

ROCHDALE TOWNSHIP PLANNING SUB COMMITTEE

MINUTES OF MEETING Tuesday, 28 August 2012

PRESENT: Councillor Shefali Begum (Chair); Councillors Iftikhar Ahmed, Burke, Duckworth, Hobhouse, O'Neill, Sheerin, Wazir and Zaman

OFFICERS: P Rowlinson (Service Director – Planning and Regulation Service), R Coley and P Ambrose (Planning and Regulation Service), G Henry and C Denyer (Corporate Services)

ALSO IN ATTENDANCE: Councillors Daalat Ali, Farooq Ahmed, Shakil Ahmed, Linden, Metcalfe and Mulgrew and approximately 65 members of the public.

APOLOGIES FOR ABSENCE: Councillor Neilson

DECLARATIONS OF INTEREST

19 There were no declarations of interest.

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT INCLUDING THE CONSTRUCTION OF THE ACCESS FROM BROAD LANE ON LAND TO WEST OF BROAD LANE, ROCHDALE

20 The Service Director - Planning and Regulation Service reported on submitted planning application D55581 for an outline application for residential development including the construction of the access from Broad Lane with appearance and landscaping, with the layout and scale reserved for subsequent approval on land to the west of Broad Lane Rochdale.

The Service Director – Planning and Regulation Service updated the Sub-Committee relating to additional comments and a petition objecting to the application, received following publication of the submitted report.

The Service Director – Planning and Regulation Service further updated the Sub-Committee on several amendments to the recommendation within the submitted report.

The Sub-Committee considered the views of Ms Wilson and Mr Longsdon on behalf of the Broad Lane Action Group who both addressed the Sub-Committee objecting to the application.

The Sub-Committee considered the views of Councillor Mulgrew, a Balderstone and Kirkholt Ward Member, who addressed the Sub-Committee objecting to the application.

The Sub-Committee considered the views of Mr Bell on behalf of Taylor Wimpey UK who addressed the Committee in relation to the application.

In discussion Members raised concerns that the benefits of the scheme had not been clearly demonstrated. It was considered that the harm caused by the development on Protected Open Land was not outweighed by the perceived benefits of the scheme and thus the development was contrary to Policy D/10 of the Council's Unitary Development Plan.

DECIDED – that the Licensing and Regulatory Committee be advised that this Sub-Committee would be minded to refuse planning

permission as (1) the application site falls within an area of Protected Open Land, as identified on the Unitary Development Plan (UDP) Proposals Map. Policy D/10 of the UDP requires development on Protected Open Land to comply with the criteria within Policy D/4. The proposed development does not fall within any of the categories of acceptable development listed in Policy D/4 and the very special circumstances required to justify a departure from this policy have not been demonstrated to justify the release of this site for residential purposes. The development is therefore contrary to Policy D/10 of the UDP and;

(2) that by reason of the proximity of the proposed junctions with the brow of Broad Lane over the M62, a bend in the road and nearby existing junctions the developments would be detrimental to highway safety and pedestrian safety, contrary to UDP policies A/3, A/4, A/8. A/9 and BE/2.

DEVELOPMENT FOR THE ERECTION OF 60 DWELLINGS ON LAND OFF BROAD LANE, ROCHDALE

21 The Service Director - Planning and Regulation Service reported on submitted planning application D55400 for the development of the erection of 60 dwellings on land off Broad Lane, Rochdale.

The Service Director – Planning and Regulation Service updated the Sub-Committee relating to additional comments and a petition objecting to the application, received following publication of the submitted report.

The Service Director – Planning and Regulation Service further updated the Sub-Committee on several amendments to recommendation within the submitted report.

The Sub-Committee considered the views of Ms Wilson and Mr Longsdon on behalf of the Broad Lane Action Group who both addressed the Sub-Committee objecting to the application.

The Sub-Committee considered the views of Councillor Mulgrew, a Balderstone and Kirkholt Ward Member, who addressed the Sub-Committee objecting to the application.

