

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 6th August 2020

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

OFFICERS: E. Heron (Economy Directorate), C. Woods (Neighbourhoods Directorate), L. Adams, M. Garraway, Z. Latif and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Councillors O'Rourke, Angela Smith and Sullivan and seven members of the public.

10 APOLOGIES

There were no apologies received.

11 DECLARATIONS OF INTEREST

Resolved:

Councillor Shah Wazir declared a personal and prejudicial interest in minute 16, below – first floor extension at 7 Cronkeyshaw Avenue, Rochdale (planning application 2019/00653/HOUS) and he withdrew from the meeting during the consideration and the determination of this planning application.

12 MINUTES

Resolved:

That the Minutes of the meeting of the Planning and Licensing Committee held 9th July 2020 be approved as a correct record.

13 LAND SOUTH EAST OF HALF ACRE HOUSE RESIDENTIAL CARE HOME, ROCH VALLEY WAY, ROCHDALE

The Head of Planning presented submitted planning application 17/01418/OUT, an outline application for the erection of five detached dwellings at land South East of Half Acre House Residential Care Home, Roch Valley Way, Rochdale.

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

The Committee received representations from Mr. M. Percy, the agent for 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:

1. That planning permission be granted and the Committee delegates authority to the Assistant Director (Planning) to grant conditional planning permission subject to:
 - a. the imposition of such planning conditions as the Assistant Director (Planning) may advise, in consultation with the Chair of the Planning and Licensing Committee;
 - b. the entering into of a Section 106 Agreement in respect of the land shown edged red and blue on the location plan (appended to the Committee report) for the planting and the long term maintenance of 96 trees.

14 36 NORFORD WAY, BAMFORD, ROCHDALE

The Head of Planning presented submitted planning application 20/00348/HOUS, a two storey and single storey front extensions together with single and two storey rear extension including Juliet balconies to the rear elevation; including alterations to fenestration and external part-rendering (part retrospective) at 36 Norford Way, Bamford, Rochdale.

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

The Committee received representations from Mr. F. Rafiq, 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 granted, subject to the conditions detailed within the submitted report and to an additional condition stipulating the omission of 'Juliet balconies' and replacement with 'conventional' windows.

15 CHAMBER HOUSE FARM, ROCHDALE ROAD EAST, HEYWOOD

The Head of Planning presented an updated report which detailed planning application 20/00653/HOUS, an application for a solar farm with ancillary buildings, security fencing, CCTV, access tracks and landscape planting at Chamber House Farm, Rochdale Road East, Heywood.

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

The Committee received representations from Mr. S. Taylor, the agent for the applicant, who addressed Members in support of the application.

The Committee was addressed by Councillor O'Rourke, a North Heywood Ward member, in which Ward the proposed development was located.

Resolved:

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

16 7 CRONKEYSHAW AVENUE, ROCHDALE

The Head of Planning presented submitted planning application 20/00653/HOUS, an application for a first floor extension at 7 Cronkeyshaw Avenue, Rochdale.

Resolved:

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

17 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. Land on the South East of Todmorden Road, Littleborough
- b. Land fronting 181 – 217 Kirkway, Middleton
- c. 24 Mount Road, Middleton
- d. 814 Manchester Road, Castleton, Rochdale

Resolved:

That the report be noted.