



Shaw & Crompton Parish Council

Council Offices, 1 Kershaw Street East, Shaw, Oldham OL2 8AB

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NOTICE OF MEETING

There will be a meeting of the
PLANNING COMMITTEE
to be held remotely via the Zoom platform
on

Tuesday 26 January 2021

commencing at **6:30pm**

when the business set out in the following agenda will be transacted.

The meeting will be open to the public for the whole or part of the proceedings.

Dated: 21 January 2021

Tony Hilton

Tony Hilton

Clerk to the Council

Committee members

Councillors Ali, Baker, Beeston, Berry, Bland, Flores (Chair), Marbrow, Moore and Rowlinson (Vice Chair).

Please ensure that your mobile phone is switched to silent
or is switched off completely during the meeting

AGENDA

- 1 **To receive and record apologies** for absence from the meeting.
- 2 **To receive and record declarations of interest** in any contract or matter to be discussed at the meeting.
- 3 To approve as a correct record the **Minutes** of the meeting held on 8 December 2020.
- 4 **Public Participation**
To invite and listen to matters raised by members of the public
- 5 **Planning applications**
To make recommendations to Oldham MBC about the applications detailed on the attached list.
- 6 **Clerk's Report**
To consider the attached summary of Oldham MBC Planning decisions as at 21 January 2021
- 7 **Dates of Future Meetings**
Tuesday at 7:00pm 23 February, 30 March 2021.

SHAW & CROMPTON PARISH COUNCIL

Minutes of the Planning Committee
held remotely via the Zoom platform on 8 December 2020.

**The meeting started at 7:05pm and was adjourned at 7:30pm
and then reconvened at 8:50pm**

PRESENT: Councillors Baker, Beeston (until 8:50pm), Bland (from 8:50pm) ,
Flores, Marbrow (from 9:00pm), Moore (from 8:50pm – 9:00pm) and
Rowlinson (from 8:50pm)

Also in attendance : The Clerk

Councillor Flores in the Chair.

20/53 Apologies for absence Councillors Ali and Berry.

20/54 Declarations of interest None received.

20/55 Minutes of the previous meeting

It was **RESOLVED** to approve the minutes of the Planning Committee meeting held on the 27 October 2020, copies of which had been circulated to all Committee members.

20/56 Public Participation

As there were no members of the public present, there was no need to adjourn the meeting and the meeting continued to the next item on the agenda.

20/57 Planning applications

Due to technical problems with the OMBC Planning Portal, there were no images/drawings or associated reports relating to the listed planning applications available for Committee to consider, therefore it was **RESOLVED** to defer making recommendations on the following applications until the next scheduled meeting of the Committee on the 24 November:-

<u>Ref No</u>	<u>Application, Location and Proposal</u>
HOU/345621/20	Mr Chris Stott 21 Church Road, Shaw OL2 7AT Rear and side dormer

Recommendation - Approval

FUL/345577/20	Mr Benjamin McKeown The Hey, Buckstones Road, Shaw OL2 8LS Erection of steel frame dual pitched unit storage unit and outbuilding
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Recommendation - Approval

HOU/345709/20	Mark Bradbury 7 Blair Close, Shaw OL2 7SR Single storey rear extension
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Recommendation – Approval

- 20/58 HOU/345708/20** Mr John Travis
16 Netherhouse Road, Shaw OL2 7HY
Creation of driveway to front of dwelling following the lowering of site levels
- Recommendation – Approval***
- HOU/345594/20** Tony Dust
15 Whitecroft Avenue, Shaw OL2 8HY
Erection of two storey side and single storey front extensions
- Recommendation – Approval***
- FUL/345598/20** Alan Chorlton
Brookfield Bungalow, Button Hole,
Laneside Avenue, Shaw OL2 8LB
Demolition of existing dwelling and outbuildings, erection of replacement dwelling and improved access
- Recommendation – Approval***
- FUL/345616/20** Bruce and Bruce Limited (Gordon Bruce)
31-33 Milnrow Road, Shaw OL2 8AP
Single storey front and rear extensions to restaurant, three storey side extension and additional storey over existing two storey building to form a 10 bedroom House in Multiple Occupation at first and second floor (Sui generis).
- Recommendation – Refusal on the grounds of over development and insufficient parking.***
- HOU/345737/20** Mr Robert Spavin
42 Church Road, Shaw OL2 7AU
Single storey rear extension
- Recommendation – Approval***

