

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING

Thursday, 9th July 2020

PRESENT: Councillor Shakil Ahmed (in the Chair); Councillors Burke, Davidson, Susan Emmott, Massey, Mir, O'Neill, Rana, Rashid, Rush, Taylor, Wazir, Winkler, Zaheer and Zaman.

OFFICERS: P. Moore (Head of Planning), E. Heron (Economy Directorate), J. Gilligan (Neighbourhoods Directorate), L. Adams, M. Garraway, J. Holmes, Z. Latif and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Councillor Angela Smith, Councillor Susan Smith and seven members of the public.

1 APOLOGIES

There were no apologies received.

2 DECLARATIONS OF INTEREST

There were no declarations of interests.

3 MINUTES

Resolved:

That the Minutes of the meeting of the Planning and Licensing Committee held 5th March 2020 be approved as a correct record.

4 LAND BETWEEN THRELKELD ROAD AND GATESGARTH ROAD, MIDDLETON

The Head of Planning presented submitted planning application 19/01487/FUL, an application for the construction of 41 dwellings for Affordable Rent with associated highways, landscaping and retained/enhanced public open space at land between Threkeld Road and Gatesgarth Road, Middleton.

The Committee received representations from agents of the applicant, Mr. K. Bennet and Ms. A. Dennett, who addressed Members in support of the planning application.

The Committee received representations from Councillor Susan Smith, a Member for the Council's West Middleton Ward, where the proposed development was to take place.

Resolved:

Planning permission be granted subject to the subject to the schedule of conditions, detailed in the report.

5 LAND AT STANTON DRIVE, MIDDLETON

The Head of Planning presented submitted planning application 19/00956/FUL, a residential development, comprising 48 dwellings, including

the provision of highway and landscaping on land at Stainton Drive, Middleton.

The Committee received representations from Councillor Susan Smith, a Member for the Council's West Middleton Ward, where the proposed development was to take place.

Resolved:

That planning permission be granted subject to the Conditions detailed in the updated Planning Officer's updated report.

6 CARR WOOD COTTAGE (FORMERLY 1 & 3 HIGHER CLOUGH) SCHOOL LANE ROCHDALE

The Head of Planning presented submitted planning application 20/00041/FUL, an application for the erection of one detached dwelling with associated landscaping and boundary treatments following the demolition of existing buildings at Carr Wood Cottage (formerly 1 and 3 Higher Clough) School Lane, Rochdale.

The Committee received representations from Mr. N. Morrell who addressed Members on behalf of the objectors to the planning application.

The Committee received representations from Mr. A. Chorlton, who addressed Members on behalf of the applicant, in support of the planning application.

Resolved:

Planning permission be granted subject to the subject to the schedule of conditions, detailed in the report.

7 LAND SOUTH EAST OF HALF ACRE HOUSE RESIDENTIAL CARE HOME, ROCH VALLEY WAY, ROCHDALE

The Head of Planning presented submitted planning application 17/01418/OUT, an outline application for the erection of five detached dwellings at land South East of Half Acre House Residential Care Home, Roch Valley Way, Rochdale.

The Committee received representations from Mr. Sajad Hussain who addressed Members on behalf of the objectors to the planning application.

The Committee received representations from Mr. M. Percy, the agent for the applicant, who addressed Members in support of the application.

The Committee was addressed by Councillor Angela Smith, a Bamford Ward Member, who explained that she had formally withdrawn her 'call-up' of this planning application. Councillor Smith had called-up this application on the basis of its potential impact on existing residential properties and the Roch Valley Greenspace Corridor.

Resolved:

That determination of this planning application be deferred to the next meeting of the Planning and Licensing Committee.

8 APPROVAL OF REVISED LOCAL LIST FOR VALIDATION OF PLANNING APPLICATIONS FOR PUBLIC CONSULTATION

The Head of Planning submitted a report explaining that the Local Planning Authority (LPA) benefits from powers to require that planning applications are accompanied by such information as it considers necessary; such information must be set out in an adopted Local List. The Council's current Local List is out of date; work had been undertaken by the Planning Service to produce a new Local List which should be reflective of current requirements, meeting the relevant statutory tests and provide clear guidance to prospective applicants.

The report sought delegated authority is sought, to carry out a public consultation exercise on the Local List, in accordance with best practice guidance. It was intended that a final version of the Local List will be returned to the Planning and Licensing Committee for adoption following a review of the consultation responses received and, where appropriate, incorporation of such feedback.

Resolved:

That the Planning and Licensing Committee delegate authority to, the Head of Planning, in consultation with the Portfolio Holder for Planning, Development and Housing, to carry out a public consultation exercise on the draft revised Local List ('Validation of Planning Applications – Local List' July 2020).

9 PLANNING APPEALS

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

- a. 24 Apple Tree Way, Rochdale
- b. 15 Walsingham Avenue, Middleton
- c. 8 Canterbury Crescent, Middleton
- d. 11 Ullswater Grove, Heywood
- e. 2 Grange Avenue, Milnrow

Resolved:

That the report be noted.