



Shaw & Crompton Parish Council

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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 23 February 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: 16 February 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 26 January 2021.
- 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 - OMBC planning decisions : status report**
To consider the attached summary of Oldham MBC Planning decisions as at 18 February 2021
- 7 **Dates of Future Meetings**
Tuesday at **6:30pm** 30 March, 27 April, 25 May, 29 June, 27 July, 24 August, 28 September, 26 October, 30 November, 14 December 2021;
25 January, 22 February, 29 March, 26 April, 24 May 2022

SHAW & CROMPTON PARISH COUNCIL

Minutes of the Planning Committee
held remotely via the Zoom platform on 26 January 2021.

**The meeting started at 7:05pm and was adjourned at 7:30pm
and then reconvened at 8:10pm**

PRESENT: Councillors Ali, Baker, Beeston, Flores and Marbrow.

Also in attendance : The Clerk, Councillors Hamblett and C. Gloster
(non-Committee members) and six members of
the public

Councillor Flores in the Chair.

20/53 Apologies for absence Councillor 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 8 December 2020, copies of which had been circulated to all Committee members.

20/56 Public Participation

Six members of the public were present to raise concerns in relation to a planning application which was on the agenda - FUL/345796/20 and the Chair moved straight to the application under the following item 5

20/57 Planning applications

Consideration was given to an application for planning permission in the Parish, which had been received from Oldham MBC. It was **RESOLVED** that the Council's recommendation be as follows:-

<u>Ref No</u>	<u>Application, Location and Proposal</u>
FUL/345796/20	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.

Recommendation – Refusal on the following grounds:-

- Unacceptable visual amenity – due to incongruous rendering (materials) finish to brickwork;
- Oversized dormers on what is effectively a third storey, which could lead to visual intrusion into the neighbouring property;
- Potential noise/disturbance
- Density of the layout.

- HOU/345727/20** Mark Herring
52 Great Meadow, Shaw OL2 7PX
Two storey side extension.
- Recommendation – Refusal on the grounds of scaling and amassing making the proposal out of keeping with the surrounding area***
- HOU/345958/20** Tony Dust
2 Rishworth Rise, Shaw OL2 7QA
Single storey rear extension and first floor side extension
- Recommendation – Approval***
- HOU/345987/20** Mr John Kendal
220 Rochdale Road, Shaw OL2 7JA
Single storey rear extension with alterations to garage front/entrance
- Recommendation – Approval***
- HOU/346016/20** Mr Keith Hilton
33 Surrey Avenue, Shaw OL2 7DN
Proposed Side Extension. Front & Rear Dormers including raising roof. Front Canopy. Fencing/Gates. New Driveway
- Recommendation – No recommendation as there was insufficient information available.***
- HOU/345794/20** Mr Joseph Ellidge
48 Harewood Road, Shaw OL2 8EA
Single storey side extension
- Recommendation – Approval***
- HOU/345846/20** Mr Shane Boswell
35 George Street, Shaw OL2 8DL
Single storey rear extension
- Recommendation – Approval***
- MMA/345924/20** 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
- Recommendation – in principle, approval on the basis that this is only a temporary arrangement throughout the COVID pandemic otherwise, the Committee does not support this is as a permanent removal of conditions.***

FUL/345955/20 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

Recommendation – Approval

HOU/346014/20 MR MARTIN ASHWORTH
Braemar, Higher Park, Shaw OL2 8BN
Single storey rear extension, rear decking/terrace - internal alterations

Recommendation – No recommendation as there was insufficient information available.

FUL/346052/21 Mr Mark Jones
Land At Buckstones Road, Shaw
Dwelling house with lower ground floor and associated garden and parking area.

Recommendation – No recommendation as there was insufficient information available.

HOU/346062/21 Mr GEE
37 Arley Drive, Shaw OL2 8DY
Erection of a garden room, front porch, canopy and boundary fence

Recommendation – No recommendation as there was insufficient information available.

