



# PLANNING COMMITTEE

## 14/11/2018

### Late Information as at 14 November, 2018

AGENDA    DETAILS  
PAGE

5	<p><b>PA/338218/16</b></p> <p><b>Plots 9 &amp; 10, Land to rear of Ashes Lane and Station Street, Springhead</b></p> <p><b>Erection of a pair of semi-detached houses</b></p>
	<p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p>Following publication of the Committee report, further information and clarification of detailed matters has been received from the applicant, and therefore, the recommended conditions can be amended to include these details. It should be noted that the proposed scheme itself has not been amended.</p> <p><b>AMENDMENT TO CONDITIONS:</b></p> <p><u>Condition 2</u></p> <p>Site levels plan <b>WL_06_003 Rev T1</b> to be added to the approved plans list.</p> <p><u>Condition 3</u></p> <p>Amended condition:</p> <p><b>The dwellings hereby approved shall be completed in accordance with the details of external facing materials, surfacing, and boundary treatment specified in the letter from Chorlton Planning Ltd dated 14 June 2018 and referenced A2127, along with the accompanying "Rehau" door and window details.</b></p> <p><u>Condition 4</u></p> <p>Condition amended to read:</p> <p><b>The development hereby approved shall be fully implemented in</b></p>

accordance with the findings and recommendations of the Phase 1 Desk Study Report prepared by Demeter Environmental Ltd (Ref: 15-11-19 Revision O, dated December 2015) and written approval of the Local Planning Authority will be required on receipt of a satisfactory completion report in order to discharge the condition.

Condition 7

Plan reference amended to **WL\_906\_006 Rev T1**.

Condition 8

Condition amended to read:

**The dwellings hereby approved shall not be occupied unless and until the access and car parking space for that dwelling has been provided as shown on the approved plan received on 1st October 2018 (Ref: Dwg No.2 SP) and in accordance with details of construction, levels and drainage which shall have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.**

Condition 9

Condition deleted as detailed plan now received and list under Condition 2.

15	<p><b>PA/338534/16</b></p> <p><b>Plots 7, 8, 11 &amp; 12 Land to rear of Ashes Lane and Station Street, Springhead.</b></p> <p><b>Erection of 4 no. semi-detached dwellings</b></p> <hr/> <p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p>Following publication of the Committee report, further information and clarification of detailed matters has been received from the applicant, and therefore, the recommended conditions can be amended to include these details. It should be noted that the proposed scheme itself has not been amended.</p> <p><b>AMENDMENT TO CONDITIONS:</b></p> <p><u>Condition 2</u></p> <p>Site levels plan <b>WL_06_003 Rev T1</b> to be added to the approved plans list.</p> <p><u>Condition 3</u></p> <p>Amended condition:</p>
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**The dwellings hereby approved shall be completed in accordance with the details of external facing materials, surfacing, and boundary treatment specified in the letter from Chorlton Planning Ltd dated 14 June 2018 and referenced A2127, along with the accompanying "Rehau" door and window details.**

Condition 4

Condition amended to read:

**The development hereby approved shall be fully implemented in accordance with the findings and recommendations of the Phase 1 Desk Study Report prepared by Demeter Environmental Ltd (Ref: 15-11-19 Revision O, dated December 2015) and written approval of the Local Planning Authority will be required on receipt of a satisfactory completion report in order to discharge the condition.**

Condition 7

Plan reference amended to **WL\_906\_006 Rev T1**.

Condition 8

Condition amended to read:

**The dwellings hereby approved shall not be occupied unless and until the access and car parking space for that dwelling has been provided as shown on the approved plan received on 1st October 2018 (Ref: Dwg No.2 SP) and in accordance with details of construction, levels and drainage which shall have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.**

Condition 9

Condition deleted as detailed plan now received and list under Condition 2.

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**PA/339842/17**

**Plot 4, Land to the rear of Ashes Lane and Station Street,  
Springhead, Oldham  
Erection of 1 No. detached dwelling**

**AMENDMENT TO RECOMMENDATION:**

Following publication of the Committee report, further information and clarification of detailed matters has been received from the applicant, and therefore, the recommended conditions can be amended to include these details. It should be noted that the proposed scheme

itself has not been amended.

