

**PLANNING COMMITTEE**  
**17/10/2018 at 6.00 pm**



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

Also in Attendance:

|                 |  |
|-----------------|--|
| Alan Evans      | Group Solicitor                                |
| Wendy Moorhouse | Principal Transport Officer                    |
| Stephen Irvine  | Head of Planning and Development<br>Management |
| Graham Dickman  | Development Management Team<br>Leader          |
| Hannah Lucitt   | Planning Officer                               |
| Kaidy McCann    | Constitutional Services                        |

**1            APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

**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 19<sup>th</sup> September 2018 be approved as a correct record.

**6            PLANNING APPLICATION 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 **REFUSED** (against Officer recommendations).

On being put to the vote 8 VOTES were cast IN FAVOUR OF REFUSAL and 6 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

*The proposed development would result in the loss of an office use. DPD Policy 14 promotes the retention of employment generating uses within established premises, unless it is clearly demonstrated that it is no longer appropriate or viable to continue the existing use. The applicant has failed to demonstrate that it is no longer appropriate or viable to continue the premises being used for business use. In addition, the applicant has failed to provide any mitigation measures which would outweigh the loss of the site and support Oldham's economy. As such, the development is contrary to DPD Policy 14 of the Oldham Local Development Framework Development Plan Document - Joint Core Strategy and Development Management Policies.*

**NOTES:**

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

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

APPLICATION NUMBER: PA/341172/17

APPLICANT: Yew Tree School

PROPOSAL: Retrospective application for the construction of an artificial surface - multi use games area (MUGA) and associated fencing on an area of the school playing field.

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

It was MOVED by Councillor Brownridge 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 outlined in the report and the replacement to Condition 3 with the following:

*For a temporary period of 12 months from the date of this permission the use hereby approved shall not operate outside of the following hours:*

0800 Hours – 1900 Hours (Monday to Friday)  
0900 Hours – 1300 hours (Saturdays)  
1000 Hours – 1300 Hours (Sundays and Bank and Public  
Holidays)



*Following the expiration of the 12 month period specified above, the permitted use shall thereafter be limited to use by pupils of Yew Tree Community School between the following hours:*

0745 Hours – 1730 Hours (Monday to Friday)

*Reason – The permission for a limited period will allow the Local Planning Authority to assess the impact of the use on the local area.*

**NOTES:**

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

At this point of the proceedings Councillor Hewitt left the meeting and took no part in the discussion or vote thereon.

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**PLANNING APPLICATION PA/341711/18 HARROP COURT MILL, HAROP COURT ROAD, DIGGLE OL3 5LL**

APPLICATION NUMBER: PA/341711/18

APPLICANT: Roundhay Properties Ltd.

PROPOSAL: Demolition of existing mill complex and erection of 13no. new residential properties including associated site works. Access and layout to be considered all other matters reserved.

LOCATION: Harrop Court Mill, Harrop Court Road, Diggle, OL3 5LL

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

On being put to the vote 12 VOTES were cast IN FAVOUR OF APPROVAL and 1 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions in the report and to completion of a Section 106 legal agreement in respect of a contribution of £113,694.36 towards the provision or improvement of existing public open space, specifically improvements to play, footpath, pond and woodland infrastructure at Ward Lane and the Head of Planning & Development Management be authorised to issue the decision upon satisfactory completion of the legal agreement.

**NOTES:**

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

**PLANNING APPLICATION PA/341850/18 SAINT THOMAS CHURCH, CHURCH STREET, DELPH, OLDHAM OL3 5DR**

APPLICATION NUMBER: PA/341850/18

APPLICANT: Parochial Church Council of St Thomas, Friarmere

PROPOSAL: 1) Demolition of existing single storey (ecclesiastical) west porch and construction of new single storey extension to provide entrance porch, Vicar's Vestry, and WC accommodation 2) Construction of new entrance doorway and DDA compliant

LOCATION: Saint Thomas Church, Church Street, Delph, Oldham, OL3 5DR

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Harkness 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 in the report and the completion of a Section 106 obligation to secure a contribution of £900 to be used for 3 oak trees to be planted on Council owned sites in Delph, and the Head of Planning and Development Management be authorised to issue the decision on completion of the obligation.

**APPEALS**

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

The meeting started at 6.00 pm and ended at 7.36 pm