

PLANNING AND LICENSING COMMITTEE

MINUTES OF MEETING Thursday, 5th August 2021

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

OFFICERS: D. Ripa (Development Manager – Economy Directorate), M. Atkinson-Smith (Planning Officer – Economy Directorate), J. Gillighan (Neighbourhoods Directorate), Z. Latif and P. Thompson (Resources Directorate).

ALSO IN ATTENDANCE: 12 members of the public

9 APOLOGIES

Apologies for absence were received from Councillor McCarthy.

10 DECLARATIONS OF INTEREST

There were no declarations of interests.

11 MINUTES

Resolved:

That the Minutes of the meeting of the Planning and Licensing Committee held 24th June 2021 be approved as a correct record.

12 LAND TO THE REAR OF 408 OLDHAM ROAD, MIDDLETON

The Planning Officer presented submitted planning application 21/00265/FUL, an application that proposed a Residential Development comprising the erection of 16 dwellings together with access, associated infrastructure and landscaping (Affordable Housing) at land to the rear of 408 Oldham Road, Middleton.

The Committee received representations from Ms. J. Martin, on behalf of the applicant, in support of the application.

Resolved:

1. That the Planning and Licensing Committee resolve to grant planning permission, subject to the conditions detailed in the Planning Officer's report and the completion of a Section 106 legal agreement to secure:
 - i. The provision of 100% affordable housing that meets the definition of Affordable Housing in Annex 2 of the National Planning Policy Framework;
 - ii. A financial contribution of £50,319.10 (subject to multipliers in place at the relevant time) towards formal sports provision at Limefield Pavillion and Public Open Space at King George V play area on Cedar Lane; and
 - iii. A financial contribution of £16,000 towards off-site biodiversity enhancements at Alkrington Wood.

2. That the Head of Planning Services be authorised to grant planning permission upon execution of the above agreement and subject to the recommended conditions.

13 LAND AT ROCHDALE ROAD EAST AND ROEACRE STREET, HEYWOOD

The Planning Officer presented submitted planning application 21/00562/FUL, An application that proposed the erection of a four storey block of 40 no. one and two bedroom apartments, together with the provision of a communal garden space, landscaping and undercroft private car and cycle parking at land at Rochdale Road East And Roeacre Street, Heywood.

The Committee received representations from Mr. S. Rothwell who addressed Members on behalf of the objectors to the application.

The Committee received representations from Ms. H. Knight, on behalf of the applicant, in support of the application.

Resolved:

1. That the Planning and Licensing Committee resolve to grant planning permission, subject to the conditions detailed in the Planning Officer's report and the completion of a Section 106 legal agreement to secure:
 - i. The provision of 100% Affordable Housing units that meet the definition of 'Affordable Housing for Rent' in Annex 2 of the National Planning Policy Framework; and
 - ii. A financial contribution of £61,969.20 (including 5% admin fees and (subject to multipliers in place at the relevant time) towards formal sports provision at Heywood Sports Village and Public Open Space at Queens Park, Heywood, and/or new allotment provision off Queens Park Road.
2. That the Head of Planning Services be authorised to grant planning permission upon execution of the above agreement and subject to the recommended conditions.

14 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. 20/01119/HOUS – 1 Dale View, Littleborough
- b. 20/01271/HOUS – 35 Walshingham Drive, Middleton
- c. 20/01509/HOUS – 7 Tennyson Road, Middleton
- d. 20/00786/FUL – 20 Middleton Gardens, Middleton
- e. 20/00922/FUL - 18 Eastfield Avenue, Middleton
- f. 20/01011/FUL – 53 - 61 Tweedale Street, Rochdale

Resolved:

that the report be noted.

15 LODGED PLANNING APPEALS

The Committee were informed of four appeals that had been lodged with the Planning Inspectorate relating to planning developments in the Heywood and Pennines Townships.

Resolved:

That the report be noted.