**AMENDMENT TO CONDITIONS:**

Condition 2

Site levels plan **WL\_06\_003 Rev T1** to be added to the approved plans list.

Condition 3

Amended condition:

**The dwelling hereby approved shall be completed in accordance with the details of external facing materials, surfacing, and boundary treatment specified in the letter from Chorlton Planning Ltd dated 14 June 2018 and referenced A2127, along with the accompanying "Rehau" door and window details.**

Condition 4

Condition amended to read:

**The development hereby approved shall be fully implemented in accordance with the findings and recommendations of the Phase 1 Desk Study Report prepared by Demeter Environmental Ltd (Ref: 15-11-19 Revision O, dated December 2015) and written approval of the Local Planning Authority will be required on receipt of a satisfactory completion report in order to discharge the condition.**

Condition 7

Plan reference amended to **WL\_906\_006 Rev T1**.

Condition 8

Condition amended to read:

**The dwelling hereby approved shall not be occupied unless and until the access and car parking space for that dwelling has been provided as shown on the approved plan received on 1st October 2018 (Ref: Dwg No.2 SP) and in accordance with details of construction, levels and drainage which shall have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.**

Condition 9

Condition deleted as detailed plan now received and list under Condition 2.

**Plot 5, Land to the rear of Ashes Lane and Station Street,  
Springhead, Oldham  
Erection of 1.no detached dwelling**

(i)

**AMENDMENT TO RECOMMENDATION:**

Following publication of the Committee report, further information and clarification of detailed matters has been received from the applicant, and therefore, the recommended conditions can be amended to include these details. It should be noted that the proposed scheme itself has not been amended.

**AMENDMENT TO CONDITIONS:**

Condition 2

Site levels plan **WL\_06\_003 Rev T1** to be added to the approved plans list.

Condition 3

Amended condition:

**The dwelling hereby approved shall be completed in accordance with the details of external facing materials, surfacing, and boundary treatment specified in the letter from Chorlton Planning Ltd dated 14 June 2018 and referenced A2127, along with the accompanying "Rehau" door and window details.**

Condition 4

Condition amended to read:

**The development hereby approved shall be fully implemented in accordance with the findings and recommendations of the Phase 1 Desk Study Report prepared by Demeter Environmental Ltd (Ref: 15-11-19 Revision O, dated December 2015) and written approval of the Local Planning Authority will be required on receipt of a satisfactory completion report in order to discharge the condition.**

Condition 7

Plan reference amended to **WL\_906\_006 Rev T1**.

Condition 8

Condition amended to read:

**The dwelling hereby approved shall not be occupied unless and until the access and car parking space for that dwelling has been provided as shown on the approved plan received on 1st**

**October 2018 (Ref: Dwg No.2 SP) and in accordance with details of construction, levels and drainage which shall have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.**

Condition 9

Condition deleted as detailed plan now received and list under Condition 2.

(ii)

Further correspondence has been received from the occupier of 31 Station Street objecting to the likelihood of her boundary hedge being cut down, although there is no objection to the trimming of overhanging branches and the suggested route of drainage.

41	<p><b>PA/339844/17</b></p> <p><b>Plot 6, Land to the rear of Ashes Lane and Station Street, Springhead, Oldham</b></p> <p><b>Proposed 1 no. detached dwelling.</b></p>
	<p><b>AMENDMENT TO RECOMMENDATION:</b></p> <p>Following publication of the Committee report, further information and clarification of detailed matters has been received from the applicant, and therefore, the recommended conditions can be amended to include these details. It should be noted that the proposed scheme itself has not been amended.</p> <p><b>AMENDMENT TO CONDITIONS:</b></p> <p><u>Condition 2</u></p> <p>Site levels plan <b>WL_06_003 Rev T1</b> to be added to the approved plans list.</p> <p><u>Condition 3</u></p> <p>Amended condition:</p> <p><b>The dwelling hereby approved shall be completed in accordance with the details of external facing materials, surfacing, and boundary treatment specified in the letter from Chorlton Planning Ltd dated 14 June 2018 and referenced A2127, along with the accompanying "Rehau" door and window details.</b></p> <p><u>Condition 4</u></p> <p>Condition amended to read:</p>

The development hereby approved shall be fully implemented in accordance with the findings and recommendations of the Phase 1 Desk Study Report prepared by Demeter Environmental Ltd (Ref: 15-11-19 Revision O, dated December 2015) and written approval of the Local Planning Authority will be required on receipt of a satisfactory completion report in order to discharge the condition.

