

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 7 October 2021

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

OFFICERS: D. Ripa (Development Manager – Economy Directorate), A. Adnan (Planning Solicitor – Resources Directorate), R. Latif and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Councillor Hartley and 10 members of the public.

23 APOLOGIES

Apologies for absence were received from Councillors O'Neill and Donna Williams.

24 DECLARATIONS OF INTEREST

Councillor Sheerin declared a personal and prejudicial interest in agenda item 4 – Change of use of vacant Public House at 826 Manchester Road, Castleton, Rochdale and he withdrew from the meeting during the consideration and the determination of this planning application. However as Councillor Sheerin was the Member who had 'called up' this application for consideration by the Committee, he addressed the meeting, with regard to this application, in his capacity as a Castleton Ward Member.

25 826 MANCHESTER ROAD, CASTLETON, ROCHDALE

The Planning Officer presented submitted planning application 21/00861/FUL. This application was proposing a change of use of a vacant Public House (Sui Generis) to a 10 Unit House of Multiple Occupation (HMO) (Sui Generis) and the insertion of two roof lights, the addition of 3no windows on the rear elevation, and the removal of an external spiral staircase and signage, at 826 Manchester Road, Castleton, Rochdale.

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

The Committee received representations from Mr. S. Fitton, on behalf of the applicant, who spoke in support of the application.

The Committee was addressed by Councillor Sheerin, a Castleton Ward Member, who spoke in opposition to the recommendation in the submitted report to grant planning permission, in whose Ward the proposed development was located.

Resolved:

That planning permission be granted subject to the conditions detailed in the Planning Officer's report and the imposition of an additional condition requiring the applicant to establish a management agreement in respect of the organisation of the premises.

26 LONG LEES FARM COTTAGE, TODMORDEN ROAD, LITTLEBOROUGH

The Planning Officer presented submitted planning application 20/01235/FUL. This application was proposing the continued use of the existing property as a dwelling house, a change of use of land and engineering operations to form an enlarged garden and was proposing the erection of a two storey side extension (part retrospective) at Long Lees Farm Cottage, Todmorden Road, Littleborough.

The Committee received representations from Mr. M. Percy, on behalf of the applicant, who spoke in support of the application.

The Committee was addressed by Councillor Hartley, a Littleborough Lakeside Ward Member, who spoke in support of the application and in whose Ward the proposed development was located.

Resolved:

1. That planning permission be granted subject to conditions to be determined by the Head of Planning, allowing: for continued use of the property as a dwelling house; for a change of use of land; for engineering operations to form an enlarged garden; and for a proposed erection of a two storey side extension (part retrospective).
2. That Condition 3 of application 03/D42596, requiring the property to be used as holiday accommodation, be removed.

27 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. 20/1394/VRCON - Land East Of Birchinley Manor, Wildhouse Lane, Milnrow
- b. 20/01431/HOUS – 33 Dingle Road, Middleton
- c. 20/01587/ADV - Land At 431 Halifax Road, Rochdale
- d. 21/00014/ADV - Land On The North East Side Of Mellor Street, Rochdale
- e. 21/00330/HOUS - 6 Kay Brow, Heywood

Resolved:

That the report be noted.

28 LODGED PLANNING APPEALS

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

Resolved:

That the report be noted.

