

**PLANNING COMMITTEE**  
**10/11/2021 at 6.00 pm**



**Present:** Councillor Dean (Chair)  
Councillors Al-Hamdani, Brownridge, Davis (Vice-Chair),  
H. Gloster, Hobin, F Hussain, Ibrahim, Iqbal, Lancaster,  
K Phythian, Surjan, Toor and Woodvine

Also in Attendance:

Peter Richards	Head of Planning
Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Kaidy McCann	Constitutional Services
Martyn Leigh	Interim Development Management Team Leader
Matthew Taylor	Development Control

1           **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

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 question received.

5           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Planning Committee held on  
13<sup>th</sup> October 2021 be approved as a correct record.

6           **FUL/346451/21 - GRANDPA GREENE'S, BRIDGE BANK,  
WARD LANE, DIGGLE, OLDHAM, OL3 5JT.**

Councillor Iqbal left the meeting for part of the discussion and  
took no part in the vote thereon.

APPLICATION NUMBER: FUL/346451/21

APPLICANT: Mr R Scholes

PROPOSAL: Change of use of domestic garden ground to form  
flagged outside seating area for customers of Grandpa  
Greene's.

LOCATION: Grandpa Greene's, Bridge Bank, Ward Lane,  
Diggle, Oldham, OL3 5JT

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



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On being put to the vote, the Committee was UNANIMOUSLY in FAVOUR OF APPROVAL.

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

**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/346728/21 - LAND OFF RADCLIFFE STREET (SITE OF VERNON MILL), ROYTON, OL2 6RN.**

APPLICATION NUMBER: FUL/346728/21

APPLICANT: Kellen Homes

PROPOSAL: Full planning application for a residential development, 99 dwellings (Use Class C3) with associated infrastructure, landscaping and access from Radcliffe Street.

LOCATION: Land Off Radcliffe Street (Site of Vernon Mill), Royton, OL2 6RN.

It was MOVED by Councillor Dean and SECONDED by Councillor Iqbal 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 the conditions as outlined in the report and Late List and subject to the following additional condition:

Prior to commencement of any phase of development a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of:

- Wheel wash facilities for construction vehicles;
- Any arrangements for temporary construction access;
- Contractor and construction worker car parking; and,
- Details of on-site storage facilities.

The development shall be carried out in accordance with the approved construction management plan.

REASON - In the interest of highway safety, in accordance with Policies 5 and 9 of the Local Plan.

**NOTES:**

1. That an Objector, the Applicant, and a Ward Member 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/346850/21 - BADEN POWELL CENTRE, 12  
GLODWICK, OLDHAM, OL4 1AH**

APPLICATION NUMBER: FUL/346850/21

APPLICANT: Mr Wainwright

PROPOSAL: Change of use of the former scout/guide hall (Use Class F2(b)) to one 5 bed HMO and one 6 bed HMO and landscaping and associated infrastructure

LOCATION: Baden Powell Centre, 12 Glodwick, Oldham, OL4 1AH

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

On being put to the vote 9 VOTES were cast IN FAVOUR OF APPROVAL and 4 VOTES were cast AGAINST with 1 ABSTENTION.

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

**NOTES:**

1. That 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 attached at Item 11.

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**FUL/347138/21 - FORMER OLDHAM LIBRARY AND ART  
GALLERY, UNION STREET, OLDHAM**

At this point in the proceedings Councillor Al-Hamdani left the meeting and took no part in the discussion or vote thereon.

APPLICATION NUMBER: FUL/347138/21

APPLICANT: Mr Nigel Frasier (Oldham Borough Council)

PROPOSAL: Conversion of the former Oldham Library and Art Gallery to create a Heritage Centre, including alterations to floor

slabs, infilling of sub-basement, removal of sections of flooring, walls and staircases around the building, formation of new entrances to side elevation, new lift pit, air vent, plaster removal, alterations to fenestration, PV panels to southern roof and change of proposed roofing from zinc to aluminium, proposed roof access and plant position updated, and landscape plans.

LOCATION: Former Oldham Library and Art Gallery, Union Street, Oldham.

It was MOVED by Councillor Dean and SECONDED by Councillor F Hussain 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 the conditions as outlined in the report.

**NOTES:**

1. 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/347139/21 - FORMER OLDHAM LIBRARY AND ART GALLERY, UNION STREET, OLDHAM**

APPLICATION NUMBER: LBC/347139/21

APPLICANT: Mr Nigel Frasier (Oldham Borough Council)

PROPOSAL: Conversion of the former Oldham Library and Art Gallery to create a Heritage Centre, including alterations to floor slabs, infilling of sub-basement, removal of sections of flooring, walls and staircases around the building, formation of new entrances to side elevation, new lift pit, air vent, plaster removal, alterations to fenestration, PV panels to southern roof and change of proposed roofing from zinc to aluminium, proposed roof access and plant position updated, and landscape plans.

LOCATION: Former Oldham Library and Art Gallery, Union Street, Oldham.

It was MOVED by Councillor Dean and SECONDED by Councillor F Hussain 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 the conditions as outlined in the report.

**NOTES:**

1. 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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**LATE LIST**

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

The meeting started at 6.00 pm and ended at 7.46 pm