Condition 7

Plan reference amended to WL\_906\_006 Rev T1.

Condition 8

Condition amended to read:

**The dwelling hereby approved shall not be occupied unless and until the access and car parking space for that dwelling has been provided as shown on the approved plan received on 1st October 2018 (Ref: Dwg No.2 SP) and in accordance with details of construction, levels and drainage which shall have previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.**

Condition 9

Condition deleted as detailed plan now received and list under Condition 2.

87	<p><b>PA/341768/18</b></p> <p><b>Crompton House C Of E High School, Rochdale Road, Shaw, OL2 7HS</b></p> <p><b>1) Erection of a three storey teaching block over existing multi use games area (MUGA) with associated soft and hard landscaping 2) Construction of a multi use games area (MUGA) to rear of existing sports hall and associated soft and hard landscaping 3) Erection of a single storey extension to Clegg block 4) Internal remodelling to existing Selwyn and Milne Block 5) Demolition of existing Ballard teaching block and removal of existing MUGA 6) Creation of two new car parking areas.</b></p> <p><b>ADDITIONAL REPRESENTATIONS:</b></p> <p>One additional letter of objection received on the 7 November 2018. The objections and comments are summarised below:</p> <ul style="list-style-type: none"> <li>· The time to study and report on amended plans is insufficient to allow residents to comment.</li> <li>· Concerns of details of the Transport Assessment.</li> <li>· Concern of no noise calculations.</li> <li>· Concern of access for emergency vehicles.</li> </ul>
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- Concerns of use of aluminium cladding on the teaching block, especially where emergency access is limited and parking allowed to take place across the school site.
- Outside school hours (community access) to sports pitches and the gates of Grampian Way will be the only emergency access point.

#### **ADDITIONAL INFORMATION / AMENDMENT TO REPORT:**

##### Design, Landscaping and Heritage

#### **New Teaching Block**

The applicant has confirmed that the windows and door casements are to be white as specified on the amended plans received on the 19 October 2018.

The brick appearance and white window and door casements are consistent with the existing school and residential built form. The proposed external materials complement the existing building materials of the school and surrounding materials. Furthermore, the muted materials will limit the building's visual impact from distant views.

#### **Landscaping and Trees**

The applicant has confirmed that the development of the MUGA will result in the loss of a group of early mature Goat Willow trees and 5no. specific trees – Common Silver Fir, Common Hornbeam and two Common Hawthorn. These trees are of a good standard; however the losses can be compensated with replacement planting within the site through the recommended landscaping conditions. Given the public benefits of the scheme, the loss is acceptable subject to replacement planting.

To ensure retained trees are protected from unnecessary damage during the construction process, a condition is recommended further to the original report.

##### Highways

#### **Access**

The proposal will have similar provision of access for emergency service vehicles as the existing school site.

#### **Car-parking**

The Highway Authority have counted the number of vehicular parking spaces on site and found there were 142 spaces rather than 131 car-parking spaces reported within the original report. The 142 spaces consist of 138 car parking spaces (102 marked spaces and 36 non-marked), 2 disabled persons car-parking (marked spaces) and 2 Mini Bus (marked spaces).



The discrepancy was due to the non-marked bays. There is no implication for the assessment of the application.

**AMENDMENT TO RECOMMENDATION:**

It is recommended that the application is approved subject to:

- the conditions outlined in the original report and the additional condition below:

**Additional Condition:**

30. "Other than the demolition of the existing Ballard building hereby approved, no development shall commence unless and until a detailed method statement (ensuring compliance with BS 5837: Trees in relation to construction) for arboricultural work on the site has first been submitted to and approved in writing by the Local Planning Authority. The statement should indicate the location of building materials storage area, erection of protective fencing, a services strategy to minimise trenches and combine service runs and therefore minimise potential impact on trees through root severance, and a detailed plan showing the type of protection measures to be used throughout the development. Thereafter, the proposed development must be constructed fully in accordance with the details of the approved method statement and all tree related conditions and the approved scheme shall remain as operational at all times thereafter."

Reason - To avoid damage to trees within the development site.