

Shaw & Crompton Parish Council
Planning Committee – 12 September 2016

Summary of current status of decisions by Oldham MBC

		Parish Council recommendation	OMBC decision
AD/338640/16	Chikletz Food Ltd 6 Rochdale Road, Shaw, OL2 8AD Erection of 1 no. internally illuminated sign.	Approval	Granted
AD/338776/16	Asda Stores Ltd Asda Shaw Supercentre, Greenfield Lane, Shaw, Oldham, OL2 8QP Erection and display of various new and replacement advertisements within existing car park, service yard and front elevation.	Approval	Granted
PA/337616/15	Mr & Mrs Fitton Cowlshaw Abattoir, Cowlshaw, Shaw, OL2 7BX Outline planning application for residential development (125 dwellings and associated works). Demolition of abattoir and other associated buildings. Access to be considered. All other matters reserved	Refusal on the grounds of conflicting with OPOL policy, inappropriate scaling and massing, inadequate access and egress and concerns around traffic safety.	Withdrawn by Applicant
PA/338506/16	Mr Kershaw Land Off Thornham Road, High Crompton, OL2 7LW Erection of a utility building to support agricultural activity.	Approval	Refused on the grounds that the applicant has failed to demonstrate that the proposed development is reasonably necessary for the purposes of agriculture. In particular, there is a lack of detail with respect to the scale, nature and operation of the use, the number of animals to be kept on the site, the areas where these will be kept and the siting and storage of ancillary equipment to support the use.
PA/338616/16	Mr Sha Mobeen 6 Rochdale Road, Shaw, OL2 8AD Installation of replacement shop front including external roller shutter	Approval	Refused on the grounds that the proposed replacement shop front, by reason of the installation of externally mounted perforated roller

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			shutters, would detract from the character and appearance of the host building and the street scene along Rochdale Road creating an impression that the area is unsafe, and fails to utilise the opportunities available for improving the character and quality of the area. The proposal is therefore contrary to Policy 20 of the Joint Development Plan Document which forms part of the Local Plan for Oldham, Paragraphs 12.8 - 12.11 of the associated Supplementary Planning Guidance 'Vibrant Centres' and Paragraph 64 of the National Planning Policy Framework
PA/338731/16	Clements Court Properties Ltd Land adjacent to 453 Milnrow Road, Shaw, Oldham Outline application for the erection of 1no. dwelling. Access to be considered with all other matters reserved.	Approval	Unknown
HH/338793/16	Mr Hoyle 7 Ashdown Way, Shaw, OL2 7LZ Enlargement and extensions to existing front dormers.	Approval	Refused on the grounds that the proposed dormer extension by reason of its size, scale and design would introduce a dominant, bulky, incongruous feature which would be at odds with the uniform, rhythmic pattern of the streetscene harming the existing character

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			and appearance of the area. As such the proposed extension is contrary to Policy 9 and 20 of Oldham's Local Development Framework Joint Core Strategy DPD and the guidance afforded by the NPPF.
HH/338805/16	Mr Wharmby Gazeys Farm, Mossgate Road, Shaw, OL2 7PB Two storey rear extension.	Approval	Granted
HH/338812/16	5 Greenway, Shaw, OL2 7PY Proposed side and rear extension with dormer to rear	Approval	Unknown
PA/338453/16	Mr Marsh Kenmow Young and Wild Ltd, Beal Lane, Shaw Part change of use of general industrial premises (Class B2 - General Industrial) to a retail unit (Class A1 - Retail) and external alterations	Refusal on the grounds that: there are too many similar businesses in the area; it would result in traffic difficulties due to the existing parking restrictions, proximity to the entrance to the Metrolink car park, inadequate provision for delivery vehicles as there is no direct access to the building from the location specified for deliveries in the application; noise nuisance to residential properties.	Refused for the following reasons:- 1. The movement of pedestrians into and out of the proposed shop in the vicinity of the pedestrian crossing facility will be prejudicial to the safety of pedestrians and other highway users. The proposed development is thereby contrary to Development Management Policy 9 of the Oldham Local Development Framework. 2. By virtue of the noise likely to be generated and the general disturbance caused by visitors to the premises, especially over the course of the night, the proposed use will be detrimental to the amenity of the occupiers of the residential property facing the application site.

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			Therefore, the proposed use is contrary to Policy 9 and 16 of the Oldham LDF Joint DPD.
PA/338453/16	Mr Marsh Kenmow Young and Wild Ltd, Beal Lane, Shaw Part change of use of general industrial premises (Class B2 - General Industrial) to a retail unit (Class A1 - Retail) and external alterations	Please see the attached notification from OMBC which states that following an appeal, the application has now been Granted despite initial Refusal recommendation by the Parish Council and Refusal decision by OMBC	