20/58 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 Dates of Future Meetings

Committee agreed to hold all future meetings at **6:30pm** until further notice and noted the following future meetings:-

Tuesday **6:30pm** – 23 February, 30 March, 27 April, 25 May, 29 June, 27 July, 28 September, 26 October, 30 November, 14 December 2021; 25 January, 22 February, 29 March, 26 April, 24 May 2022.

The Chair thanked everybody for their attendance and closed the meeting at 8:52pm.

Public Participation

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PLANNING APPLICATIONS

WARD : CROMPTON			
	<u>Ref No</u>	<u>Applicant; Location; Proposal</u>	<u>Application Type</u>
1	HOU/346109/21 Listed 1 Feb 2021	Mr Nick Goodchild 35 Hawkshead Road, Shaw OL2 7QX; Proposed front dormer.	FULL
2	HOU/346174/21 Listed 8 Feb 2021	Munshi and Partners 29 Edward Road, Shaw OL2 7EZ Part two storey and part single storey side extension including boundary treatment to 1.8m fence to the rear of the property.	FULL
3	HOU/346120/21 Listed 15 Feb 2021	Jonathan Brooks 280 Shaw Road, Royton OL2 6NZ Erection of new garage (previously approved (PA/332527)	FULL
4	HOU/346208/21 Listed 15 Feb 2021	Mr M Ellidge 7 Ashdown Way, Shaw OL2 7LZ Proposed Side Extension. Front & Rear Demolition of existing store and conservatory and erection of two storey rear extension	FULL
5	HOU/346016/20 Listed 4 Jan 2021	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			
6	FUL/346171/21 Listed 1 Feb 2021	Malcolm Johnson Architect 7 Crompton Hall, Buckstones Road, Shaw OL2 8FN Retrospective application for a garden shed, patio/decking	FULL
7	HOU/346249/21 Listed 15 Feb 2021	Peter Purcell Kasenmoor, Buckstones Road Shaw OL2 8LS Detached stone garage	FULL

WARD : SHAW (continued)

	<u>Ref No</u>	<u>Applicant; Location; Proposal</u>	<u>Application Type</u>
8	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
9	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
10	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
11	FUL/346233/21 Listed 18 Feb 21	Former Weaver's Answer pub 70 - 74 Milnrow Road, Shaw OL2 8ER Change of use from public house to supported accommodation	FULL

Ref No	Applicant; Location; Proposal	Parish Council Recommendation on the 26 January 2021	OMBC Decision Status as at 18 February 2021
1. FUL/345796/20	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.	Refusal on the following grounds:- • Unacceptable visual amenity – due to incongruous rendering (materials) finish to brickwork; • Oversized dormers on what is effectively a third storey, which could lead to visual intrusion into the neighbouring property; • Potential noise/disturbance • Density of the layout.	Permission Refused (see Refusal Decision Notice/Officer's Report)
2. HOU/345727/20	Mark Herring 52 Great Meadow, Shaw OL2 7PX Two storey side extension.	Refusal on the grounds of scaling and amassing making the proposal out of keeping with the surrounding area	Permission Granted
3. HOU/345958/20	Tony Dust 2 Rishworth Rise, Shaw OL2 7QA Single storey rear extension and first floor side extension	Approval	Permission Granted
4. HOU/345987/20	Mr John Kendal 220 Rochdale Road, Shaw OL2 7JA Single storey rear extension with alterations to garage front/entrance	Approval	Unknown
5. HOU/346016/20	Mr Keith Hilton 33 Surrey Avenue, Shaw OL2 7DN Proposed Side Extension. Front & Rear Dormers including raising roof. Front Canopy. Fencing/Gates. New Driveway	<i>No recommendation as there was insufficient information available</i>	Unknown

