

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 4 June 2025

Time 6.00 pm

Venue Lees Suite, Civic Centre, Oldham, West Street, Oldham, OL1 1NL

Notes 1. DECLARATIONS OF INTEREST- If a Member requires 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 Alex Bougatef or Constitutional Services at least 24 hours in advance of the meeting.

2. CONTACT OFFICER for this agenda is Constitutional Services email 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 Friday, 30 May 2025.

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MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors Adams, Akhtar, Z Ali, Cosgrove, Davis (Vice-Chair), Harkness, Hince (Chair), Hobin, Hurley, A Hussain, S. Hussain, Iqbal, Islam, Murphy, Nasheen and Woodvine

Item No

12 Late List (Pages 3 - 10)

PLANNING COMMITTEE

4th June 2025

Late information

AGENDA PAGES	DETAILS
9 - 26	<p>AGENDA ITEM 6 FUL/353032/24 - Crompton And Royton Golf Club, High Barn Street, Royton</p> <p>ADDITIONAL REPRESENTATIONS:</p> <p>Following the publication of the Planning Committee agenda an additional representation has been received, which made the following additional comments:</p> <ul style="list-style-type: none"> • The Officers' Report does not address issues that had been raised. <p>Their comments had previously been summarised but they noted that the comments in regards the final line in the amenity section has been 'cut short' and should read '<i>....there will not be any post-development off site flows onto lower third party land in these events</i>'.</p> <ul style="list-style-type: none"> • Whilst referenced, the comments have not been directly addressed in the report, and indeed the Lead Local Flood Authority (LLFA) have provided no comments on the application. The drainage strategy is not commented upon or summarised in the report. • There is no condition requiring the submission of a detailed drainage strategy, or providing any clear requirements of said strategy. This provides no confidence that the matter of drainage has been considered by the LPA, whether it is acceptable in planning policy terms, and whether it will impact the delivery of the remaining development at Cowlshaw. Therefore, all of their previous concerns remain. <p>On this basis, they strongly request that the application is presented to Planning Committee with the requirement for the submission of further details relating to drainage. To secure this and to ensure our concerns are addressed, they recommend that the following condition is included within an Update Report:</p> <p><i>"Notwithstanding existing plans and prior to commencement of any development, a detailed surface water drainage scheme shall be submitted to the local planning authority for approval in writing.</i></p> <p><i>The scheme shall include:</i></p> <ol style="list-style-type: none"> <i>a) confirmation of the permeability of the imported fill</i> <i>b) assessment and demonstration of whether all runoff will permeate through the upper layers of material or whether there will be a proportion of overland runoff during high rainfall events - evidence is to include calculated infiltration rates based on BRE 365 testing</i>

