4DT

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

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and the replacement to Condition 3 with the following:

“Notwithstanding any details indicated on the approved plan, no part of the flat roof section of the approved single storey extension shall be used at any time as a sitting out area or for any similar recreational or amenity purposes.

Reason – In order to prevent overlooking in the interests of the amenity of the occupiers of neighbouring properties.”

**NOTES:**

1. That an Objector 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 16.

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**PA/341540/18 - FORMER BYRON STREET INFANT AND NURSERY SCHOOL, BYRON STREET, AND FORMER POLICE STATION, RADCLIFFE STREET, ROYTON**

APPLICATION NUMBER: PA/341540/18

APPLICANT: HNA Architects Ltd.

PROPOSAL: Proposed residential development for 28 units and associated parking

LOCATION: Former Byron Street Infant and Nursery School, Byron Street and former police station, Radcliffe Street, Royton

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

On being put to the vote 11 VOTES were cast IN FAVOUR OF APPROVAL and 0 VOTES were cast AGAINST with 1 ABSTENTION.

DECISION: The Committee be MINDED TO APPROVE the application subject to the conditions as set out in the report, amendments as set out in the Late List and to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 to secure the following:

- i) A commuted sum payment of £6,000 towards the implementation of an amended Traffic Regulation Order to cover signing and lining requirements and advertising costs, with additional waiting restrictions along Byron Street and Cardigan Street;
- ii) A commuted sum payment of £20,000 in respect of public open space in the vicinity of the site; and

The Head of Planning and Development Management be authorised to agree the details of the appropriate open space facilities to be provided, and to issue the decision notice upon satisfactory completion of the agreement.



**NOTES:**

1. That an Objector 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 16.

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**PA/341619/18 - LAND ADJACENT 83 COPPICE STREET, OLDHAM, OL8 1TP**

APPLICATION NUMBER: PA/341619/18

APPLICANT: Mr. Yaseen

PROPOSAL: Erection of 3 no. dwellings

LOCATION: Land adjacent 83 Coppice Street, Oldham, OL8 1TP

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

On being put to the vote, the Committee voted **UNANIMOUSLY IN FAVOUR OF APPROVAL**.

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

**NOTES:**

1. Councillor Akhtar clarified that he was not a relative of the applicant. The applicant was a constituent of his ward.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 16.

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**PA/341827/18 - LAND AT BUCKSTONES ROAD, OLDHAM, OL2 8LJ**

APPLICATION NUMBER: PA/341827/18

APPLICANT: Mr. Trippier

PROPOSAL: Erection of a single detached dwelling to replace a former commercial storage building alongside an associated outbuilding, garden and parking area

LOCATION: Land at Buckstones Road, Oldham, OL2 8LJ

It was MOVED by Councillor H. Gloster and SECONDED by Councillor Harkness that the application be APPROVED against Officer recommendations.



**Oldham**  
Council

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 S. Bashforth and SECONDED by Councillor Hewitt that the application be REFUSED.

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

DECISION: That the application be REFUSED.

**NOTES:** That the Applicant 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 18<sup>th</sup> July 2018, as contained in the Late List, be noted.

The meeting started at 6.00 pm and ended at 8.25 pm