Ref No	Applicant; Location; Proposal	Parish Council Recommendation on the 26 January 2021	OMBC Decision Status as at 18 February 2021
6. HOU/345794/20	Mr Joseph Ellidge 48 Harewood Road, Shaw OL2 8EA Single storey side extension	Approval	Permission Granted
7. HOU/345846/20	Mr Shane Boswell 35 George Street, Shaw OL2 8DL Single storey rear extension	Approval	Permission Granted
8. MMA/345924/20	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	<i>In principle, approval on the basis that this is <u>only</u> a temporary arrangement throughout the COVID pandemic otherwise, the Committee does not support this as a <u>permanent</u> removal of conditions</i>	Unknown
9. FUL/345955/20	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	Approval	Unknown
10. HOU/346014/20	MR MARTIN ASHWORTH Braemar, Higher Park, Shaw OL2 8BN Single storey rear extension, rear decking/terrace - internal alterations	<i>No recommendation as there was insufficient information available</i>	Unknown
11. FUL/346052/21	Mr Mark Jones Land At Buckstones Road, Shaw Dwelling house with lower ground floor and associated garden and parking area.	<i>No recommendation as there was insufficient information available</i>	Unknown
12. HOU/346062/21	37 Arley Drive, Shaw OL2 8DY Erection of a garden room, front porch, canopy and boundary fence	<i>No recommendation as there was insufficient information available</i>	Unknown

Ref No	Applicant; Location; Proposal	Parish Council Recommendation on the 8 December 2020	OMBC Decision Status as at 18 February 2021
13. HOU/345621/20	Mr Chris Stott 21 Church Road, Shaw OL2 7AT Rear and side dormer	Approval	Unknown
14. 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
15. 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
16. 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
17. 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
18. HOU/345737/20	Mr Robert Spavin 42 Church Road, Shaw OL2 7AU Single storey rear extension	Approval	Permission Granted
		29 September 2020	
19. HH/345331/20	Mrs Horton 54 Dorset Avenue, Shaw, OL2 7DS; Rear dormer	Approval	Unknown

Ref No	Applicant; Location; Proposal	Parish Council Recommendation on the 29 September 2020	OMBC Decision Status as at 18 February 2021
20. HH/345350/20	Mr Smith; 2 Yarnton Close, Royton, OL2 6PF; Single storey rear extension and single storey front extension	Approval	Permission Granted
21. HH/345330/20	Mrs Ashton 14 Hawkshead Road, Shaw, OL2 7QY Front dormer	Approval	Permission Granted
22. HH/345384/20	Mrs Kelly 1A Birshaw Close, Shaw, OL2 8SU Proposed detached games room building to existing dwelling	Approval	Unknown
23. PA/345353/20	Mr Ramos LABURNUM HOUSE, Laburnum Avenue, Shaw, OL2 8RS Proposed front conservatory. Revised application of PA/337276/15	Approval	Unknown
24. 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.	Unknown
25. HH/345358/20	Mr Akber 26 Queen Street, Shaw, OL2 8RW Single storey rear extension	Approval	Permission Granted
26. HH/345400/20	Miss Jacques 7 Bellingham Close, Shaw, OL2 7UU Single storey side extension	Approval	Permission Granted

Ref No	Applicant; Location; Proposal	Parish Council Recommendation on the 29 September 2020	OMBC Decision Status as at 18 February 2021
27. 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	Permission Granted
28. HH/345482/20	MR MCKEOWN 1 Forrester Drive, Shaw, OL2 8PE First floor extension	Approval	Permission Granted
		11 September 2020	
29. PA/345318/20	166 Trent Road, Shaw, OL2 7QR Change of use from shop (Class A1) to takeaway (Class A5) with extraction unit, revised application relating to PA/343836/20. :	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	Permission Refused (see Refusal Decision Notice/Officer's Report)
30. HH/345255/20	9 Studley Close, Royton, OL2 6SG Part single storey and part two storey rear extension :	Approval	Permission Granted
		28 July 2020	
31. 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	
32. 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

Ref No	Applicant; Location; Proposal	Parish Council Recommendation on the 18 May 2020	OMBC Decision Status as at 18 February 2021
33. 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
34. 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	
35. 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	
36. 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	
37. 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); 2) Change of use of public toilets (Use Class Sui Generis) to storage facilities (Use Class B);	Approval	Unknown

	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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