	<p><i>alongside drainage calculations to justify the proposals</i></p> <p><i>c) evidence regarding overland flood flows in extreme storm events to demonstrate that there will not be any off-site discharge onto lower third party land in these events in the post-development scenario."</i></p> <p><i>As with previous comments, these comments are intended to be constructive and seek to ensure the proposal does not compromise the deliverability of the adjacent residential allocation."</i></p> <p>LLFA/Drainage Response:</p> <p>Having considered the planning application, the LLFA have raised no objections to the proposals subject to the imposition of the following conditions:</p> <ol style="list-style-type: none"> 1. The proposed development must proceed in strict accordance with the Flood Risk Assessment and the mitigation measures identified within it. REASON - To manage surface water runoff sustainably and to prevent increased flood risk, in accordance with Policy JP-S4 of the PfE and the NPPF. 2. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. REASON: To prevent overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution or detriment to the environment 3. Prior to use of the development, a Surface Water Validation Report that demonstrates that the drainage scheme and exceedance routes has been carried out in accordance with the approved documents must be submitted to the Local Planning Authority, including but not limited to, the following: <ul style="list-style-type: none"> (a) Confirmation of infiltration rates should be provided (b) A Topographical survey to verify the works have been completed to the agreed design (levels, contours and required import volume) (c) Photographs throughout each stage of construction <p>REASON - To manage surface water runoff sustainably and to prevent increased flood risk, in accordance with Policy JP-S4 of the PfE and the NPPF.</p> 4. Prior to use of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum: <ul style="list-style-type: none"> a. Arrangements for the management and maintenance and, b. Arrangements for inspection and ongoing maintenance of all
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	<p>elements of the sustainable drainage system across the whole golf course, within the blue line boundary, to secure the operation of the surface water drainage scheme throughout its lifetime.</p> <p>The development shall subsequently be completed, maintained and managed in accordance with the approved plan.</p> <p>REASON - To manage surface water runoff sustainably and to prevent increased flood risk, in accordance with Policy JP-S4 of the PfE and the NPPF.</p> <p>5. Prior to use of the development, details of upgrading to existing watercourse outfalls across the wider golf course site (within the blue line boundary) shall be submitted to and approved in writing by the Local Planning Authority. These details should include a timetable for its implementation and a post development condition survey of the watercourses where they leave outfall. REASON: To prevent offsite flooding to lower third party land, in accordance with Policy JP-S4 of the PfE and the NPPF.</p> <p>The LLFA see this as an opportunity to work with Royton and Crompton Golf Course to reduce pre-development surface water runoff and reduce surface water flooding impact to the downstream catchments.</p> <p>ADDITIONAL INFORMATION:</p> <p>The applicant has submitted Construction Environmental Management Plan, version 2, dated 29.05.2025.</p> <p>They state that the submission of this CEMP satisfies condition no. 4 and request the removal of this condition. The condition requires the submission of the following details:</p> <ul style="list-style-type: none"> • construction/contractor vehicle movement; • community liaison contacts; • the methods to be employed to control and monitor noise, dust and vibration impacts; • wheel wash facility; • compounds for materials; and • employee parking <p>Having considered the submitted CEMP, it is noted that the document seeks to address all the points raised above. However, the details in full have not been provided, as such the condition is still required.</p> <p>AMENDMENT TO THE REPORT:</p> <p>RECOMMENDATION (paragraph 2.1)</p> <p>It is recommended that the application be approved subject to the conditions set out in this report.</p> <p>CONSULTATIONS (paragraph 7)</p> <p>LLFA – No objection, subject to conditions relating to the sustainable</p>
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	<p>drainage of the site.</p> <p>DRAINAGE (paragraph 15.1 to 15.2)</p> <p>Addition of paragraph 15.3:</p> <p>Having consulted the LLFA (Lead Local Flood Authority) no objection to the development has been raised, subject to conditions being attached to a recommendation of approval that address the implementation of the submitted FRA and the submission of further details in relation to sustainable drainage/maintenance of the site. The LLFA see this as an opportunity to work with Royton and Crompton Golf Course to reduce pre-development surface water runoff and reduce surface water flooding impact to the downstream catchments.</p> <p>AMENDMENT TO RECOMMENDATION:</p> <p><i>Amendment to condition no. 14:</i></p> <p>Original wording:</p> <p>14. Prior to occupation, a lighting design strategy for biodiversity for the course shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ul style="list-style-type: none"> a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority. REASON - Prior approval of such details is necessary to ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan, and to the Wildlife and Countryside Act 1981.</p> <p>Proposed amended wording:</p> <p>“Prior to the installation of any external lighting, a lighting design strategy for biodiversity for the course shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p>
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	<p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority. REASON - Prior approval of such details is necessary to ensure the protection and enhancement of features and species of ecological interest having regard to Policy 21 of the Oldham Local Plan, and to the Wildlife and Countryside Act 1981.”</p> <p>The reasoning for this amendment to condition no.14 being required is that the applicant has stated that there will be no lighting as part of this scheme. However, external lighting is raised within both the submitted CEMP V2 and Ecology Appraisal. Therefore, the condition is recommended to be amended to allow the erection of external lighting if required subject to prior agreement with the Local Planning Authority.</p> <p>Proposed additional condition:</p> <p>15. The proposed development must proceed in strict accordance with the Flood Risk Assessment ((report No: PGC989-RP-C-001) and the mitigation measures identified within it. REASON - To manage surface water runoff sustainably and to prevent increased flood risk, in accordance with Policy JP-S4 of the PfE and the NPPF.</p> <p>The reasoning for this additional condition is to manage surface water runoff sustainably and to prevent increased flood risk, following comments being received from the LLFA.</p> <p>Proposed additional condition:</p> <p>16. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network . Reason: To prevent overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution or detriment to the environment, in accordance with Policy JP-S4 of the PfE and the NPPF.</p> <p>The reasoning for this additional condition is to prevent overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution or detriment to the environment, following comments being received from the LLFA.</p>
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	<p>Proposed additional condition:</p> <p>17. Prior to use of the development, a Surface Water Validation Report that demonstrates that the drainage scheme and exceedance routes has been carried out in accordance with the approved documents must be submitted to the Local Planning Authority, including but not limited to, the following;</p> <ul style="list-style-type: none"> a) Confirmation of infiltration rates should be provided; b) Topographical survey to verify the works have been completed to the agreed design (levels, contours and required import volume; c) Photographs throughout each stage of construction <p>REASON - To manage surface water runoff sustainably and to prevent increased flood risk, in accordance with Policy JP-S4 of the PfE and the NPPF.</p> <p>The reasoning for this additional condition is to manage surface water runoff sustainably and to prevent increased flood risk, following comments being received from the LLFA.</p> <p>Proposed additional condition:</p> <p>18. Prior to use of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:</p> <ul style="list-style-type: none"> a) Arrangements for the management and maintenance and, b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system across the whole golf course, within the blue line boundary, to secure the operation of the surface water drainage scheme throughout its lifetime. <p>The development shall subsequently be completed, maintained and managed in accordance with the approved plan. REASON - To manage surface water runoff sustainably and to prevent increased flood risk, in accordance with Policy JP-S4 of the PfE and the NPPF.</p> <p>The reasoning for this additional condition is to manage surface water runoff sustainably and to prevent increased flood risk, following comments being received from the LLFA.</p> <p>Proposed additional condition:</p> <p>19. Prior to use of the development, details of upgrading to existing watercourse outfalls across the wider golf course site (within the blue line boundary) shall be submitted to and approved in writing by the Local Planning Authority. These details should include a timetable for its implementation and a post development condition survey of the watercourses where they leave outfall. REASON: To prevent offsite</p>
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	<p>flooding to lower third party land, in accordance with Policy JP-S4 of the PfE and the NPPF.</p> <p>The reasoning for this additional condition is to prevent offsite flooding to lower third party land, following comments being received from the LLFA.</p>
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AGENDA PAGES	DETAILS
27 - 38	<p>AGENDA ITEM 7 VAR/353080/24 - The Vestacare Stadium, Whitebank Road, Oldham</p> <p><u>Minor alterations to recommended conditions</u></p> <p>Following the publication of the agenda, the applicant's agent requested some minor amendments to some of the recommended conditions, for the purpose of clarity.</p> <p><u>Condition 1:</u></p> <p>The agent requested that it be made clear that one Event Management Plan (EMP) covering the four events to be held that year would suffice rather than separate EMP for each event to be held in that year.</p> <p>This was considered acceptable and accordingly, Condition 1 is amended as follows:</p> <p><i>"Annually, and prior to the first use of the pitch for any of the events during the four days for which such events are hereby permitted, an Event Management Plan relating to the four events that would be held in that year shall be submitted to the Local Planning Authority for written approval. The Event Management Plan shall contain details including nature of the event, date of events, expected number of spectators (which should not exceed the current level of match day spectators and associated employees/players), noise management plan, traffic management plan, waste management plan etc. The Plan shall be submitted to the Local Planning Authority for approval no less than four weeks prior to the date of the first event to be held in that year. The events shall thereafter be held in accordance with the approved details. REASON: In the interest of amenity and highway safety, in accordance with Policies 5 and 9 of the Oldham Local Plan."</i></p> <p><u>Condition 3:</u></p> <p>In order to provide more flexibility, the applicant's agent requested that the period within which the events are to be held be extended to include the months of May and September, rather than just June, July and August.</p> <p>Notwithstanding the longer period of time during which the events could be held, the proposed amendment would not lead to an increase in the number of events and as such, the proposed amendment is considered acceptable.</p> <p>Accordingly, Condition 3 is amended as follows:</p>

