

Planning Committee meeting 29 June 2021 : Item 7

Ref No	Applicant; Location; Proposal	Parish Council Recommendation on the 25 May 2021	OMBC Decision Status as at 24 June 2021
1. VAR/346719/21	Mrs Samantha Ryan Cowlshaw Abattoir, Cowlshaw, Shaw OL2 7BX; Section 72 application. Variation of condition 2 relating to application PA/344179/19 (amendment to access road).	Approval	Unknown
2. FUL/346740/21	Hart Crompton House C of E High School, Rochdale Road, Shaw OL2 7HS. Installation of 1 no. canopy structure to provide external covered area within school grounds to enable effective social distancing and maintain cohort bubbles and food distribution kiosk.	Approval on condition that the proposed structures are of a temporary nature whilst COVID-19 pandemic restrictions apply	Permission Granted
3. FUL/346741/21	A Hart Crompton House C of E High School, Rochdale Road, Shaw OL2 7HS. Installation of 1 no. canopy structure to provide external covered area to enable effective social distancing and maintain cohort bubbles.	Approval on condition that the proposed structures are of a temporary nature whilst COVID-19 pandemic restrictions apply	Permission Granted
4. HOU/346627/21	Mr Frank Smith, 8 Greenhill Avenue, Shaw OL2 7NZ. Two storey rear extension and hip to gable roof extension.	Approval	Awaiting Decision
5. HOU/346833/21	Mr Gee 11A Northdowns Road, Shaw OL2 7RJ Single storey rear extension and front and rear dormer loft conversion.	Approval	Unknown

6. HOU/346081/21	Miss Nicola Stringer 99 Duchess Street, Shaw OL2 7XD Two storey side extension.	Approval	Permission Granted
7. ADV/346635/21	Mr Ali 64 – 66 Market Street, Shaw OL2 8NP Two non-illuminated fascia signs.	Approval	Unknown
8. HOU/346655/21	Ms Carolyn Jepson 241 Grains Road, Shaw OL2 8HH. Conversion of existing garage to living accommodation and single storey rear extension to create new garage	Approval providing that any loss of green space is compensated by the planting of at least 1 tree.	Permission Granted
9. HOU/346774/21	Mr Martin Ashworth Braemar, Higher Park, Shaw OL2 8BN Single storey rear extension, rear decking/terrace amendment relating to HOU/346014/20.	Approval	Unknown
10. AGR/346788/21	Mr Mark Jones Holebottom Farm Bungalow, Mark Lane, Shaw OL2 8QG Proposed agricultural building for storage of winter hay and agricultural machinery.	Refusal on the grounds of insufficient information (when searching for documents on the Planning Portal it shows 'No results found')	No results found
11. AGR/346790/21	Mr C Cowey Lower Doghill Farm, Grains Road, Shaw OL1 4SS Erection of agricultural building	Approval providing that any loss of green space is compensated by the planting of at least 1 tree	Awaiting Decision
12. HOU/346806/21	Mark Bradbury 4 Wessex Park Close, Shaw OL2 7YT Single storey side extension.	Approval	Unknown
13. HOU/346830/21	Lizzie Schofield Land at former Jubilee Inn car park site, Shaw OL2 8BU Erection of single dwelling on land adjacent to 453 Milnrow Road, Shaw.	Approval providing that the materials used are in keeping with the local character.	Unknown

Planning Committee meeting 29 June 2021 : Item 7

		Parish Council Recommendation on the 27 April 2021	
14. FUL/346529/21	Miss Laura Miller. Land to the South of Denbigh Drive, Shaw; Residential development of 50 dwellings, including the creation of a new access, ancillary landscaping, car parking, highway and drainage works and all other associated works	Refusal on the grounds that the proposal does not include an Environmental Statement for the overall project, nor a draft Environmental Management Plan for the construction phase, nor a Transport Impact Assessment.	Unknown
15. HOU/346569/21	Mr Keith Hilton 16 Otmoor Way, Royton OL2 6SE Proposed two storey side and rear extension, including removal of garage and increase of driveway	Approval on condition that the proposed planters are not artificial.	Permission Granted
16. FUL/346583/21	Miss Maxine Parker Land west of Knowl Road, Shaw OL2 8QH Change of use to builder's yard and construction of office building	Refusal on the grounds that the proposal does not include an environment statement given the nature of the planned business and its proximity to the River Beal	Unknown
17. FUL/346613/21	Mr Lee Hollinworth 8 Rochdale Road, Shaw OL2 8AD Change of use from Bank use (A2) to part class E(b) to the ground floor and access to the first floor for use as House in Multiple Occupation (HMO), elevation and alterations to provide windows to the first floor	Approval	Permission Granted
		30 March 2021	
18. FUL/346310/21	Mr Kelly Land adjacent to 108 Grains Road, Shaw Proposed two storey dwelling (partially subterranean)	Refusal <i>on the following grounds:-</i> Insufficient information/lack of clarity relating to the following:-	Awaiting Decision