The Sub-Committee considered the views of Mr Robinson on behalf of Wain Homes who addressed the Committee in relation to the application.

In discussion Members raised concerns that the benefits of the scheme had not been clearly demonstrated. It was considered that the harm caused by the development on Protected Open Land was not outweighed by the perceived benefits of the scheme and thus the development was contrary to Policy D/10 of the Council's Unitary Development Plan.

DECIDED – that the Licensing and Regulatory Committee be advised that this Sub-Committee would be minded to refuse planning permission as (1) the application site falls within an area of Protected Open Land, as identified on the Unitary Development Plan (UDP) Proposals Map. Policy D/10 of the UDP requires development on Protected Open Land to comply with the criteria within Policy D/4. The proposed development does not fall within any of the categories of acceptable development listed in Policy D/4 and the very special circumstances required to justify a departure from this policy have not been demonstrated to justify the release of this site for residential

purposes. The development is therefore contrary to Policy D/10 of the UDP and;

(2) that by reason of the proximity of the proposed junctions with the brow of Broad Lane over the M62, a bend in the road and nearby existing junctions the developments would be detrimental to highway safety and pedestrian safety, contrary to UDP policies A/3, A/4, A/8. A/9 and BE/2.

FORMATION OF VEHICULAR ACCESS AND ROUNDABOUT TO SERVE LAND NORTH AND WEST OF GINNELL FARM, BROAD LANE, ROCHDALE

22 The Service Director - Planning and Regulation Service reported on submitted planning application D55514 for the formation of vehicular access and roundabout to serve land north and west of Ginnell Farm on land/ highway to north & west of, Ginnell Farm, Broad Lane, Rochdale.

The Service Director – Planning and Regulation Service updated the Sub-Committee relating to additional comments objecting to the application, received following publication of the submitted report.

DECIDED – that the Licensing and Regulatory Committee be advised that this Sub-Committee would be minded to refuse planning permission on the grounds that by reason of the proximity of the proposed junctions with the brow of Broad Lane over the M62, a bend in the road and nearby existing junctions the developments would be detrimental to highway safety and pedestrian safety, contrary to UDP policies A/3, A/4, A/8. A/9 and BE/2.

ERECTION OF 24.6M (34.2M TO BLADE TIP) WIND TURBINE AND FORMATION OF TEMPORARY ACCESS ROAD FROM ASHWORTH ROAD AT COPPED HILL FARM, ROCHDALE

23 The Service Director for Planning and Regulation reported on submitted planning application D55473 for the erection of 24.6M (34.2M to blade tip) wind turbine including installation of associated ground based control cabinet and formation of temporary access road from Ashworth Road at Copped Hill Farm, Ashworth Road, Rochdale.

The Sub-Committee considered the views of Mr Tattersall, who addressed the Sub-Committee objecting to the application.

The Sub-Committee considered the views of Mr Naylor, the applicant, who addressed the Sub-Committee in relation to the application.

The Sub-Committee considered the views of Councillor Metcalfe, a Norden Ward Member, who addressed the Sub-Committee in relation to the application.

DECIDED- that planning permission be refused on the grounds that :
(1) The proposed wind turbine represents inappropriate development in the Green Belt and, therefore, is unacceptable in principle. Inappropriate development is, by definition, harmful to the Green Belt and the purposes of including land in it. The applicant has not demonstrated very special circumstances to a sufficient degree in order to justify this inappropriate development. The proposal is therefore contrary to the requirements of Unitary Development Plan policy G/D/2 (Green Belt), and guidance contained within the National Planning Policy Framework. As a result, the proposal does not comprise sustainable development and the presumption in favour of it should not apply; and

(2) The proposed wind turbine would occupy a prominent, hillside location in close proximity to the highway of Ashworth Road. The turbine, by virtue of its siting, scale, height and elevated position, would be prominently in view from surrounding public vantage points (particularly those on Ashworth Road) and would encroach into the countryside. The proposed turbine would conflict with the openness and visual amenity of the Green Belt, and would introduce a dominant and incongruous feature to the surrounding landscape which would be incompatible with its rural, countryside setting. The proposed development is therefore contrary to the requirements of Unitary Development Plan policies D/4 (Control of Development in the Green Belt - General), BE/2 (Design Criteria for New Development), RE/4 (Diversification of the Rural Economy) and EM/14 (Wind Power Developments), and guidance contained within the National Planning Policy Framework. As a result, the proposal does not comprise sustainable development and the presumption in favour of it should not apply.

