Planning and Licensing Committee
Update Report – 8th August 2019

AGENDA ITEM 6(a) – 19/00406/FUL – 71 Smithy Bridge Road, Littleborough, OL15 0BQ – Change of use from a bakery/snack bar (A1) to a micro pub (A4)

ADDITIONAL REPRESENTATIONS

The number of objection letters received has increased from 27 to 37 and the number of support letters has increased from 98 to 103. The representations received largely raise matters that have already been addressed in the Committee report. One representation has questioned the ownership of the outhouse to the rear of the property.

The applicant has provided evidence to demonstrate that the lean-to outrigger adjoining the rear elevation of 71 Smithy Bridge Road is within their ownership. Any rights of access to it that may be inferred in the deeds of neighbouring properties are a private matter. No changes are proposed to this outrigger (which forms a toilet).

AGENDA ITEM 6(b) – 19/00619/HOUS– 9 Mere Avenue, Middleton - Single storey front, side & rear extension following the demolition of the existing garage.

AMENDMENTS

An amended set of existing elevational drawings and an amended proposed site plan have been submitted. A vertical protrusion was shown to be extending out of the existing rear roof slope of the application property on the existing front and rear elevational drawings initially submitted but was not present on the property. On the amended drawings, this has been removed.

The proposed site plan initially submitted indicated that there would be decking erected within the rear garden of the application property. This does not constitute part of the application. This decking has been removed from the proposed site plan.

RECOMMENDATION

In light of the amended plans submitted, condition 2 on page 18 is amended to the following:

2. This permission relates to the following plans:-

   - Location Plan (1) (Dwg No. OS)
   - Elevations (existing) (Dwg no: A.01.1.4) (submitted: 27/07/2019)
   - Ground floor (existing) (Dwg no: A.01.1.1)
   - Site Plan (proposed) (Dwg no: A.01.2.5) (Rev A) (submitted: 27/07/2019)
   - Site Plan (existing) (Dwg no: A.01.1.5)
   - Ground floor (proposed) (Dwg no: A.05.1) (submitted: 13/07/2019)
   - First Floor (proposed) (Dwg no: A.05.2) (submitted: 13/07/2019)
   - 2nd floor (proposed) (Dwg no: A.05.3) (submitted: 13/07/2019)
   - Proposed elevations Dwg no: A.05.4) (Rev: A) (submitted: 13/07/2019)

and the development shall not be carried out other than in accordance with these drawings hereby approved.

Reason: For the avoidance of any doubt and to ensure a satisfactory standard of development in accordance with policies of the adopted Rochdale Core Strategy and the Unitary Development Plan as listed below on this decision notice.

AGENDA ITEM 6(c) – 19/00436/FUL – 848 Manchester Road, Castleton, Rochdale OL11 2SP– Change of use from retail shop (Class A1) to taxi booking officer (Sui Generis)- Resubmission of 18/00989/FUL

COUNCILLOR REPRESENTATIONS

Councillor Sheerin is unable to attend the meeting this evening and in his absence, the committee are asked to note his comments in relation to the application:
'*The alterations to the opening times are an improvement but the resubmission does not address the issue of the possible taking up of the very few parking bays that have be created for shoppers, These are along this stretch of Manchester Road and across the road in the one way road section leading to Queensway. Therefore my original objection still stands.*'