

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 21 October 2026

Time 6.00 pm

Venue JR Clynes Building, Cultural Quarter, Greaves Street, Oldham, OL1 1AL

- 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, 16 October 2026.
 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.

Please also note the Public attendance Protocol on the Council's Website https://www.oldham.gov.uk/homepage/1449/attending_council_meetings

Membership of the PLANNING COMMITTEE

Councillors Akhtar, Z Ali, Brooks, Charters (Chair), Harkness, Hurley, Iqbal, Jackson, Nasheen (Vice-Chair), Tarbuck and Woodvine

Item No

9 Late list (Pages 3 - 4)

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PLANNING COMMITTEE

Late information

AGENDA PAGES	DETAILS
Pages 7 to 34	Agenda Item 6 – OUT/355495/25 Land to the rear of 69 Broadway, Royton, Oldham Amendments to published report: The paragraph numbers referenced below are amended as follows: 11.15 – Drafting error of paragraph title. “Culvert and ordinary watercourse considerations” heading to be substituted with ‘culverted main river considerations’. 11.15 – An additional paragraph added under 11.15 to be 11.15A “The findings of 22.09.25 contained within Appendix E of the Flood Risk Assessment led the developer to believe there was no evidence of a culverted main river. Through further investigation from the developer and in conjunction with the LLFA and Environment Agency, the main river was located upstream”. 11.16 – Additional sentence to be added: “The watercourse has been located during August – September 2026 investigations on site by the developer and LLFA”. 11.24 – Additional sentence to be added: “Up to and including March 2026, further investigations from the developer and in conjunction with the LLFA and Environment Agency found the culverted main river remains operational”. 11.28 – Drafting error. “Flood Zone 2” to be substituted with “Flood Zone 3”. 11.30 – An updated plan with correct annotations of ‘West and East’ was received 12th October 2026. The plan reference remains the same. 16.2 – The word ‘apartment’ to be substituted with ‘dwelling’. Additional Representations One further representation has been received in the form of a PowerPoint presentation which the objector wishes to present at the Planning Committee meeting. The presentation comprises photographs and commentary relating to matters already raised within previous representations. No new material planning considerations are introduced that have not already been assessed and addressed within the committee report. One additional email has been received from an objector stating that the application should not be approved subject to planning conditions. It is

	noted that the use of planning conditions is a normal and well-established part of the planning process, enabling developments to be made acceptable where necessary. The concerns raised in the email have been considered; however, no new material planning considerations have been identified that would alter the recommendation set out within the committee report. Amendments to Recommendations: Additional Condition in relation to Environment Agency comments at Paragraph 12.4 relating to groundwater contamination: Condition 15: “If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an assessment of the risk posed to controlled waters, including groundwater, and shall identify any measures necessary to prevent pollution and protect water quality. The remediation strategy shall be implemented as approved. REASON - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site having regard to regard to Policy JP-S4 (Flood Risk and the Water Environment and the NPPF”
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