OUTLINE APPLICATION FOR THE ERECTION OF 4 DETACHED DWELLINGS AT OLD FALINGE, FALINGE FOLD, ROCHDALE

24 The Service Director for Planning and Regulation reported on submitted planning application D55543 for outline application for the erection of 4 detached dwellings (scale, appearance and Landscaping reserved for subsequent approval) at Old Falinge, Falinge Fold, Rochdale

DECIDED – That a decision on the application be deferred to a future meeting of the Sub-Committee to allow Members to view the site.

OUTLINE APPLICATION FOR THE ERECTION OF 2 DWELLINGS AT OLD FALINGE, FALINGE FOLD, ROCHDALE

25 The Service Director for Planning and regulation reported on submitted planning application D55544 outline application for the erection of 2 dwellings (scale, appearance and landscaping reserved for subsequent approval) at Old Falinge, Falinge Fold, Rochdale.

DECIDED – That a decision on the application be deferred to a future meeting of the Sub-Committee to allow Members to view the site.

ERECTION OF THREE, THREE-BEDROOM DWELLINGS INCLUDING ASSOCIATED PARKING AREA ON LAND ADJACENT TO 14 EDEN STREET ROCHDALE

26 The Service Director for Planning and regulation reported on submitted planning application D55563 for the erection of three, three-bedroom dwellings including associated parking area on land adjacent to 14 Eden Street Rochdale.

The Sub-Committee considered the views of Mr Sutcliffe-Smith, who addressed the Sub-Committee objecting to the application.

DECIDED – That a decision on the application be deferred to a future meeting of the Sub-Committee to allow the Head of Highways and Engineering to establish whether any of the site formed part of the public highway.

TWO STOREY AND THREE- STOREY REAR EXTENSION AT MUSTAFA ISLAMIC COMMUNITY CENTRE,59 FISHWICK STREET, ROCHDALE

27 The Service Director for Planning and regulation reported on submitted planning application D55744 for a two storey and three- storey rear extension at Mustafa Islamic Community Centre 59 Fishwick Street, Rochdale

The Service Director –Planning and Regulation Service verbally updated the Sub-Committee on further information received from the applicant.

The Sub-Committee considered the views of Mr Hussain, an agent of the applicant, who addressed the Sub-Committee in relation to the application.

The Sub-Committee considered the views of Councillor Shakil Ahmed, a Kingsway Ward Member, who addressed the Sub-Committee in relation to the application.

In discussion Members considered the details provided to the Sub-Committee in relation to the application namely in relation to the community that the Centre serves and how the proposed extension would enhance the facilities provided to that community.

- DECIDED – that planning permission be granted on the grounds that**
- (1) the proposed extension to the community centre would provide a valuable resource for the community it serves;**
 - (2) it is not considered that the numbers of people attending the community centre would lead to such a demand for on street parking that highway and pedestrian safety or the free flow of traffic would be detrimentally affected;**
 - (3) the proposal was considered to be compatible with the prevailing character of the surrounding area;**
 - (4) it was considered that the development would be in accordance with guidance in the National Planning Policy Framework and the following policies of the adopted Rochdale Unitary Development Plan:- EC/3 - Mixed Employment Zone; CF/2 – General Criteria for the Development of Local Community and Health Facilities; A/8 – Capacity of the Highway Network; A/9 - Access for General Traffic; A/10 Provision of Parking and BE/2 - Design Criteria for New Development.**

PLANNING APPEALS

28 **DECIDED-** that consideration of this item be deferred to next meeting of this Sub-Committee.