

# Public Document Pack



**Meeting of:** Planning and Licensing Committee  
**Date:** Wednesday, 27th November, 2019  
**Time:** 6.00 pm.  
**Venue:** Number One Riverside, Smith Street,  
Rochdale, OI16 1XU

**This agenda gives notice of items to be considered in private as required by Regulations 5 (4) and (5) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.**

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### **Planning and Licensing Committee Members**

Councillor Shakil Ahmed	Councillor Phil Burke
Councillor Irene Davidson	Councillor Susan Emmott
Councillor Rachel Massey	Councillor Amna Mir
Councillor Shaun O'Neill	Councillor Faisal Rana
Councillor Aasim Rashid	Councillor Peter Rush
Councillor John Taylor	Councillor Shah Wazir
Councillor Peter Winkler	Councillor Sameena Zaheer
Councillor Mohammed Zaman	

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# Agenda Item 6

## Planning and Licensing Committee Update Report – 27<sup>th</sup> November 2019

**AGENDA ITEM 6(a) – 19/00454/AM** – Land off Starring Road, Littleborough - Section 73 application for minor material amendment to planning application 15/00996/FUL relating to alterations to boundary treatments, finished floor levels, ridge heights and landscaping

### ADDITIONAL REPRESENTATIONS

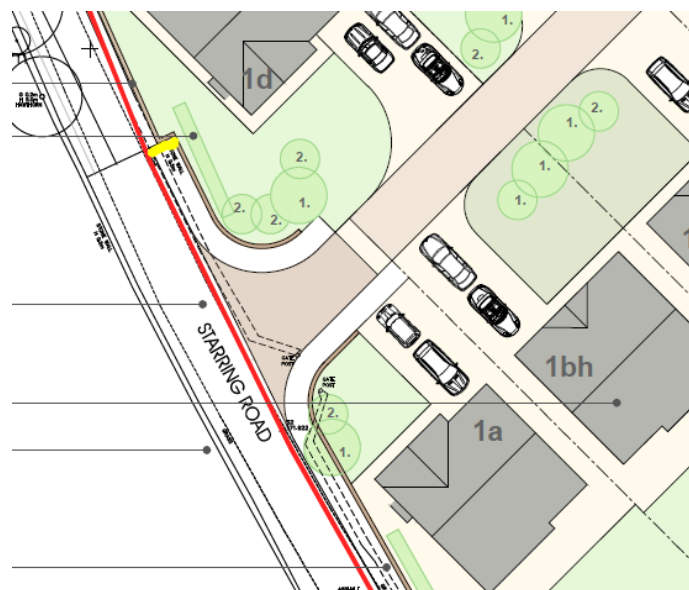
Following the publication of the agenda three additional objections have been received. One objection refers to the Drainage and Flood Risk section of the report, the second raises concerns regarding the retrospective nature of the application and the principle of the detailed application. The points raised have been previously considered and there is nothing further to add to the report.

The third objection refers to the realignment of the wall to the north side of the access, and the errors made in the report to Planning Committee in January 2017. This is largely covered in the deferral report, with the remainder below.

### NORTH WALL REALIGNMENT

Following a meeting with local residents and separately with the developer, the Highway Authority has advised that there is no requirement for a footpath beyond the access widening, on the north side of the access (yellow below), to the point where the wall steps forward closest to the road. A footpath is still required to the southern side.

Two amended plans have been submitted. An amended site plan to reflect the north wall change, and an amended elevations / sections to reflect the revised ridge heights of Plots 4 and 5 as set out in the deferral report.



## **RECOMMENDATION**

On this basis the recommendation is:

**GRANT Planning Permission subject to the conditions set out in the original report, and amended conditions 2, 5 and 6 as below:**

2 This permission relates to the following plans:

- Site Layout (drg.no. H407/001 Rev H)
- Proposed Site Sections – 1 (drg.no. H407/010 Rev D)
- Height Revisions Plots 4 - 5 (drg.no. H407/011 Rev E)
- Height Revisions Plots 1 – 3 (drg.no. H407/012 Rev E)
- Proposed Site Sections – 2 (drg.no. H407/013 Rev E)
- Height Revisions Plots 6 – 7 (drg.no. H407/014 Rev A)

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Rochdale Unitary Development Plan and the National Planning Policy Framework.

