

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 21st January 2021

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

OFFICERS: P. Moore (Head of Planning), E. Heron, R. Grant (Economy Directorate), L. Adams, Z. Latif and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Councillor Emsley, Councillor Sullivan and three members of the public.

41 APOLOGIES

Apologies for absence were received from Councillors Mir, Wazir and Zaheer.

42 MINUTES

The Committee considered the Minutes of its most recent meeting held 3rd December 2020. Further to Minute 40 (The Soccer Village, Wildhouse Lane, Milnrow), it was noted that the Council's Planning Solicitor had updated the Committee on the Section 106 Agreement, that was a condition of the planning application's approval. Given the various timescales involved and the intention of the Developer to start work on site at the earliest opportunity, the Planning Solicitor had advised that in this instance due to constitutional requirements, National Policy and Advice and the Planning Performance Agreement with the Applicant, that this matter proceed to completion of the Section 106 Agreement prior to issue of the Planning Permission on the basis of the Case Officer's report and recommendation that the Section 106 monies be utilised on the project located in the Smallbridge and Firgrove Ward namely: 'financial contributions of £104,000 towards Outdoor Sports Provision for pavilion upgrades at Firgrove playing fields'.

Resolved:

1. That the Minutes of the meeting of the Planning and Licensing Committee, held 3rd December 2020 be approved as a correct record.
2. The Committee notes the advice of the Council's Planning Solicitor in respect of Minute 40 (The Soccer Village, Wildhouse Lane, Milnrow) and in doing so confirms that the Section 106 monies, referred to in the report that the Committee considered on 3rd December 2020, be utilised on financial contributions of £104,000 towards Outdoor Sports Provision for pavilion upgrades at Firgrove playing fields.

43 DECLARATIONS OF INTEREST

There were no declarations of interests.

44 36 NORFORD WAY, BAMFORD, ROCHDALE

The Head of Planning presented planning application 20/01364/HOUS, a proposed part single, part double storey extension to the front and to the rear

of the house.; the submitted application was a revised submission of application number 20/00348/HOUS with juliet balconies added to the rear bedrooms, at 36 Norford Way, Bamford, Rochdale.

The Committee received representations from Mrs. L. Forman who addressed Members on behalf of the objectors to the application.

The Committee received representations from Ms. K. Bibby, the agent for the applicant, who addressed Members in support of the application.

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

Resolved:

That planning permission be refused due to a loss of privacy, the overbearing impact to the residents to the immediate sides of 36 Norford Way and that the development was out of character for the street.

NB: Councillors Davidson and Zaman arrived at the meeting during the consideration of this planning application and as a consequence took no part in the deliberation or consideration thereof.

45 HONRESFELD, HALIFAX ROAD LITTLEBOROUGH

The Head of Planning presented submitted planning application 20/00764/FUL, for a proposed change of use from a care home to a single detached dwelling with associated building and demolition works, the demolition of the existing bungalow and the construction of six new detached dwellings with associated servicing and external works, which was a resubmission of planning application: 19/01091/FUL, at Honresfeld, Halifax Road, Littleborough.

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

The Committee was addressed by Councillor Emsley, a Littleborough Lakeside Member, in which Ward the proposed development was located, in support of the application.

Resolved:

1. That planning permission be granted, subject to the Conditions that were detailed in the Committee's submitted report and also subject to the completion of a Section 106 agreement to secure:
 - a. A scheme for the restoration, retention and future management of the identified historic features of Honresfeld home, including (but not limited to):
 - i. Historic windows (or suitable replacements to be agreed in writing by the Council);
 - ii. Stone works and other finishes (where modern additions to Honresfeld house are to be removed);
 - iii. The main nineteenth century structure of Honresfeld house, including stonework, roofing materials and details such as finials;

- iv. All decorative features in the main fall of Honresfeld home, including timber panelling, decorative plasterwork and coat of arms, ceiling details, fireplace and surround, timber flooring including brass inlay and door and window surrounds; and
 - v. Decorative features throughout Honresfeld home including; window surrounds, plaster work, timber panelling and skirtings, timber doors including ironmongery and brassware, timber and stone door surrounds, fireplace surrounds including the stone, marble, mosaic, tiling and metalwork, staircase including all decorative woodwork, ashlar stonework and quoins, terrazzo, mosaic and tiled flooring, internal window features including decorative timber panelling, shutters and pelmets.
- b. A Site Landscaping and Management Plan.
 - c. A Phasing and Delivery Plan.
- 2. The Head of Planning be authorised to grant planning permission upon execution of the above S106 agreement.

46 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. 19/01358/FUL - Land at Higher Birtle, near junction of Birtle Road and Scotland Lane, Birtle, Rochdale
- b. 20/00469/HOUS - 12 Birchinley Manor, Birchinley Lane, Milnrow.
- c. 19/01179/FUL - Whitfield Barn, Calderbrook Road, Littleborough.
- d. 19/0103/EUD - 24 Grandidge Street, Rochdale

Resolved:

That the report be noted.