

PLANNING COMMITTEE
19/09/2018 at 6.00 pm



Present: Councillor S Bashforth (Chair)
Councillors Akhtar, Brownridge, Davis, H. Gloster, Haque,
Harkness, Hewitt (Vice-Chair), Leach, F Hussain (Substitute)
and Phythian

Also in Attendance:

Graham Dickman	Development Management Team Leader
Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ali, Ball and Hudson. Councillor Fida Hussain attended as a substitute for 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 meeting held on 22nd August 2018 be approved as a correct record.

6 **PA/041019/01 - ROYAL GEORGE MILLS, ARMIT ROAD,
HIGH GROVE ROAD, GREENFIELD, OLDHAM**

APPLICATION NUMBER: PA/041019/01

APPLICANT: Wiggett Construction Ltd

PROPOSAL: Re-submission for part demolition of existing redundant buildings, part rebuilding and conversion of existing buildings and residential development to provide dwellings comprising 38 apartments and 34 houses and conversion of building to B1 use (business use).

LOCATION: Royal George Mills, Armit Road, High Grove Road, Greenfield, Oldham

It was **MOVED** by Councillor Bashforth and **SECONDED** by Councillor Hewitt not to pursue the requirement to transfer the open space land to the Council and to inform the parties to the obligation that this aspect would not be enforced by the Council.

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



DECISION: That the requirement to transfer the open space land to the Council not be pursued and the parties to the obligation be informed that this aspect would not be enforced by the Council.

7 **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 bed HMO (sui generis)

LOCATION: 318 Oldham Road, Royton, OL2 5AS

It was MOVED by Councillor Bashforth and SECONDED by Councillor Hewitt that the application be DEFERRED to allow the parties to make their representations.

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF DEFERRAL with no abstentions.

DECISION: That the application be DEFERRED to allow the parties to make their representations.

8 **PA/341410/18 - LAND AT CHEW VALLEY ROAD, GREENFIELD, OLDHAM**

APPLICATION NUMBER: PA/341410/18

APPLICANT: Mr. Taylor

PROPOSAL: Erection of four, three storey dwellings, and associated tree felling and landscaping.

LOCATION: Land at Chew Valley Road, Greenfield, Oldham

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

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF REFUSAL with no abstentions.

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

The proposed development would result in the loss of a large number of trees which form part of a Tree Preservation Order and represent a valuable visual amenity in the area, and contribute to general wellbeing. The negative impact would therefore be contrary to Policies 9, 20 and 21 of the

Oldham Development Plan - Joint Core Strategy and Development Management Policies document, and Parts 2, 12 and 15 of the National Planning Policy Framework which seek to encourage sustainable development and enhance the natural environment. It is considered that the demonstrable environmental harm, and subsequent unsustainable development created by this scheme, outweighs the economic and social benefit created by the development of 4 additional housing units.



NOTE:

That an Objector attended the meeting and addressed the Committee on this application.

9

PA/341476/18 - LAND TO THE WEST OF GREENGATE, OLDHAM

APPLICATION NUMBER: PA/341476/18

APPLICANT: Royal London Mutual Insurance Society Ltd

PROPOSAL: Proposed drive-through café/restaurant (Use Class A3), public house/restaurant (Use Class A4), 3 industrial units (Use Classes B1, B2, or B8), associated parking, landscaping & infrastructure.

LOCATION: Land to the west of Greengate, Oldham

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

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL** with no **ABSTENTIONS**.

DECISION: That the application be **GRANTED** subject to the conditions as set out in the report and the amendments to the conditions as outlined in the Late List at Item 11.

NOTE:

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 11.

10

APPEALS

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

11

LATE LIST

RESOLVED that the information related to the submitted planning application as at 19th September 2018, as outlined in the Late List, be noted.

The meeting started at 6.00 pm and ended at 6.37 pm

