

## ***PLANNING COMMITTEE Regulatory Committee Agenda***

Date Thursday 22 July 2021

Time 6.00 pm

Venue Queen Elizabeth Hall, Civic Centre, Oldham, OL11NL.

The meeting will also be streamed live on the Council's website at <https://www.oldham.gov.uk/livemeetings>.

- Notes
1. DECLARATIONS OF INTEREST- If a Member requires any advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote he/she is advised to contact Paul Entwistle or Constitutional Services in advance of the meeting.
  2. CONTACT OFFICER for this Agenda is Constitutional Services Tel. 0161 770 5151 or email [Constitutional.Services@oldham.gov.uk](mailto:Constitutional.Services@oldham.gov.uk)
  3. PUBLIC QUESTIONS – Any member of the public wishing to ask a question at the above meeting can do so only if a written copy of the question is submitted to the Contact officer by 12 Noon on Monday, 19 July 2021.
  4. FILMING – This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed. Disruptive and anti social behaviour will always be filmed.

Any member of the public who attends a meeting and objects to being filmed for the Council's broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

Members of the public and the press may also record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

Recording and reporting the Council's meetings is subject to the law

including the law of defamation, the Human Rights Act, the Data Protection Act and the law on public order offences.

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:  
Councillors Al-Hamdani, Brownridge, Davis (Vice-Chair), Dean (Chair),  
H. Gloster, Hobin, F Hussain, Ibrahim, Iqbal, Lancaster, K Phythian, Surjan,  
Toor and Woodvine

Item No

7 Late List (Pages 1 - 2)

## PLANNING COMMITTEE

22 July 2021

### Late information

AGENDA PAGE	DETAILS
	<p><b>OUT/345898/20 – Shaw Distribution Centre, Linney Lane, Shaw, Oldham OL2 8HF</b></p> <p><b>Update to report</b></p> <p><b>Planning balance and Viability</b></p> <p>Keppie Massie have completed the review of the Residential Viability Appraisal and overall concur with the view that retaining and converting the mills for residential development, would make the scheme unviable.</p> <p>Keppie Massie conclude that even when taking a fairly conservative approach to development and conversion costs (excluding abnormals), and a robust position on revenues that are higher than stated by the applicant in their appraisal, it continues to demonstrate a financial deficit and therefore Keppie Massie conclude that the conversion of the mills would be unviable.</p> <p>Given the outline nature of the application, the present overall analysis is inevitably high-level. Consequently, the present assumptions will need to be re-appraised at Reserved Matters stage, and possibly at certain additional points of the development process, and any quoted figures may change accordingly.</p> <p><b>FUL/346561/21 – Land at Booth Street, Oldham OL9 6DE</b></p> <p><b>Update to Ground Conditions section</b></p> <p>The conditions recommended in the report remain necessary as final gas monitoring results and detail of the remediation strategy are still required.</p>

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