

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING

Monday 1st April 2019

PRESENT: Councillor Shakil Ahmed (Chair); Councillors Burke, Davidson, O'Neill, Rana, Rashid, Rush, Taylor, Wazir and Zaheer

OFFICERS: P. Moore and D. Ripa (Economy Directorate), C. Woods (Neighbourhoods Directorate), J. Holmes and A. James (Resources Directorate)

ALSO IN ATTENDANCE: Approximately 12 members of the public

APOLOGIES FOR ABSENCE: Councillor Susan Emmott

DECLARATIONS OF INTEREST

32 Councillor Taylor declared personal and prejudicial interests in submitted planning application 18/00674/FUL – Springbank Kennels, Birch Road, Wardle and left the room during consideration of the application.

Councillor O'Neill declared an interest in submitted planning application 18/00781/FUL - 848 Manchester Road, Castleton, Rochdale, OL11 2SP and left the room during consideration of the application.

MINUTES

33 Resolved:

That the minutes of the meetings of the Planning and Licensing Committee held on 19th December 2018 and 4th March 2019 be approved and signed as a correct record.

URGENT ITEMS OF BUSINESS

34 There were no urgent items of business.

ITEMS FOR EXCLUSION OF PUBLIC AND PRESS

35 There were no items for the exclusion of the public and press.

FORMER DEXINE SITE, SPOTLAND ROAD, ROCHDALE

36 The Development Manager introduced submitted planning application 18/00727/HYBR. Following the committee resolution to grant planning permission subject to conditions and a S106 agreement on 4th March, the report detailed recommended conditions and heads of terms for the s106 agreement.

The Development Manager provided an update to the submitted report that had been circulated and published to the Council Website which outlined the applicants' comments in relation to Section 106 and viability and also objecting to conditions 4 and 22 that had been proposed.

The Committee considered representations from Mr Grieves, the applicant. No objectors to the proposals were present at the meeting.

Councillor Biant also addressed the Committee in support of the submitted planning application.

Resolved:

1. That planning permission be granted subject to the conditions specified within the submitted report and subsequent update report;
2. With regard to the matter of Section 106 contributions and viability, that all contributions would be subject to viability, to be assessed at reserved matters stage and re-assessed following completion of 50% of the residential development.

39 WILTON GROVE, HEYWOOD

37 The Development Manager introduced submitted planning application 18/01411/HOUS for the installation of an amateur radio aerial at 39 Wilton Grove, Heywood, OL10 1AS.

The Committee received representations from Mr Ramsden, objecting to the submitted planning application, Mr Horrox, the applicant in support of the submitted planning application and from Councillor Dutton, Heywood North Ward Councillor.

Resolved:

That planning permission be granted, subject to the conditions detailed within the submitted report.

848 MANCHESTER ROAD, CASTLETON

38 The Development Manager introduced submitted planning application 18/00781/FUL for the proposed change of use from retail shop (A1) to taxi booking office (Sui Generis) at 848 Manchester Road, Castleton, Rochdale, OL11 2SP.

The Committee considered representations from Councillor Hornby and Councillor Sheerin objecting to the submitted planning application and from Mr Razaq, the applicant, in support of the submitted planning application.

Resolved:

That planning permission be refused for the reasons outlined within the submitted report.

SPRING BANK KENNELS, BIRCH HILL LANE, WARDLE

39 The Development Manager introduced submitted planning application 18/00674/FUL for the demolition of existing pigeon cote and decking and erection of detached dwelling house for use in association with existing

kennels and cattery at Springbank Kennels, Birch Hill Lane, Wardle, OL12 9LY.

The Committee received representations from Mr Percy, agent for the applicant in support of the submitted planning application. No objectors to the submitted planning application were present.

Resolved:

That planning permission be granted subject to conditions to be determined by the Head of Planning - to include conditions relating to the plans, materials and occupancy of the dwelling.

DETERMINED PLANNING APPEALS

40 The Development Manager submitted a report that detailed the outcome of planning appeals that had been submitted to the Planning Inspectorate.

Resolved:

That the planning appeals which have recently been determined by the Planning Inspectorate be noted.

LODGED PLANNING APPEALS

41 The Development Manager submitted a report that detailed planning applications which had been lodged with the Planning Inspectorate.

Resolved:

That the planning appeals that have recently been lodged with the Planning Inspectorate be noted.