5 Notwithstanding the drystone boundary wall detail along the site frontage, all boundary treatments shall be as specified on the Site Layout (dwg.no. H407/001/G received 10 Sept 2019). The approved walls/fences shall be erected before each dwelling hereby approved is first occupied and shall thereafter be retained.

Reason: In order to ensure a satisfactory appearance and in the interests of the amenity of the occupiers of neighbouring residential properties in accordance with Core Strategy policy P3 and the National Planning Policy Framework.

6 Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, prior to first occupation of any dwelling, details of the siting, height, design, materials and finish of the drystone wall along the entire site frontage to Starring Road, together with a timetable for its full construction, shall be submitted to and approved in writing by the Local Planning Authority. The detail shall include a sample panel constructed on site, no less than 1 metre high x 1 metre in length, and shall include a top finish of coping stones. The duly approved boundary treatments shall be constructed in full accordance with the approved details and timescales, and shall be retained as such thereafter.

Reason: In the interests of visual amenity in accordance with Core Strategy P3 and the NPPF.

**AGENDA ITEM 6(b) – 19/00262/FUL – Land off New Road, Littleborough, Rochdale,** Residential development of 96 dwellings together with associated services, drainage, access arrangements and car parking including the demolition of the existing building on site

### **ADDITIONAL REPRESENTATIONS**

Following the publication of the agenda 5 additional objection letters have been received. A number of the concerns within these letters have previously been raised and considered. However the following additional points have been raised:

- Concerns about the drainage situation and how it might affect the grounds and house of Stubley New Hall as water already overflows out of the grid near this property during heavy rainfall. The artisan well has also been disturbed and the site is holding vast amounts of water with the real risk of flooding to neighbouring properties.

*Officer response: Please refer to the 'Drainage and Flood Risk' section of the agenda report. The Environment Agency and the Council's Drainage Engineer are satisfied that the submitted drainage design is acceptable and that the proposal would not be at risk of flooding and would prevent flood risk elsewhere.*

- There is Japanese Knotweed on the site.

*Officer response: There is a planning condition attached to the agenda report requiring the submission of a method statement for removing Japanese Knotweed for the approval of the Local Planning Authority. The wording of this condition is covered in the conditions update section below.*

- The houses are not affordable nor intended for people in the local area but are designed for the Council to generate more income from Council Tax.

*Officer response: 15 affordable houses are to be provided as a part of the scheme, the details of which are addressed under the 'Affordable Housing' section of the agenda report.*

- There are only 14 objections which would seem that you are not counting the originals.

*Officer response: Each planning application is required to be determined based on its own merits. 14 letters of objection were submitted in response to the notification procedure for this planning application and the comments within these have been considered.*

- No view, or privacy in back garden and noise from construction machinery which will get worse over the coming months.

*Officer response: Any disturbance during construction would be for a temporary period only. Matters regarding privacy and outlook have been assessed in the agenda report.*

## **RECOMMENDATION**

The recommendation therefore remains as set out in the Agenda Report, subject to the same conditions.

**AGENDA ITEM 6(c) – 19/00847/FUL**– 17-19 Todmorden Road, Littleborough – Change of use from Class A1 (retail) to mixed use Class A1 (retail) and Class A4 (drinking establishments)

**ADDITIONAL REPRESENTATIONS**

An additional four letters of support have been received in respect of the application. This brings the total number of support letters to 162.

Two of the additional representations include no comments. The other two state that the proposal is just what is needed on in Littleborough/on Todmorden Road. It is also stated that the applicants have been part of the community for years.

Officer response - The additional representations are similar to comments already received. The points raised have already been considered and there is nothing further to add to the report.

**AGENDA ITEM 6(d) – 19/01175/HOUS – 42 Union Road, Wardle – Single Storey rear extension following demolition of rear conservatory. Identified a discrepancy in the site plan shown, the correct site plan has been updated and provided below.**

