

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 24th June 2021

PRESENT: Councillor Shakil Ahmed (in the Chair); Councillors Burke, Davidson, Susan Emmott, Mir, O'Neill, Rush, Sheerin, Sullivan, Taylor, Wazir and Zaman.

OFFICERS: P. Moore (Head of Planning), D. Ripa (Development Manager – Planning Services), C. Woods (Neighbourhoods Directorate), Z. Latif and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Five members of the public.

1 APOLOGIES

Apologies for absence were received from Councillors Nolan, Donna Williams and Zaheer.

2 DECLARATIONS OF INTEREST

There were no declarations of interests.

3 URGENT ITEMS OF BUSINESS

The Chair informed the meeting that agenda item 7 (an outline application (including means of access) for the demolition of redundant buildings and residential development for up to 100 dwellings at Farrel Limited, Queensway, Rochdale) had been withdrawn.

4 MINUTES

Resolved:

That the Minutes of the meeting of the Planning and Licensing Committee, held 8th April 2021, be approved as a correct record.

5 PLOT J2 KINGSWAY BUSINESS PARK, JAMES KEARNS AVENUE, ROCHDALE

The Planning Officer presented submitted planning application 21/00608/FUL, an application proposing the development of a site for the storage of operational vehicles, including site levelling, drainage and resurfacing, formation of access, associated parking, acoustic and security fencing, retaining walls, guard hut, welfare building, substations, landscaping, lighting columns and all related engineering and infrastructure works, at Plot J2 Kingsway Business Park, James Kearns Avenue, Rochdale.

The Planning Officer submitted an 'update report' which included revised conditions for the proposed development, in respect of: Conditions 2 (plans), Condition 6 (drainage) and Condition 11 (landscaping).

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

The Committee received representations from Mr. D. Ward, on behalf of the applicant, in support of the application.

Resolved:

That the Planning and Licensing Committee resolve to grant planning permission, subject to the conditions detailed in the Planning Officer's report, including the revisions to Conditions 2 (plans), 6 (drainage) and 11 (landscaping) as detailed in the Planning Officer's 'update report'.

6 43 BERWICK STREET, ROCHDALE

The Planning Officer presented submitted planning application 21/00433/HOUS, an application proposing the enlargement of roof from hip to gable to incorporate a new dormer extension to the rear, a single storey rear extension, the installation of rooflight on front elevation and new window opening on existing rear extension at ground floor, which was a resubmission of planning application number 20/00962/HOUS, at 43 Berwick Street, Rochdale.

The Committee received representations from Mr. Nasir, on behalf of the applicant, in support of the application.

The Committee received representations from Councillor Daalat Ali, a Kingsway Ward Member, in which Ward the proposed development was located.

Resolved:

That the Planning permission be refused, for the reasons outlined in the submitted report.

7 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. 21/00957/FUL - 1 Stoney Head, Higher Calderbrook Road, Littleborough
- b. 20/01364/HOUS – 36 Norford Way, Rochdale

Resolved:

That the report be noted.

8 LODGED PLANNING APPEALS

The Committee were informed of 10 appeals that had been lodged with the Planning Inspectorate relating to planning developments in the Heywood, Middleton, Pennines and Rochdale South Townships.

Resolved:

That the report be noted.