Clerk's report

The Clerk reiterated the current technical problems with the OMBC Planning Portal whereby the status of OMBC decisions on some applications was unavailable. This was reflected in the report and was duly noted by Committee.

20/59 Recommendations on planning applications outside of meetings

Committee reviewed the current protocols and agreed that the practice in respect of planning applications received that require a recommendation before the next Planning Committee meeting comprises:-

- (i) the Clerk circulates to all members of the Planning Committee descriptions of application proposals along with hyperlinks to the OMBC Planning Portal relating to associated documents, drawings etc
- (ii) Planning Committee members respond back to the Clerk with individual recommendations by the prescribed deadline following which the Clerk

refers the recommendation to OMBC Planning Team.

20/60 Planning training for Councillors

Further to the recent planning training workshop attended by Councillors, it was agreed that a minimum of two thirds of Planning Committee members should have undergone relevant training in order to serve on the Committee and that further training is required as appropriate and as soon as practicable.

20/61 Committee meetings – start times

Having reviewed the current practice, it was agreed to start future meetings at 6:30pm in order to afford Committee more time to consider the business in hand whereby the majority of the time is taken up considering planning applications before the full Council meeting starts at 7:30pm.

20/62 Dates of Future Meetings

Committee agreed to cancel the originally scheduled meeting on the 29 December 2020, therefore, the dates of future meetings are as follows:-

Tuesday **6:30pm** – 26 January, 23 February, 30 March, 27 April,
25 May 2021.

**The Chair thanked everybody for their attendance and
closed the meeting at 9:45pm.**

Public Participation

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PLANNING APPLICATIONS

Item 5

WARD : CROMPTON			
	<u>Ref No</u>	<u>Applicant; Location; Proposal</u>	<u>Application Type</u>
1	HOU/345727/20 Listed 7 Dec 2020	Mark Herring 52 Great Meadow, Shaw OL2 7PX; Two storey side extension.	FULL
2	HOU/345958/20 Listed 21 Dec 2020	Tony Dust 2 Rishworth Rise, Shaw OL2 7QA Single storey rear extension and first floor side extension.	FULL
3	HOU/345987/20 Listed 21 Dec 2020	Mr John Kendal 220 Rochdale Road, Shaw OL2 7JA Single storey rear extension with alterations to garage front/entrance	FULL
4	HOU/346016/20 Listed 4 Jan 21	Mr Keith Hilton 33 Surrey Avenue, Shaw OL2 7DN Proposed Side Extension. Front & Rear Dormers including raising roof. Front Canopy. Fencing/Gates. New Driveway	FULL
WARD : SHAW			
5	FUL/345796/20 Listed 7 Dec 2020	Mr Belal Rashid 70 Milnrow Road, Shaw OL2 8ER Change of use from public house to temporary emergency accommodation for the homeless (18 bedrooms) including hip to gable roof; rendering of building; front and rear dormers and alterations to windows/doors	FULL
6	HOU/345794/20 Listed 7 Dec 2020	Mr Joseph Ellidge 48 Harewood Road, Shaw OL2 8EA Single storey side extension	FULL
7	HOU/345846/20 Listed 14 Dec 2020	Mr Shane Boswell 35 George Street, Shaw OL2 8DL Single storey rear extension	FULL

WARD : SHAW (continued)