	<p><i>The floodlights illuminating the new 3G pitch shall not be illuminated outside the hours of 08.00 and 22.00 from Mondays to Fridays and between 08.00 and 20.00 hours on Saturdays and Sundays, except on days which other events (which shall not exceed four days in a year during the months of May, June, July, August and September and prior notice of which must have been given to the Local Planning Authority for written approval) are held. On such days, the floodlights shall not be illuminated outside the hours of 08.00 and 23.00. REASON: To minimise the impact of the floodlights and protect adjacent occupiers' residential amenity, in accordance with Policy 9 of the Oldham Local Plan.</i></p> <p><u>Condition 4:</u></p> <p>The applicant's agent requested that the period for the events be extended to include the months of May and September. They also pointed out that the pitch is currently used for other sport events apart from football whereas the condition as recommended only made reference to football. Therefore, they have requested that the condition be amended to reflect current uses apart from the playing of football.</p> <p>The proposed amendment is not considered to be likely to lead to any significant harm to the amenity of local residents.</p> <p>Accordingly, Condition 4 is amended as follows:</p> <p><i>"The use of the pitch for the purposes approved shall only operate between the hours of 08.00 and 22.00 hours from Mondays to Fridays and between 08.00 and 20.00 hours on Saturdays and Sundays. The use of the pitch for other events (which shall not exceed four days in a year during the months of May, June, July, August and September) and prior notice of which must have been given to the Local Planning Authority for written approval) shall only take place between the hours of 08.00 and 23.00 on any of the four days. REASON: To protect the residential amenity of adjacent residents from noise and disturbance."</i></p> <p><u>Condition 6:</u></p> <p>The agent pointed out that specific reference to the use of the pitch for playing of football under Condition 6 does not reflect the fact that the pitch is currently used for other sporting events and requested that the condition be amended accordingly.</p> <p>The proposed amendment to the wording of the condition would not change the requirements of the condition materially and is thus considered acceptable.</p> <p>Condition 6 is therefore amended as follows:</p> <p><i>"Waste management on the site shall be in accordance with the details approved under planning ref. CD/340147/17. This shall be complemented by any additional waste management measure that may be approved for the days that the site would be used for other events hereby approved. REASON: In the interests of public health and safety."</i></p>
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