

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Tuesday, 13th October 2020

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

OFFICERS: P. Moore (Head of Planning), S. Syeda (Economy Directorate), C. Woods (Neighbourhoods Directorate), L. Adams, J. Holmes, Z. Latif and P. Thompson (Resources Directorate)

ALSO IN ATTENDANCE: Councillor Angela Smith, Councillor Susan Smith, F. Davies (Children's Services) and five members of the public.

25 APOLOGIES

Apologies for absence were received from Councillor Susan Emmott.

26 DECLARATIONS OF INTEREST

Councillor Burke declared a personal interest in submitted planning application 20/00912/OUT – 'Land to the east of Heywood Old Road, Middleton'.

Councillor Massey declared a personal interest in submitted planning application 20/00912/OUT - 'Land to the east of Heywood Old Road, Middleton'.

27 17 CHESTER AVENUE, ROCHDALE

The Head of Planning presented submitted planning application 20/00934/HOUS, for a two storey and single storey rear extension, including alterations to side elevations following demolition of existing conservatory and outbuildings - resubmission of 20/00332/HOUS.

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

The Committee received representations from Mr. N. Anjum, the applicant, who addressed Members in support of the application.

The Committee was addressed by Councillor Angela Smith, a Bamford Ward Member, in which Ward the proposed development was located.

Resolved:

That planning permission be granted, subject to the conditions detailed within the submitted report and to an additional condition stipulating that, with regard to the installation of a first floor window on the southwest facing side elevation, that it be non-opening windows and be of obscured glazing.

28 LAND TO THE EAST OF HEYWOOD OLD ROAD, MIDDLETON

Prior to the consideration of this planning application, the Planning Solicitor addressed the Committee with regard to correspondence received on the day of this meeting, from an objector. The correspondence amplified concerns that the objector had about the consultation which the Council's Planning Service had undertaken in respect of this application and therefore requested that the Committee further defer consideration of the application. The objector had also indicated they would be making a formal complaint. The Planning Solicitor advised that there were insufficient grounds to warrant a further deferment.

The Planning Solicitor also noted that at Minute 26, above, Councillors Massey and Burke had declared personal interests in this planning application. He requested that, in the interests of openness and transparency, the two Members reiterate their earlier intention to declare a personal interest in this matter and that they would both be able to consider the application with an open mind. In this regard Councillors Massey and Burke both reiterated their earlier declaration of interest and their intention to consider this planning application with an open mind.

The Head of Planning presented submitted planning application 20/00912/OUT, an outline planning application for new secondary school development and associated parking, sports provision and landscaping (with details of access provided, and all other matters reserved), on land to the east of Heywood Old Road, Middleton.

The Senior Planning Officer updated the Committee with regard to drainage and ecological issues and also on the reason for the proposed imposition of Condition 28, if the Committee would be minded to approve the application. The Senior Planning Officer verbally updated the Committee regarding the proposed imposition of a further matter which would secure the sports facilities, detailed in the report, for community use by way of a condition. If approved this would be delegated to the Head of Planning to determine in consultation with the Council's Legal Services.

The Committee received representations from Ms. J. Jones and Mr. C. O'Neill who addressed Members on behalf of the objectors to the application.

The Committee received representations from Dr F. Davies (Rochdale Borough Council's School Place Planning Manager) and Ms. A. Hargreaves (Department for Education), on behalf of the applicant, who both spoke in support of the application.

The Committee was addressed by Councillor Susan Smith, a West Middleton Ward Member, in which Ward the proposed development was located.

Resolved:

That planning permission be granted subject to the Conditions detailed in the Head of Planning's report and to the additional conditions detailed in the Senior Planning Officer's verbal update, as reported above.