PRESENT: Councillor Carol Wardle (Chair); Councillors Shakil Ahmed, Burke, Davidson, Susan Emmott, Howard, Hussain, O’Neill, Rana, Rush, Taylor, Wazir and Zaheer

OFFICERS: Paul Moore and Alison Truman (Economy Directorate), Chris Woods (Neighbourhoods Directorate), John Holmes (Legal Services) and John Addison (Resources Directorate).

ALSO IN ATTENDANCE: Approximately 31 members of the public.

APOLOGIES
19 There were no Apologies for absence

DECLARATIONS OF INTEREST
20 There were no declarations of interest.

URGENT ITEMS OF BUSINESS
21 There were no urgent items of business.

ITEMS FOR EXCLUSION OF PUBLIC AND PRESS
22 There were no items for consideration under this item.

490 MANCHESTER ROAD, CASTLETON, ROCHDALE
24 The Assistant Development Manager presented a report that detailed planning application 18/00781/FUL for the change of use from single dwelling to 3 self-contained flats with alterations to rear elevation including the creation of a new door opening at basement level and a further 2 car parking spaces provided to the rear.

The Assistant Development Manager provided Members with an update to the report, that the description of the proposal had been corrected to omit the creation of a new door opening at basement level as this did not form part of the scheme.

The Committee considered the views of a member of the public, who addressed the Committee against the application.

The Committee considered the views of Councillor Hornby who addressed the Committee against the application.

Resolved:

That the Application be refused.
Reason: On the grounds of impacts on neighbour amenity including noise, disturbance and additional on-street car parking.

APPLICATION TO VARY CONDITION 4 OF PLANNING PERMISSION IN ORDER TO AMEND THE OPENING HOURS - 45 TWEEDALE STREET, ROCHDALE
25 Withdrawn by the applicant

ERECTION OF 5 INDUSTRIAL UNITS COMPRISING USE CLASSES B1 AND B8 WITH ASSOCIATED TRADE COUNTER USE, ACCESS AND PARKING - RETROSPECTIVE
26 The Assistant Development Manager presented a report that detailed planning application 17/00938/FUL for the building of 5 industrial units comprising use classes B1 and B8 with associated trade counter use, access and parking - retrospective.

It was reported that the application had been referred to the Planning and Licensing Committee as the previous application on the site (ref 14/00696/FUL) was granted permission by the Council’s Planning and Licensing Committee, subject to sixteen conditions, and eight of these conditions required details to be agreed prior to commencement of development. It was reported that in spite of this, the building associated with that permission had been constructed with none of the pre-commencement conditions associated with that permission having been discharged. In addition, the building was taller than permitted and was fully clad as opposed to the part clad part brick building identified on the approved drawings.

Members were informed that since the publication of the report two further representations have been received. The representations were from two residents on Cook Street writing in support of the proposal.

The Committee consider the views of Mr M. Zohaib, the agent for the applicant, who address the Committee in relation to the application.

The committee was provided with amended recommended conditions:

1. The development hereby permitted shall be carried out in accordance with the following plans:

   Location Plan dated 7th August 2017
   Proposed Layout Plan (Dwg No.26158192-B)
   Proposed Elevations (Dwg No.26158192-D)

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved policies of the Rochdale Unitary Development Plan and the National Planning Policy Framework.
2. The units hereby approved shall not be open for trade or business nor shall any deliveries take place at the site before 08:00 hours nor after 19:00 hours Monday to Friday, before 09:00 hours nor after 18:00 hours on Saturdays or at any time on Sundays.

Reason: In order to safeguard the amenity of surrounding residents and to prevent nuisance arising in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Noise from operations associated with the development (including any plant and equipment used in connection with it) shall not exceed 50 dBA Leq 1 hour between the hours of 08:00 and 19:00 Monday to Saturday and 40 dBA Leq 15 minutes at all other times when measured within the curtilage of noise sensitive premises.

Reason: In order to safeguard the amenity of surrounding residents and to prevent nuisance arising in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 28 days of the date of this permission three of the car parking spaces shall be designed as accessible parking bays for use by the mobility impaired. All car parking shall be maintained solely for the use of staff and customers thereafter.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies DM1 and T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Notwithstanding any details shown on the approved plans and the requirements of condition 1 of this permission, within 28 days of the date of this permission a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the type, species, siting, planting distances and the programme of planting of trees and shrubs. The duly approved landscaping scheme shall be carried out during the first planting season following the date of approval of the landscaping scheme and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development in
accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

6. Notwithstanding any information contained within the application, full details of any external lighting to be installed on the building or on the site shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Such details shall include its position and height on the building or site, its luminance (including light spillage), angle of installation and any hoods to be fixed to the lights. Only lighting as approved shall be installed on the site in accordance with the terms of any such approval.

