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**Rochdale Borough Council**

**MIDDLETON TOWNSHIP PLANNING SUB COMMITTEE**

**Tuesday, 17<sup>th</sup> May 2016 at 6.15 pm**

**Middleton Library, Long Street, Middleton M24 1AF**

## **ADDITIONAL ITEM**

2. Minutes of the meeting of the Middleton Township Planning Sub-Committee held on 13<sup>th</sup> April 2016 1 - 3

# Agenda Item 2

## MIDDLETON TOWNSHIP PLANNING SUB COMMITTEE

### MINUTES OF MEETING Wednesday 13<sup>th</sup> April 2016

**PRESENT:** Councillor Greenall (Chair); Councillors Bell, Boriss, Burke, Furlong, Rowbotham and West

**OFFICERS:** D. Ripa (Economy Director), A. Whittaker (Neighbourhoods Directorate) and A. James (Resources Directorate)

**ALSO IN ATTENDANCE:** Councillor Linden and approximately 12 members of the public.

**APOLOGIES FOR ABSENCE:** none.

#### DECLARATIONS OF INTEREST

35 There were no declarations of interest.

#### MINUTES

36 **DECIDED – that the Minutes of the meeting of the Middleton Township Planning Sub-Committee held on 25<sup>th</sup> February 2016 be approved as a correct record.**

#### **TWO STOREY CLASSROOM EXTENSION AND FORMATION OF 1000M2 HARD PLAY AREA, BOWLEE PARK COMMUNITY PRIMARY SCHOOL WINDERMERE ROAD MIDDLETON M24 4LA**

37 The Director of Economy reported on submitted planning application 6/00126/FUL for a two storey classroom extension and formation of 1000m2 hard play area at Bowlee Park Community Primary School Windermere Road Middleton M24 4LA.

The Development Manager provided the following update to the sub-Committee:-

- Additional Information – an additional plan detailing the number of car parking spaces had been submitted;
- Consultations – the consideration of the proposal by the Education Service was outlined along with the background to the decision of Cabinet to support the proposals;
- Representations – three additional objections had been received since publication of the report and these were outlined for the Committee along with a response from relevant officers and related to Health and Safety concerns with additional vehicle movements on Windermere Road; the amount of additional traffic the additional number of pupils and staff would generate; the positioning of the new main gates/entrance; parking for residents living adjacent to the school; the inaccuracies in the Travel Plan (which had been originally compiled by a non-Council organisation); arrangements for additional assembly and catering areas; consultation with residents on the new Keepmoat site.

The Sub-Committee also considered objections to the proposed development from Mr Paul Stewart and Councillor Terry Linden. The applicant was not present.

Members of the Sub-Committee commented that they had visited the site of the proposed development prior to the meeting and had a number of queries about the proposal including:-

- The submitted plans did not appear to accurately reflect the situation on the site, specifically relating to proposed car parking provision;
- The updated Travel Plan needed to be considered by Members;
- Residents in newly built properties adjacent to the site did not appear to have been consulted as well as other affected stakeholders i.e. Link4Life;
- The access arrangements for the main entrance;
- Health and safety concerns relating to additional car parking and the potential for additional parking provision off site, fencing of the site and the effect of additional traffic exacerbating current problems on Windermere Road.

It was agreed that as there were a number of areas of concern relating to the proposal, that the application be deferred to enable additional information relating to the areas outlined above to be presented to the Sub-Committee.

**DECIDED – that consideration of the planning application be deferred to a special meeting of the Sub-Committee (to be arranged in consultation with the Chair and Vice-Chair) and that the Development Manager be requested to provide additional information in respect of the areas outlined above.**

#### **RESIDENTIAL DEVELOPMENT - 34 DWELLINGS, LAND WEST OF MILLS HILL ROAD, MIDDLETON**

38 The Director of Economy reported on submitted planning application 15/00817/FUL for a residential development of 34 dwellings at land west of Mills Hill Road, Middleton.

The Development Manager reported that condition 10 in the submitted report should read August and not July.

The Sub-Committee considered representations from Mr Laurence Sykes, the applicant in support of the submitted planning applications. No objectors to the submitted planning application were present.

**DECIDED – that the Planning and Licencing Committee be informed that this Sub-Committee would be minded to approve the submitted planning application subject to the conditions detailed within the report.**

#### **ERECTION OF A 2 STOREY DWELLING (RESUBMISSION OF 15/01366/FUL), LAND ADJACENT TO 8 PEACH BANK MIDDLETON M24 1BU**

39 The Director of Economy reported on submitted planning application 16/00114/FUL for the erection of a 2 storey dwelling (Resubmission of 15/01366/FUL) at land adjacent to 8 Peach Bank Middleton M24 1BU.

The Development Manager informed the Sub-Committee that there was a proposed amendment to condition 4 for a pre-commencement condition relating to the identification of contaminants on the site.

Neither the applicant nor any objectors were present to address the Sub-Committee.  
**DECIDED – that planning permission be granted subject to the conditions outlined within the submitted report.**

**PLANNING APPEALS**

40 The Director of Economy reported that the following planning appeal had been submitted:

i) Notification has been received that the following appeals have been lodged

- 15/01442/HOUS – 36 Wellens Way - Demolition of garage and erection of two storey side extension – Ward: South Middleton (Delegated Decision)

**DECIDED – That the planning appeal be noted.**