		<ul style="list-style-type: none"> • Ground retention engineering considerations; • Traffic access; 	
19. VAR/346324/21	Miss Lizzie Schofield 451 Milnrow Road, Shaw OL2 8BU Variation of condition no. 2 relating to PA/341562/18 for approval of the new site plan	Approval <i>but to include at least one electric car charge point.</i>	Permission Granted
20. HOU/346339/21	Mr Gee Oakroyd, Hampden Road, Shaw OL2 8QB Proposed rear balcony	Approval	Awaiting Decision
21. FUL/346340/21	Mr Jason Goodwin Laurel Bank, Kershaw Street, Shaw OL2 7AJ Change of use for ground floor (Day Centre) to Education.	Approval	Permission Granted
		23 February 2021	
22. HOU/346249/21	Peter Purcell Kasenmoor, Buckstones Road, Shaw OL2 8LS Detached stone garage	Approval	Unknown
23. FUL/346052/21	Mr Mark Jones Land At Buckstones Road, Shaw Dwelling house with lower ground floor and associated garden and parking area	Approval	Awaiting Decision
24. FUL/346233/21	Former Weaver's Answer pub 70 - 74 Milnrow Road, Shaw OL2 8ER Change of use from public house to supported accommodation	Refusal on the following grounds:- Insufficient information/lack of clarity relating to the following:- 1. No Design and Access Statement to satisfy, amongst other things, compliance with relevant equality legislation in terms of design; 2. Other <u>local</u> infrastructure support, i.e.	Permission Granted

Planning Committee meeting 29 June 2021 : Item 7

		<p>policing, which is currently strained as there are concerns relating to potential increased anti-social behaviour (as experienced from former HMO's in the locality); health services – where is the evidence of need for supported living accommodation?</p> <p>Also, the proximity of the main/front entrance to the bus stop is not acceptable.</p>	
		26 January 2021	
25. MMA/345924/20	<p>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</p>	<p><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></p>	Unknown
26. FUL/345955/20	<p>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</p>	Approval	Unknown
27. HOU/345621/20	<p>Mr Chris Stott 21 Church Road, Shaw OL2 7AT Rear and side dormer</p>	Approval	Unknown
28. FUL/345577/20	<p>Mr Benjamin McKeown The Hey, Buckstones Road, Shaw OL2 8LS Erection of steel frame dual pitched unit storage unit and outbuilding</p>	Approval	Permission Granted

29. FUL/345598/20	<p>Alan Chorlton Brookfield Bungalow, Button Hole, Laneside Avenue, Shaw OL2 8LB Demolition of existing dwelling and outbuildings, erection of replacement dwelling and improved access</p>	Approval	Unknown
30. FUL/345616/20	<p>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).</p>	Refusal on the grounds of over development and insufficient car parking	Unknown

Planning Committee meeting 29 June 2021 : Item 7

Ref No	Applicant; Location; Proposal	Parish Council Recommendation on the 29 September 2020	
31. HH/345331/20	Mrs Horton 54 Dorset Avenue, Shaw, OL2 7DS; Rear dormer	Approval	Permission Granted
32. PA/345353/20	Mr Ramos LABURNUM HOUSE, Laburnum Avenue, Shaw, OL2 8RS Proposed front conservatory. Revised application of PA/337276/15	Approval	Awaiting Decision
33. 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
		28 July 2020	
34. 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.	Awaiting Decision
		18 May 2020	
35. 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	
36. 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.	Condition Discharged
37. 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	Permission Granted
		11 November 2019	
38. 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	
39. 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	Awaiting Decision
		7 January 2019	
40. 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

Planning Committee meeting 29 June 2021 : Item 7

	<ul style="list-style-type: none">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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