Reason: In order to safeguard the amenity surrounding residents and to prevent nuisance arising in accordance with Policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

7. Notwithstanding any details shown on the approved plans and the requirements of condition 2 of this permission, within 28 days of the date of this permission a scheme to regulate surface water run-off shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented within four months of the date it is approved and shall be subsequently maintained thereafter.

Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system in order to comply with Policies G8 and DM1 of the adopted Rochdale Core Strategy, and the National Planning Policy Framework.

Resolved:

That planning permission be granted subject to the conditions outlined in the submitted report and also subject to the amended conditions as detailed above.

LAND AT FORMER DEXINE RUBBER CO LTD, SPOTLAND ROAD, ROCHDALE

27 The Assistant Development Manager presented a report that detailed planning application 18/00727/HYBR for Hybrid planning application (part outline and full): Outline application (including access) for the demolition of the former mill buildings and the erection of up to 47 dwellings with vehicular access; Full application for demolition of the former mill buildings and the refurbishment of the existing steel framed industrial building including vehicular access and service yard.

The Committee considered the views of Mr Grieves, the applicant, who addressed the Committee in relation to the application.
The Committee considered the views of Mr Ray, a local resident, who addressed the Committee in support of the application.

The Committee considered the views of Councillor Biant who addressed the Committee in support of the application.

The Assistant Development Manager updated the Committee that a 101 signature petition had been received in support of the application. The support was based on the derelict condition and vandalism of the site, since the closure of the Dexine business in 2008. The petition stated that “an approval of the application will have an immediate and positive effect on the residential amenity of the neighbourhood”.

The Head of Planning summarised the issues relating to the proposal and the reasoning behind the officer recommendation.

Members considered the application in detail and noted that even though the site was a heritage one, they wanted to consider approving the application as it would have a strong positive impact on the local community. Members felt that the application was incomplete and could not agree the application in full at present without the S106 agreement and conditions being in place.

Members resolved that they were minded to grant planning permission, subject to the Heads of Terms for the s106 agreement and conditions being presented to the next meeting for approval.

Resolved:

That planning permission be granted, subject to the conditions and s106 agreement being presented to the next meeting for approval.

SPRINGBANK KENNELS, BIRCH HILL LANE, WARDLE, OL12 9LY

28 The Chair reminded Members that this item had been received at the last meeting of the Committee. Members were reminded that at the last meeting of the Committee a decision was taken to delegate to Chair and Vice-Chair to consider and agree any special circumstances that could be applied to allow the application.

The Chair informed the Committee that the Chair and Vice Chair had been unable to come to an agreement and would now seek further Officer advice and defer the item to the next meeting of the Committee.

A Member of the Committee raised concern that he thought a vote had been taken at the last meeting to grant the application subject to the chair and Vice chair agreeing special circumstances and that since this had not been achieved the application was approved.

The Committees legal advisor clarified for Members that a vote at the last meeting had been taken on an amendment which was lost and that no vote
had been taken to approve the application. Members then agreed at the last meeting to delegate to the Chair and Vice Chair to consider any special circumstances that the applicant wanted to put forward. It was reported that no additional special circumstances had been received and the Chair and Vice Chair had not been able to come to an agreement.

Resolved:

That the matter be deferred to seek further Legal and Governance advice.

DETERMINED PLANNING APPEALS
29 The Development Manager submitted a report that detailed the outcome of planning appeals that had been submitted to the Planning Inspectorate in respect of:

- Village Car Centre Ltd, Molesworth Street, Rochdale;
- Laneside Mill Cottage, Edenfield Road, Rochdale;
- 110 Hollin Lane, Middleton, Manchester;
- 16 Highfield Close, Rochdale;
- 2 Inchfield Close, Rochdale;

Resolved:

That the planning appeals which have recently been determined by the Planning Inspectorate be noted.

LODGED PLANNING APPEALS
30 The Development Manager submitted a report that detailed planning applications which had been lodged with the Planning Inspectorate:

1. 18/00269/FUL
2. 18/00709/HOUS
3. 18/00945/HOUS
4. 18/00766/HH42
5. 18/00952/ADV

Resolved:

That the planning appeals that have recently been lodged with the Planning Inspectorate be noted.