

PLANNING COMMITTEE
20/12/2023 at 6.00 pm



Present: Councillor Surjan (Chair)
Councillors Akhtar, Charters (Substitute), Davis, Fryer,
H. Gloster, Harkness, H. Harrison (Substitute), Hince, Ibrahim
(Vice-Chair), Iqbal, Lancaster and Woodvine

Also in Attendance:

Laila Chowdhury	Constitutional Services
Graham Dickman	Special Projects Development Lead
Alan Evans	Group Solicitor
Kaidy McCann	Constitutional Services
Peter Richards	Head of Planning

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors S.
Bashforth, Cosgrove and Hobin.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting of the Planning
Committee held on the 15th November 2023 be approved as a
correct record.

6 **FUL/350293/22 - SITE OF BAILEY MILL, DELPH NEW
ROAD, DELPH**

APPLICATION NUMBER: FUL/350293/22

APPLICANT: R Gledhill & Sons Ltd

PROPOSAL: Redevelopment of former mill site to create 60 no.
dwellings comprising a mix of new build houses and apartments,
conversion of two existing buildings to houses and apartments,
along with demolition of selective listed buildings. Creation of
ancillary access roads, infrastructure and open space.

LOCATION: Site of Bailey Mill, Delph New Road, Delph

It was **MOVED** by Councillor Lancaster and **SECONDED** by
Councillor Harkness that the application be **APPROVED**.

On being put to the vote 12 **VOTES** were cast **IN FAVOUR OF**
APPROVAL and 1 **VOTES** were cast **AGAINST** with 0
ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and the additional condition as outlined in the Late List.



NOTES:

1. That an Objector and the Applicant attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 11.

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LBC/350294/22 - SITE OF BAILEY MILL, DELPH NEW ROAD, DELPH

APPLICATION NUMBER: LBC/350294/22

APPLICANT: R Gledhill & Sons Ltd

PROPOSAL: Conversion of retained West warehouse and office building, retention of chimney, along with demolition of the weaving shed, concrete link structure, Oldham Road warehouse, boiler house and remnants of the main mill, to facilitate the redevelopment of former mill site to create 60 no. dwellings and ancillary infrastructure and open space

LOCATION: Site of Bailey Mill, Delph New Road, Delph

It was MOVED by Councillor Harkness and SECONDED by Councillor Lancaster that the application be APPROVED.

On being put to the vote 12 VOTES were cast IN FAVOUR OF APPROVAL and 1 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report.

NOTES:

That an Objector and the Applicant attended the meeting and addressed the Committee on this application.

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FUL/351514/23 - PHASE R4, FOXDENTON STRATEGIC SITE, LAND NORTH OF FOXDENTON LANE, CHADDERTON

Councillor Lancaster left the meeting during consideration of the item and therefore took no part in the discussion or vote thereon.

APPLICATION NUMBER: FUL/351514/23

APPLICANT: Jake Crompton

PROPOSAL: Residential development of 42 dwellings with main vehicular access onto Broadway (via Phase R5 and R6), pedestrian, cycle and emergency access onto Foxdenton Lane, car parking, roads, landscaping, associated engineering works and ancillary development.

LOCATION: Phase R4, Foxdenton Strategic Site, Land north of Foxdenton Lane, Chadderton

It was **MOVED** by Councillor Charters and **SECONDED** by Councillor Hince that the application be **APPROVED**

On being put to the vote 11 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 0 **VOTES** were cast **AGAINST** with 1 **ABSTENTIONS**.

DECISION: That the application be **GRANTED** subject to the conditions as outlined in the report and the amended conditions as outlined in the Late List.

NOTES:

1. That an Objector and the Applicant attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 11.

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FUL/351570/23 - O AFC, BOUNDARY PARK, HILBRE AVENUE, OLDHAM

APPLICATION NUMBER: FUL/351570/23

APPLICANT: Oldham Athletic Football Club

PROPOSAL: Replacement of existing grass training pitch known as Little Wembley (and floodlights, means of enclosure and ball-catch fencing) with a new multi-sports 3G pitch with associated earth works / engineering operations / retaining structure (to provide a flat surface), ball-catch fencing, security and acoustic fencing, 8 column sports lights, 10 cycle parking spaces, and the erection of an ancillary single storey building to accommodate changing rooms, classroom / office, toilets and refreshments area,, a bin store and associated hard and soft landscaping. Access via the existing access from Hilbre Avenue.

LOCATION: Little Wembley training pitch, Oldham Athletic Football Club, Boundary Park, Hilbre Avenue, Oldham OL1 2PA

It was **MOVED** by Councillor Akhtar and **SECONDED** by Councillor Davis that the application be **APPROVED**, subject to an amendment to condition 10 that – the use of the pitch shall only take place between 09.00 and 21.00 hours on Monday to Friday inclusive, between 10.00 and 18.00 hours on Saturday,

and between 10.00 and 21.00 hours on Sunday and at no other times.



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Council

On being put to the vote 7 VOTES were cast IN FAVOUR OF APPROVAL and 6 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report, the amended and additional conditions outlined in the Late List and the amendment to condition 10 that the use of the pitch shall only take place between 09.00 and 21.00 hours on Monday to Friday inclusive, between 10.00 and 18.00 hours on Saturday, and between 10.00 and 21.00 hours on Sunday and at no other times.

NOTES:

1. That an Objector and the Applicant attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 11.

10 **APPEALS UPDATE REPORT**

RESOLVED that the Appeals Update report be noted.

11 **LATE LIST**

RESOLVED that the information as contained in the Late List be noted.

The meeting started at 6.00 pm and ended at 8.00 pm