<u>Ref No</u>	<u>Applicant; Location; Proposal</u>	<u>Application Type</u>
8 MMA/345924/20 Listed 21 Dec 2020	Mr Ben Gibson Asda Supermarket, Greenfield Lane Shaw OL2 8QP Removal of conditions 1, 9 and 10 of application PA/336191/14 to allow 24 hours per day deliveries.	FULL
9 FUL/345955/20 Listed 21 Dec 2020	Miss Liz Lees 44 - 46 Rochdale Road, Shaw OL2 7SA Erection of building to provide ground floor commercial unit (Use Class E) with first floor residential accommodation (Use Class C3) and associated infrastructure following demolition of existing building.	FULL
10 HOU/346014/20 Listed 4 Jan 21	MR MARTIN ASHWORTH Braemar, Higher Park, Shaw OL2 8BN Single storey rear extension, rear decking/terrace - internal alterations	FULL
11 FUL/346052/21 Listed 18 Jan 21	Mr Mark Jones Land At Buckstones Road, Shaw Dwelling house with lower ground floor and associated garden and parking area	FULL
12 HOU/346062/21 Listed 18 Jan 21	Mr GEE 37 Arley Drive, Shaw OL2 8DY Erection of a garden room, front porch, canopy and boundary fence	FULL

Clerk's report

Item 6

Ref No	Applicant; Location; Proposal	Parish Council Recommendation	OMBC Decision Status as at 21 January 2021
		8 December 2020	
HOU/345621/20	Mr Chris Stott 21 Church Road, Shaw OL2 7AT Rear and side dormer	Approval	Unknown
FUL/345577/20	Mr Benjamin McKeown The Hey, Buckstones Road, Shaw OL2 8LS Erection of steel frame dual pitched unit storage unit and outbuilding	Approval	Unknown
HOU/345709/20	Mark Bradbury 7 Blair Close, Shaw OL2 7SR Single storey rear extension	Approval	Permission Granted
HOU/345708/20	Mr John Travis 16 Netherhouse Road, Shaw OL2 7HY Creation of driveway to front of dwelling following the lowering of site levels	Approval	Unknown
HOU/345594/20	Tony Dust 15 Whitecroft Avenue, Shaw OL2 8HY Erection of two storey side and single storey front extensions	Approval	Permission Granted
FUL/345598/20	Alan Chorlton Brookfield Bungalow, Button Hole, Laneside Avenue, Shaw OL2 8LB Demolition of existing dwelling and outbuildings, erection of replacement dwelling and improved access	Approval	Unknown
FUL/345616/20	Bruce and Bruce Limited (Gordon Bruce) 31-33 Milnrow Road, Shaw OL2 8AP Single storey front and rear extensions to restaurant, three storey side extension and additional storey over existing two storey building to form a 10 bedroom House in Multiple Occupation at first and second floor (Sui generis).	Refusal on the grounds of over development and insufficient car parking	Unknown
HOU/345737/20	Mr Robert Spavin 42 Church Road, Shaw OL2 7AU Single storey rear extension	Approval	Unknown

Ref No	Applicant; Location; Proposal	Parish Council Recommendation	OMBC Decision Status as at 21 January 2021
		29 September 2020	
HH/345331/20	Mrs Horton 54 Dorset Avenue, Shaw, OL2 7DS; Rear dormer	Approval	* No results found
HH/345350/20	Mr Smith; 2 Yarnnton Close, Royton, OL2 6PF; Single storey rear extension and single storey front extension	Approval	No results found
HH/345330/20	Mrs Ashton 14 Hawkshead Road, Shaw, OL2 7QY Front dormer	Approval	No results found
HH/345384/20	Mrs Kelly 1A Birshaw Close, Shaw, OL2 8SU Proposed detached games room building to existing dwelling	Approval	No results found
PA/345353/20	Mr Ramos LABURNUM HOUSE, Laburnum Avenue, Shaw, OL2 8RS Proposed front conservatory. Revised application of PA/337276/15	Approval	No results found
CD/345354/20	Mulbury Homes Ltd & Great Places P AND D NORTHERN STEELS LTD, Mosshey Street, Shaw, OL2 8QL Discharge of conditions relating to app no. PA/344572/20: 3 - Vapour risk, 4 - Site investigation and assessment, 7 - Tree protection fence, 10 - Wheel cleaning, 11 - Surface and foul design, 12 – Sustainable management, 13 - Archaeological works, 14 - Road details, 15 - Highway improvement, 17 - Updated CEMP, 21 - Affordable housing scheme	Approval on the basis that a detailed local traffic impact assessment is carried out.	No results found
HH/345358/20	Mr Akber 26 Queen Street, Shaw, OL2 8RW Single storey rear extension	Approval	No results found
HH/345400/20	Miss Jacques 7 Bellingham Close, Shaw, OL2 7UU Single storey side extension	Approval	No results found

