

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING

Thursday, 8th April 2021

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), D. Ripa, K. Nicholls, S. Syeda (Planning Officers – Economy Directorate), A. Whittaker (Neighbourhoods Directorate), L. Adams, Z. Latif and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Dr F. Davies (Children's Services), G. Davies (Rochdale Development Agency) and 17 members of the public.

58 APOLOGIES

There were no apologies for absence.

59 DECLARATIONS OF INTEREST

Councillor Massey declared a personal interest in Minute 62, below – 'Middleton Campus, Hopwood Hall College, Rochdale Road, Middleton' and affirmed her intention to consider the application with an open mind.

Councillor Burke declared a personal interest in Minute 63, below – 'Land Off Bonscale Crescent And Rothay Drive, Middleton' and affirmed his intention to consider the application with an open mind.

60 MINUTES

Resolved:

That the Minutes of the meeting of the Planning and Licensing Committee held 18th March 2021 be approved as a correct record.

61 MIDDLETON CAMPUS, HOPWOOD HALL COLLEGE, ROCHDALE ROAD, MIDDLETON

The Planning Officer presented submitted planning application 21/00074/FUL, an application proposing the erection of temporary school classrooms and associated facilities including play area, car parking, access landscaping and boundary treatments at Middleton Campus, Hopwood Hall College, Rochdale Road, Middleton.

The Planning officer reported that the applicant had submitted amended plans with some limited changes including: proposed plans showing slightly wider cabins which had been increased from 17.92m to 19.66m (+1.74m) with no changes to the heights or lengths; minor repositioning of the lighting on the modular building; and confirmation of the hard landscaping specifications.

The Committee received representations from Mr. P. Wright who addressed Members on behalf of the objectors to the application.

The Committee received representations from Mr. T. Robinson and Ms. A. Hargreaves (Department for Education), on behalf of the applicant, who spoke in support of the application.

Resolved:

1. That the Committee is minded to grant planning permission subject to the recommended conditions detailed in the submitted report.
2. The application be referred to the Secretary of State and, if he is not minded to 'call in' the application for determination, the release of the decision notice be delegated to the Head of Planning.

62 LAND OFF BONSCALE CRESCENT AND ROTHAY DRIVE, MIDDLETON

The Development Manager presented submitted planning application 21/01506/FUL, an application proposing the establishment of a residential development, comprising the erection of 55 dwellings together with improvements to the existing Public Open Space and the provision of a Local Equipped Area for Play, at land off Bonscale Crescent and Rothay Drive, Middleton.

The Committee received representations from Mrs. J. Aspinall, who addressed Members on behalf of the objectors to the application.

The Committee received representations from Mr. M. Mercer and Ms. N. Male, who addressed Members on behalf of the applicant, speaking in support of the application.

Resolved:

1. The Planning and Licensing Committee resolves to grant planning permission subject to the conditions, detailed within the submitted report and subject to the completion of a S106/S111 legal agreement(s) to include:
 - i. A financial contribution of £104,000 towards Outdoor Sports Provision for Middleton Gymnastics Club or/and Bowlee Community Park Football Pitches.
 - ii. Financial contributions of £176,243.92 towards Primary education and £88,121.93 towards Secondary education.
 - iii. A financial contribution of £20,000 towards off-site highway improvements.
 - iv. A financial contribution of £10,000 towards enhanced cycling and walking routes.
 - v. The provision and future maintenance of recreational open space within the site, in accordance with the Council's policies.
2. That the Head of Planning be authorised to grant planning permission upon execution of the above legal agreement(s) and subject to the recommended conditions, detailed within the submitted report.

63 LAND BOUNDED BY JOHN STREET, NEW BAILLIE STREET, PENN STREET AND REAR OF PROPERTIES FRONTING YORKSHIRE STREET, ROCHDALE

The Planning Officer presented submitted planning application 20/01529/FUL, a detailed planning application proposing the erection of four buildings to provide office/commercial use (Use Class E), hotel use (Use Class C1) and residential use (Use Class C3, for 242 apartments), together with associated parking, servicing and common areas, ancillary uses, public space, landscaping and infrastructure at land that is bounded by John Street, New Baillie Street, Penn Street and to the rear of properties that front Yorkshire Street, Rochdale.

The Planning Officer submitted an 'update report' which included conditions for the proposed development.

The Committee received representations from Mr. R. Purser and Mr. M. Smith who addressed Members on behalf of the applicant, speaking in support of the application.

Resolved:

That the Planning and Licensing Committee resolve to grant planning permission, subject to the conditions detailed within the Planning Officer's 'update report'.

64 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. 20/00629/FUL - 12 Nordale Park, Rochdale.
- b. 20/00073/FUL - Site of 342 Heywood Old Road, Middleton.

Resolved:

That the report be noted.

65 LODGED PLANNING APPEALS

The Committee were informed that the following appeals had been lodged with the Planning Inspectorate:-

- a. 20/00786/FUL: 20 Middleton Gardens, Middleton.
- b. 20/01011/FUL: 53 – 61 Tweedale Street, Rochdale.

Resolved:

That the report be noted.