



Planning and Licensing Committee

Meeting information

Date and time of meeting: Thursday, 7 December 2023 at 6.00 pm

Venue: Hollingworth ABC, First Floor, Number One Riverside, Smith Street, Rochdale, OL16 1XU

Agenda items

8. Late Item (Pages 2 - 3)

To note the updates to Item 6

Committee Members

Councillors S. Ahmed (Chair), Bamford, Beswick, Burke, S. Emmott, Hussain, Malcolm, Mir, O'Neill, Aiza Rashid, Rush, Sheerin, A. Smith, Winkler and Zaheer

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Agenda Item 8

Planning and Licensing Committee

Update Report – 07 December 2023

AGENDA ITEM 6 – 23/00852/PSID – Land North of West Starkey Street, Heywood

Additional Councillor Representation

One additional representation was received from Councillor Rachel Massey in her capacity as Portfolio Holder for Children's Services. This confirms her support for the application. The statement of support received sets out that SEND services nationally are reported to be in crisis, with impact on school places for pupils who require specialist educational settings and services. The proposed SEN School has been planned since 2019 and there is a target for the SEN School to be open for the start of term in September 2025.

Councillor Massey sets out issues that have been faced and the process in which such issues have been addressed both prior to the submission of the planning application and during the course of the planning application, particularly in relation to Sports England's concerns. The letter from Councillor Rachel Massey has been circulated to Members ahead of the Planning and Licensing Committee.

Corrections to the report

The report at Paragraph 36 on page 27 has been published unfinished in error. The final sentence should read: "*...As such, the proposal is acceptable and consistent with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.*"

The report at page 7 and at paragraph 76 states no trees will require removal as part of the development, however one tree (a dead Alder tree – T11), a small area of woodland close to the west boundary of the site and two smalls section of hedgerow along the front boundary will require removal to facilitate the development. As noted in the report, replacement trees and an orchard are proposed and condition 12 requires full details of proposed landscaping and tree planting will be included as part of any scheme and replaced at a ratio of above 2:1, in accordance with Policy G6(h).

RECOMMENDATION

The Officer recommendation remains as specified in the agenda subject to the following minor amendments to the published planning conditions:

Amended conditions:

2. This permission relates to the following plans:-
 - Site Location Plan (Drawing 9002 Revision P1 dated 12 June 2023)
 - Proposed Site Plan (Drawing 9001 Revision P10 dated 10 November 2021)
 - Proposed Elevations (Drawing 0501 Revision P10 dated 30 April 2021)
 - Proposed Ground Floor Plan (Drawing 0400 Revision P7 dated 13 August 2021)
 - Proposed First Floor Plan (Drawing 0401 Revision P6 dated 13 August 2021)
 - Proposed Roof Plan (Drawing 0402 Revision P4 dated 09 September 2021)

- Proposed Sections (Drawing 601 Revision P9 dated 09 November 2021)
- Proposed Site Sections (Drawing 9004 Revision P4 dated 10 November 2021)
- Outline Below Ground Drainage Strategy (Drawing 1000 Revision P02 dated June 2023)
- Proposed External Louvre Locations (Drawing 5010 Revision P02 dated 07 July 2023)
- Proposed Mechanical Services, External Louvre Locations (Drawing 5011 Revision P02 dated 07 July 2023)
- Proposed Circulation Strategy (Drawing 420 Revision P2 dated 06 July 2023)
- Proposed Access Strategy (Drawing 0421 **Revision P1** dated 06 September 2023)
- Proposed Access Strategy (Drawing 0422 Revision P1 dated 06 September 2023)
- Proposed Access Strategy (Drawing 423 Revision P1 dated 06 September 2023)
- Proposed Fencing Strategy (Drawing 424 Revision P1 dated 06 December 2023)
- Noise Impact Assessment (Reference 19522-HYD-XX-XX-RP-0001 dated 16 December 2021)
- Arboricultural Impact Assessment and Method Statement (Reference 81-361-R1-2 dated July 2023)
- Framework Travel Plan (Reference 6001 P02 dated 22 June 2023)
- Ground Investigation prepared by Hydrock (Ref 19522-HYD-XX-XX-RP-GE-0002 dated 16 December 2021).

And the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

16. Within six months of commencement of development, a scheme for compensatory pitch improvements, relating to pitches at Sutherland Road and/or Heywood Sports Villages, shall be submitted to and approved in writing by the Local Planning Authority. The school shall not be brought into use until a timetable for delivering the compensatory pitch improvements has been submitted to and approved in writing by the Local Planning Authority. The compensatory pitch improvements shall therefore be implemented in accordance with the approved scheme and timetable.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision in accordance with UDP Policy G/3 and the NPPF.