

**PLANNING COMMITTEE**  
**28/01/2020 at 6.00 pm**



**Oldham**  
Council

**Present:** Councillor Dean (Chair)  
Councillors Akhtar, Brownridge, Davis, H. Gloster, Harkness, Hewitt,  
Hudson, Phythian, Cosgrove (Substitute), Hulme, Jacques and Malik

Also in Attendance:

Alex Bougatef	Group Lawyer
Wendy Moorhouse	Principal Transport Officer
Graham Dickman	Development Management Team Leader
Graham Smith	Principal Planner
Sian Walter-Browne	Principal Constitutional Services Officer

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Ibrahim and Councillor Malik.

2           **URGENT BUSINESS**

There were no items of urgent business received.

3           **DECLARATIONS OF INTEREST**

Councillor Cosgrove declared a personal interest in Item 7. PA/343870/19 - Mayfield Primary School, Mayfield Road, Oldham, OL1 4LG, by virtue of being a Ward Councillor,

4           **PUBLIC QUESTION TIME**

There were no public questions received.

5           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee meeting held on 18<sup>th</sup> December 2019 be approved as a correct record.

6           **PA/343374/19 - HADFIELD WORKS, HADFIELD STREET, OLDHAM, OL8 3BU**

**PA/343374/19 - Hadfield Works, Hadfield Street, Oldham, OL8 3BU**

APPLICATION NUMBER: PA/343374/19

APPLICANT: North West Fans (NWF) Limited

PROPOSAL: Outline application for the re-development of the Hadfield Works site (to include the demolition of all existing buildings) and erection of up to 19 dwellings. Access to be considered; all other matters reserved.

LOCATION: - Hadfield Works, Hadfield Street, Oldham, OL8 3BU

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

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.



**Oldham**  
Council

DECISION: That the application be GRANTED.

**NOTES:**

1. The Applicant's agent 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 14, including the additional Condition 12.

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**PA/343870/19 - MAYFIELD PRIMARY SCHOOL, MAYFIELD ROAD, OLDHAM, OL1 4LG**

**PA/343870/19 - Mayfield Primary School, Mayfield Road, Oldham, OL1 4LG**

APPLICATION NUMBER: PA/343870/19

APPLICANT: The Cranmer trust

PROPOSAL: Proposed extensions and alterations to school, new all-weather playing surface to the south-east, new/extended car parking facility.

LOCATION: - Mayfield Primary School, Mayfield Road, Oldham, OL1 4LG

Councillor Cosgrove declared a personal interest in this Item, by virtue of being a Ward Councillor, and did not speak or vote on this matter.

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

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED.

**NOTES:**

1. The Applicant and a Ward Councillor 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 included in Item 14, including the additional representations and the amended recommendation.

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**PA/343874/19 - NORTH CHADDERTON HIGH SCHOOL, CHADDERTON HALL ROAD, CHADDERTON, OL9 0BN**

**PA/343874/19 - North Chadderton High School, Chadderton Hall Road, Chadderton, OL9 0BN**



APPLICATION NUMBER: PA/343874/19

APPLICANT: Oldham Council

PROPOSAL: 1. Single storey changing facility and classroom block. 2. Three storey science block. 3. Third floor addition to roof of main school building to form library. 4. Extension to car park at rear of school.

LOCATION: - North Chadderton High School, Chadderton Hall Road, Chadderton, OL9 0BN

It was MOVED by Councillor Dean and SECONDED by Councillor Brownridge that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED.

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**PA/343991/19 - LAND AT THE FORMER LANCASTER CLUB, A663 BROADWAY, FAILSWORTH, OLDHAM**

**PA/343991/19 - Land at the former Lancaster Club, A663 Broadway, Failsworth, Oldham**

APPLICATION NUMBER: PA/343991/19

APPLICANT: Bellway Homes (Manchester Division)

PROPOSAL: Erection of 12 no. dwellings and associated works including the laying out of roads, footways and landscaping.

LOCATION: - Land at the former Lancaster Club, A663 Broadway, Failsworth, Oldham

It was MOVED by Councillor Dean and SECONDED by Councillor Davis that the application be APPROVED.

On being put to the vote, the Committee voted UNANIMOUSLY IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED.

**NOTES:**

3. The Applicant's agent attended the meeting and addressed the Committee on this application.
4. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 14, including the additional Condition 12.

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**PA/344056/19 - OLDHAM COLLEGE, ROCHDALE ROAD,**

**OLDHAM, OL9 6AA**

**PA/344056/19 - Oldham College, Rochdale Road, Oldham,  
OL9 6AA**



APPLICATION NUMBER: PA/344056/19

APPLICANT: Ms Inchbold

PROPOSAL: 1) Demolition of two teaching blocks (Bronte & Bevan) and two mobile classrooms. 2) Erection of a new two storey teaching block on existing college car park/landscaping. 3) Creation of new car parking spaces on the college campus to mitigate loss.

LOCATION: - Oldham College, Rochdale Road, Oldham, OL9 6AA

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Jacques that the application be **APPROVED**.

On being put to the vote, the Committee voted **UNANIMOUSLY IN FAVOUR OF APPROVAL**.

**DECISION:** That the application be **GRANTED**, subject to Condition 4 being amended to require replacement tree planting on a 3 for 1 basis.

**NOTES:**

3. In reaching its decision the Committee took into consideration the information as set out in the Late List included in Item 14, including the amended recommendation.

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**HH/344160/19 - 140 CHADDERTON PARK ROAD,  
CHADDERTON, OL9 0QT**

**HH/344160/19 - 140 Chadderton Park Road, Chadderton,  
OL9 0QT**

APPLICATION NUMBER: HH/344160/19

APPLICANT: Mrs Makinson

PROPOSAL: Single storey side and rear extension

LOCATION: - 140 Chadderton Park Road, Chadderton, OL9 0QT

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Brownridge that the application be **APPROVED**.

On being put to the vote, the Committee voted **UNANIMOUSLY IN FAVOUR OF APPROVAL**.

**DECISION:** That the application be **GRANTED**.

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**PA/344251/19 - 285 HOLLINWOOD AVENUE,  
CHADDERTON, OL9 9NG**

**PA/344251/19 - 285 Hollinwood Avenue, Chadderton, OL9  
9NG**



APPLICATION NUMBER: PA/344251/19

APPLICANT: Mr Mijares

PROPOSAL: Change of use from dwelling to House in Multiple Occupation (HMO), including garage conversion and side extension

LOCATION: - 285 Hollinwood Avenue, Chadderton, OL9 9NG

It was **MOVED** by Councillor Hudson and **SECONDED** by Councillor Hewitt that the application be **REFUSED** (against Officer recommendations).

On being put to the vote, 6 **VOTES** were cast **IN FAVOUR OF REFUSAL** and 6 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**. The Chair used his casting vote, and 7 votes were cast **AGAINST REFUSAL**.

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor Brownridge that the application be **APPROVED**.

On being put to the vote, 6 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 6 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**. The Chair used his casting vote, and 7 votes were cast **IN FAVOUR OF APPROVAL**.

**DECISION:** That the application be **GRANTED**.

**NOTES:**

4. The Applicant, an Objector and a Ward Councillor attended the meeting and addressed the Committee on this application.

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**APPEALS**

**RESOLVED** – that the report of the Head of Planning and Infrastructure providing an update on matters relating to Planning Appeals be noted.

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**LATE LIST**

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

The meeting started at 6.00 pm and ended at 7.35 pm