

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 15th March 2018

PRESENT: Councillor Wardle (in the Chair); Councillors Shakil Ahmed, Burke, Butterworth, Davidson, Susan Emmott, Hussain, O'Neill, Rashid, Rush, Stott, Sullivan, West and Donna Williams

OFFICERS: P. Moore, D. Ripa (Economy Directorate), B. Wilkinson (Health and Wellbeing Directorate), C. Woods (Neighbourhoods Directorate), J. Holmes and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Councillor Sheerin and approximately 65 members of the public.

APOLOGIES FOR ABSENCE: Councillor Surinder Biant

DECLARATIONS OF INTEREST

51 Decision:

Councillor Butterworth declared a personal and prejudicial interest in minute 56, below – erection of 37 Supported Living Apartments with ancillary cafe (one part single, part two and part three storey block of 31 apartments and one two storey block of six apartments (planning application 17/00891/FUL).

NB: Councillor Butterworth addressed the Committee in his capacity as a Milnrow and Newhey Ward Member, to speak against the recommendation to grant approval then he withdrew from the meeting during the discussion and determination of this planning application.

URGENT ITEMS OF BUSINESS

52 The Chair advised the Committee of two urgent items of business.

Firstly the inclusion of the item at minute 55 below (Gambling Act – 2018/19), which asked the Committee to consider a report of the Director of Public Health and Wellbeing regarding the adoption of fees under the provisions of the Gambling Act 2005. The Committee was required to consider this report at this meeting to enable the revised fees to be effective on 1st April 2018.

Secondly the Chair advised that planning application 13/00719/FUL for a residential development of 26 dwellings to include the conversion of the weaving shed and boiler house, together with the retention of the chimney and the demolition of the brick textile mill (Resubmission of application 12/D55312) had been withdrawn from the agenda.

ITEMS FOR EXCLUSION OF PUBLIC AND PRESS

53 There were no items that required the press and public to be excluded from the meeting.

MINUTES

54 Decision:

That the minutes of the meeting of the Planning and Licensing Committee held 5th February 2018 be approved as a correct record.

GAMBLING ACT - 2018/2019

55 The Committee considered a report of the Director of Public Health and Wellbeing requesting adoption of the maximum level of fees chargeable with effect from 1st April 2018 under the provisions of the Gambling Act 2005.

Alternatives considered: The Gambling Act 2005 contains provision for Licensing Authorities to set their own fees, with certain caveats. Members were requested to determine the levels of those fees.

Decision: The adoption of the maximum level of fees chargeable under the Gambling Act 2005 be approved as detailed at Appendix A of the submitted report, with effect from 1st April 2018.

Reason for Decision: To enable the Council to meet its statutory duty to set appropriate fees, on a full cost recovery basis only, in accordance with the Gambling Act 2005.

ERECTION OF 37 SUPPORTED LIVING APARTMENTS WITH ANCILLARY CAFE (1NO. PART SINGLE, PART TWO AND PART THREE STOREY BLOCK OF 31 APARTMENTS AND 1NO. TWO STOREY) BLOCK OF SIX APARTMENTS ON LAND ADJACENT TO THE LADYBARN, HARBOUR LANE, MILNROW

56 The Director of Economy presented an updated report that detailed planning application 17/00891/FUL for the erection of 37 Supported Living Apartments with ancillary cafe (1no. part single, part two and part three storey block of 31 apartments and 1no. two storey block of six apartments on land adjacent to the Ladybarn, Harbour Lane, Milnrow.

The Director of Economy submitted an Update Report.. This summarised that an additional consultation response had been received from Transport for Greater Manchester with a request that the development be insulated against noise and vibration from the adjacent Metrolink line. An additional condition was therefore proposed by the Planning officer requesting that a scheme to acoustically insulate the proposed development against noise and vibration from the adjacent Metrolink line be submitted.

The Planning Officer reported upon five additional letters of objection that had been received. Five additional letters of objection have been received from residents that had provided previous objections to the application and their most recent concerns that raised additional issues over and above those noted in the report were summarised in the Update Report.

The Committee considered the views of Mr N. Cunliffe of Bramhall Close who addressed the Committee on behalf of local residents objecting to the application.

The Committee considered the views of Ms. D. Smith and Ms. P. Rainey the agents for the applicant who addressed the Committee in relation to the application.

The Committee considered the views of Councillor Butterworth who addressed the Committee objecting to the application (after which he left the room).

The Committee considered the views of Councillor Kelly that were submitted via a letter that was read out at the meeting, objecting to the application.

Decision:

That the application be approved subject to the conditions detailed in the submitted report and the Update Report.

Reason for the decision:

The proposed development would provide 37 supported living apartments and an ancillary café in a sustainable location within the existing urban area and on a site where a previous application for residential development has been approved. The development would make a significant contribution to the supply of housing in a sustainable location, as well as valuable supported living accommodation. The access arrangements are acceptable and the provision of parking is also acceptable for the uses. The development accords with the development plan and amendments have been secured to ensure the scale, design and layout of the development is acceptable in the context of the local area. The impacts of the development can be appropriately mitigated through conditions and the proposal therefore comprises sustainable development.

PLANNING APPEAL DECISIONS

57 Decision:

That the planning appeals recently determined, in respect of the following properties, be noted:

- a. 8 Stansfield Hall, Littleborough
- b. 27 Armstrong Hurst Close, Rochdale
- c. 30 Walsingham Avenue, Middleton
- d. 32 Hector Avenue, Rochdale
- e. 38 Camberley Drive, Rochdale
- f. 43 Roch Street, Rochdale
- g. 46 Milkstone Road, Rochdale
- h. 959 Oldham Road, Rochdale
- i. Land at 118 Molesworth Street, Rochdale
- j. New Gap Farm, Heywood
- k. Scout Moor

PLANNING APPEALS LODGED

58 Decision:

That the planning appeals recently lodged in respect of the following properties, be noted:

- a. 30 Walsingham Road, Middleton
- b. 207 Fairfield Road, Middleton
- c. 38 Camberley Drive, Rochdale
- d. 16 Arundel Street, Rochdale
- e. Woodyard Garage, Edenfield Road, Rochdale