

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 3rd December 2020

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

OFFICERS: P. Moore (Head of Planning), E. Heron, S. Syeda, M. Atkinson-Smith (Economy Directorate), J. Gilligan (Neighbourhoods Directorate), L. Adams, J. Holmes and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Councillors Bamford and Kelly and eight members of the public.

35 APOLOGIES

Apologies for absence were received from Councillor Rana.

36 MINUTES

Resolved:

That the Minutes of the meeting of the Planning and Licensing Committee held 5th November 2020 be approved, as a correct record.

37 DECLARATIONS OF INTEREST

Councillor Zaheer declared a personal interest in submitted planning application planning application 20/00639/FUL – The Soccer Village, Wildhouse Lane, Milnrow – insofar as she was a Council appointed Trustee of Link4Life.

38 LAND OFF NEW ROAD, LITTLEBOROUGH

The Head of Planning presented submitted planning application 20/00607/FUL, a residential development of 100 dwellings, together with associated access, earthworks, landscaping, public open space, and on-site infrastructure (including the capping of artesian well), at land off New Road, Littleborough.

The Committee received representations from Mr. T. Relph and Mr. D. Kershaw, who addressed Members on behalf of the applicant, 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 in the Planning Officer's Update Report (published on the day of the meeting) and to the completion of a Section 106 agreement to secure:
 - (i) The provision of affordable housing on site in accordance with the approved plans and the affordable housing scheme;
 - (ii) A financial contribution towards the provision of additional primary school places calculated by the pupil yield of the development

multiplied by the relevant basic need funding allocation (currently £308,000.25 but the final calculation shall be based on the multipliers in place at the relevant time);

- (iii) A financial contribution towards the provision of additional secondary school places calculated by the pupil yield of the development (0.1 per dwelling) multiplied by the relevant basic need funding allocation (currently £154,000.1 but the final calculation shall be based on the multipliers in place at the relevant time);
 - (iv) A financial contribution towards the provision of outdoor sport and recreation facilities at Littleborough Sports Centre in accordance with the Council's SPD: Provision of Recreational Open Space in New Housing;
 - (v) A scheme for the provision, implementation and management of a Local Area of Play (LAP).
2. The Head of Planning Services be authorised to grant planning permission upon execution of the above S106 agreement.

39 BIRCH BUSINESS PARK, UNIT D WHITTLE LANE HEYWOOD

The Head of Planning presented submitted planning application 20/00955/FUL, which sought permission for the retrospective demolition of Unit D and erection of a B2/B8 warehouse unit with ancillary B1(a) office space at Birch Business Park including ancillary office, parking and servicing areas, associated works and infrastructure, at Birch Business Park, Unit D Whittle Lane Heywood.

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

Resolved:

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

40 THE SOCCER VILLAGE, WILDHOUSE LANE, MILNROW

The Head of Planning presented submitted planning application 20/00639/FUL, which sought the demolition of the existing buildings, hardstanding areas and sports pitches, and the erection of 47 dwelling houses, including the provision of associated roads, footways, public open space, parking areas, drainage, landscaping and boundary treatments along with ground levelling works, works to trees and ponds and other associated works at The Soccer Village, Wildhouse Lane, Milnrow.

The Committee received representations from Mr. G. Baker, who addressed Members on behalf of the objectors to the planning application.

The Committee received representations from Mr. D. Hann and Mr. T. Whitehead, who addressed Members on behalf of the applicant, in support of the application.

The Committee was addressed by Councillor Kelly, a Milnrow and Newhey Ward Member, in which Ward the proposed development was located

Resolved:

1. That the Committee delegates authority to the Assistant Director (Planning) to grant conditional planning permission subject to, the Conditions that were detailed in the Committee's submitted report and in the Planning Officer's Update Report (published on the day of the meeting) and also subject to the prior signing of a S106 legal agreement to include:
 - i. General contributions of £104,000 towards the provision of sports and leisure facilities.
 - ii. Financial contributions of £144,760.11 towards Primary education and £72,380.04 towards Secondary education.
 - iii. Financial contributions of £47,000 towards off-site highway improvements for junction improvements to Kiln Lane and Wildhouse Lane.
 - iv. The provision and future maintenance of recreational open space within the site, in accordance with the Council's policies.
2. The Head of Planning Services be authorised to grant planning permission upon execution of the above S106 agreement.