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PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 4th February 2021

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

OFFICERS: D. Ripa, M. Patel (Economy Directorate), L. Adams, S. Baig, Z. Latif and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: Councillor Sheerin and two members of the public.

47 **APOLOGIES**

Apologies for absence were received from Councillors Mir and Wazir.

48 **MINUTES**

The Committee considered the Minutes of its most recent meeting held 21st January 2021. In considering Minute no. 44, in respect of planning application 20/01364/FUL, at 36 Norford Way, Bamford, Rochdale, the Committee recorded that the refusal to grant permission was in accordance with Policy D1 and Policy P3 of the Council's Core Strategy.

Resolved:

That the Minutes of the meeting of the Planning and Licensing Committee, held 21st January 2021, be approved as a correct record, subject to the inclusion of the above mentioned policies in the reason to refuse to grant planning permission, in respect of application 20/01364/FUL at 36 Norford Way, Bamford, Rochdale.

49 **DECLARATIONS OF INTEREST**

Councillor Rashid declared a personal interest in submitted planning application 20/00713/FUL – Land at the rear of 19 – 25 Innings Way, Rochdale.

50 **LAND TO THE REAR OF 19 TO 25 INNINGS WAY, ROCHDALE**

The Head of Planning presented submitted planning application 20/00713/FUL, a proposal for the erection of one bungalow at land to the rear of 19 – 25 Innings Way, Castleton, Rochdale.

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

The Committee was addressed by Councillor Sheerin, a Member representing the Castleton Ward, where the proposed development was located, in support of the application.

Resolved:

The Committee (pursuant to Policy P3 and Policy C3 of the Council's Core Strategy), is minded to approve, subject to the submission of a satisfactory land stability and drainage report by the applicant and to delegate the grant of planning permission subject to conditions to be determined by the Assistant Director (Planning) in consultation with the Chair of the Planning and Licensing Committee.

NB: The Committee made this decision to meet an appropriate and identified mix of housing needs and in making this resolution did so against the advice of the Council's Head of Planning, as the recommendation of the report was to refuse planning permission. The grounds for approving the application related to the wish to see the development of an appropriate mix of housing needs in the Borough.

51 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. 19/00880/FUL – Carter' Rest, 188 – 190 Spotland Road, Rochdale.
- b. 20/00819/HOUS – 21 Bentgate Street, Milnrow.

Resolved:

That the report be noted.