PA/345181/20	Lakeland Furniture UNITS 2 3A AND 3B, Glebe Street, Shaw, OL2 7SF Siting of 8 no metal storage containers	Refusal on the grounds of insufficient information on the planning portal at the time of the Committee meeting	Unknown
HH/345482/20	MR MCKEOWN 1 Forrester Drive, Shaw, OL2 8PE First floor extension	Approval	No results found
		Delegated authority 11 September 2020	
PA/345318/20	Change of use from shop (Class A1) to takeaway (Class A5) with extraction unit, revised application relating to PA/343836/20. : 166 Trent Road, Shaw, OL2 7QR	Refusal on the grounds that the proposal breaches Supplementary Planning Guidance, will result in loss of amenity to adjacent and neighbouring properties due to increase trade waste/effluent, noise/air pollution and heightened volume of traffic	No results found
HH/345255/20	Part single storey and part two storey rear extension : 9 Studley Close, Royton, OL2 6SG	Approval	Unknown
		28 July 2020	
PA/345004/20	Papoulias Lower Doghill Farm, Grains Road, Shaw, OL1 4SS; Erection of stable block	Approval on condition that trees are planted to compensate for loss of green area.	Unknown
		18 May 2020	
PA/344650/20	Mr Sinkinson; 231 Rochdale Road, Shaw, OL2 7JD Reserved matters relating to PA/339657/17 for the erection of detached dwelling in garden area including access, appearance, landscaping, layout and scale.	Refusal on the grounds of insufficient engineering details to ensure a neutral or positive effects of the new dwelling in the local context (access and services to the property).	Unknown

CD/344714/20	Unity Partnership Crompton House C Of E High School, Rochdale Road, Shaw, OL2 7HS Discharge of Condition No's 21 & 22 relating to PA/341768/18	Approval on condition that satisfactory additional traffic calming measures are in place which are consistent with those associated with other high schools within the Borough.	Unknown
HH/344758/20	Mr Birks 46 Manchester Road, Shaw, OL2 7DE Proposed enlargement of existing single storey side extension with construction of first floor extension with dormer above	Approval	Unknown
		11 November 2019	
PA/343796/19	Oldham Council; Land south of Blackshaw Lane Primary School, Royton, Oldham; Outline application for a residential development of 1no. dwellings, with access and layout to be considered, all other matters reserved.	Approval	Application withdrawn
PA/343654/19	Mr Ashworth Burn Farm, Buckstones Road, Shaw OL2 8DQ Demolition of existing buildings and erection of 28 no residential dwellings with associated works.	Refusal On the grounds of insufficient evidence that there are works that would alleviate sewage, flooding, surface water and additional heavy traffic as a result of the proposal. No United Utility reports	Unknown
		8 April 2019	
PA/342885/19	Parker Properties Jubilee Mill, Milnrow Road, Shaw, OL2 8PN 1) Demolition of existing mill 2) Proposed residential development of 11 dwellings 3) Associated works	Approval	Unknown
		7 January 2019	
PA/342532/18	Mr Robinson Land at High Crompton Park, Rochdale Road, Shaw, Oldham 1) Change of existing building from storage facility (Use Class B8) to restaurant (Use Class A);	Approval	Unknown

	2) Change of use of public toilets (Use Class Sui Generis) to storage facilities (Use Class B); 3) Single storey link extension; 4) Alteration to existing access car park; 5) Change of use of soft landscaped area to car park		
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