

## **PLANNING AND LICENSING COMMITTEE**

### **MINUTES OF MEETING**

**Wednesday 27<sup>th</sup> November 2019**

**PRESENT:** Councillor Shakil Ahmed (Chair); Councillors Burke, Davidson, Susan Emmott, Massey, Rana, Rashid, Rush, Taylor, Wazir, Winkler, Zaheer and Zaman

**OFFICERS:** Paul Moore and Emma Heron (Economy Directorate), Chris Woods (Neighbourhoods Directorate), John Holmes, Zainab Latif and Alison James (Resources Directorate)

**ALSO IN ATTENDANCE:** Councillor Dearnley, Councillor Paolucci and 14 members of the public

#### **31 APOLOGIES**

Apologies for absence were received from Councillor O'Neill.

#### **32 MINUTES**

Resolved:

That the minutes of the meeting of the Planning and Licensing Committee held on 9<sup>th</sup> October 2019 be approved and signed as a correct record.

#### **33 DECLARATIONS OF INTEREST**

Councillor Taylor declared personal and prejudicial interests in submitted planning application 19/01175/HOUS - 42 Union Road, Wardle and left the room during consideration of the application.

#### **34 URGENT ITEMS OF BUSINESS**

There were no urgent items of business.

#### **35 ITEMS FOR EXCLUSION OF PUBLIC AND PRESS**

There were no items for the exclusion of the public and press.

#### **36 LAND OFF STARRING WAY, LITTLEBOROUGH**

The Head of Planning introduced submitted planning application 19/00454/AM for a Section 73 application for minor material amendment to planning application 15/00996/FUL relating to alterations to boundary treatments, finished floor levels and landscaping at Land off Starring Road, Littleborough.

The application had been deferred from the last meeting of the Committee.

In presenting the submitted report, the Head of Planning informed the Committee that there was an update report that had been circulated, which indicated that additional representations had been received and also that amended plans had been submitted relating to the realignment of the North Wall. Proposed amendments to conditions 2, 5 and 6 were also outlined within the update report.

The Committee received representations from Mr Healey, agent for the applicant, in support of the application; Mrs Thompson, a local resident, objecting to the application and Councillor Dearnley, Ward Councillor, objecting to the application.

Resolved:

1. That planning permission be granted subject to the conditions as set out in the original submitted report, and subject to amended conditions 2, 5 and 6 as detailed 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.

**37 LAND OFF NEW ROAD, LITTLEBOROUGH, ROCHDALE**

The Head of Planning introduced submitted planning application 19/00262/FUL for a residential development of 96 dwellings together with associated services, drainage, access arrangements and car parking including the demolition of the existing building on site at land off New Road, Littleborough, Rochdale.

In presenting the submitted report, the Head of Planning informed the Committee that there was an update report that had been circulated, which indicated that additional representations had been received and that the recommendation remained the same as in the submitted report.

The Committee received representations from Mr Kershaw and Mr Relph in support of the application; Mr Marson and Ms Clegg objecting to the application and Councillors Dearnley and Paolucci, Ward Councillors objecting to the application.

Resolved:

1. That the Head of Planning be authorised to grant planning permission subject to the conditions detailed within the submitted report and upon execution of the S106 agreement as detailed below:-
  - (i) The provision of affordable housing on site in accordance with the approved plans and the affordable housing scheme;
  - (ii) A financial contribution towards the provision of additional primary school places calculated by the pupil yield of the development multiplied by the relevant basic need funding allocation (currently £295,680.24 but the final calculation shall be based on the multipliers in place at the relevant time);
  - (iii) A financial contribution towards the provision of additional secondary school places calculated by the pupil yield of the development (0.1 per dwelling) multiplied by the relevant basic need funding allocation (currently £147,840.096 but the final calculation shall be based on the multipliers in place at the relevant time);
  - (iv) A financial contribution towards the provision of outdoor sport and recreation facilities at Littleborough Sports Centre in accordance with the Council's SPD: Provision of Recreational Open Space in New Housing;
  - (v) A scheme for the provision, implementation and management of a Local Area of Play (LAP).

**38 17-19 TODMORDEN ROAD, LITTLEBOROUGH**

The Head of Planning introduced submitted planning application 19/00847/FUL for the change of use from Class A1 (retail) to mixed use Class A1 (retail) and Class A4 (drinking establishments) at 17-19 Todmorden Road, Littleborough.

No representations were made to the Committee from the applicant or any objectors.

Resolved:

1. That planning permission be granted, subject to the conditions detailed within the submitted report with an amendment to condition 3, to be as follows:
  3. The mixed A1(retail) and A4 use (drinking establishment) hereby approved shall not be open for trade or business outside of the hours 09:00 to 23:00 on any day.

**39 42 UNION ROAD, WARDLE**

(Note: Councillor Taylor left the room during consideration of the following submitted planning application)

The Head of Planning introduced submitted planning application 19/01175/HOUS for a single storey rear extension following demolition of rear conservatory at 42 Union Road, Wardle.

No representations were made to the Committee from the applicant or any objectors.

Resolved:

1. That planning permission be granted subject to the conditions detailed within the submitted report.

**40 LODGED PLANNING APPEALS**

The Head of Planning submitted a report which detailed planning applications that had recently been lodged with the Planning Inspectorate.

Resolved:

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

**41 DETERMINED PLANNING APPEALS**

The Head of Planning submitted a report which detailed planning applications that had recently been determined by the Planning Inspectorate.

Resolved:

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