

**PLANNING COMMITTEE**  
**08/06/2022 at 6.00 pm**



**Present:** Councillor Dean (Chair)  
Councillors Al-Hamdani, H. Gloster, Hobin, Lancaster, Surjan (Vice-Chair), Woodvine, Cosgrove, Harrison (Substitute), A Hussain, S Hussain, Islam and Nasheen

Also in Attendance:

Peter Richards	Head of Planning
Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Graham Dickman	Special Projects Development Lead
Kaidy McCann	Constitutional Services
Martyn Leigh	Development Management Team Leader
Laila Chowdhury	Constitutional Services

1           **ELECTION OF VICE-CHAIR**

**RESOLVED** that Councillor Surjan be elected Vice-Chair for the Municipal Year 2022-2023.

2           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors F Hussain and C Phythian.

3           **URGENT BUSINESS**

There were no items of urgent business received.

4           **DECLARATIONS OF INTEREST**

Councillor Dean declared a non-registrable interest at item 8 and took no part in the discussion or vote thereon.

5           **PUBLIC QUESTION TIME**

There were no public questions received.

6           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Meeting held on 6<sup>th</sup> April 2022 be approved as a correct record.

7           **FUL/348415/22 - SPINDLES TOWN SQUARE SHOPPING CENTRE, HIGH STREET, OLDHAM**

APPLICATION NUMBER: FUL/348415/22

APPLICANT: Oldham Council

PROPOSAL: Comprehensive redevelopment of the Spindles Town Square Shopping Centre comprising the rationalisation of the existing Upper Mall floorspace to create new flexible high

quality office use including co-working space (Use Class E), Change of use of part of the existing Upper Mall and car park to create a new archive space (Sui generis) and construction of a new market hall (Use Class E) and event space (Sui generis) including rooftop terrace, together with external alterations, cycle storage and changing facilities, roof mounted solar photovoltaic panels, public realm improvements, and other associated works.

LOCATION: Spindles Town Square Shopping Centre, High Street, Oldham, OL1 1JD

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

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL**.

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

**NOTES:**

1. That the Applicant attended the meeting and addressed the Committee on this application.

**8 FUL/346141/21 - THORNHAM MILL, OOZEWOOD ROAD, ROYTON**

Councillor Dean left the meeting for this item and took no part in the discussion or vote thereon.

APPLICATION NUMBER: FUL/346141/21

APPLICANT: Mr. Ian Shorrocks

**PROPOSAL:** Demolition of existing derelict mill to be replaced with the proposal of a 5 storey, 60 unit residential development with under-croft parking and shared landscaped amenity.

LOCATION: Thornham Mill, Oozewood Road, Royton, Oldham

It was **MOVED** by Councillor Islam and **SECONDED** by Councillor S Hussain that the application be **APPROVED**.

On being put to the vote 11 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 1 **VOTE** were cast **AGAINST** with 0 **ABSTENTIONS**.

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

**9 FUL/346918/21 - THE VESTACARE STADIUM, WHITEBANK ROAD, OLDHAM**

APPLICATION NUMBER: FUL/346918/21



APPLICANT: AVRO Junior Football Club

PROPOSAL: Siting of an ancillary food kiosk (mobile catering van) and provision of sheltered seating areas (including within a converted steel container).

LOCATION: The Vestacare Stadium, Whitebank Road, Oldham

It was MOVED by Councillor Hobin and SECONDED by Councillor Woodvine that the application be APPROVED.

On being put to the vote 12 VOTES were cast IN FAVOUR OF and 0 VOTES were cast AGAINST with 1 ABSTENTIONS.

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

10

**FUL/348308/22 - BEE MILL, SHAW ROAD, ROYTON, OLDHAM**

APPLICATION NUMBER: FUL/348308/22

APPLICANT: W Lynock

PROPOSAL: Retrospective application for erection of storage building.

LOCATION: Bee Mill, Shaw Road, Royton, Oldham, OL2 6EH

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

On being put to the vote 12 VOTES were cast IN FAVOUR OF APPROVAL and 0 VOTES were cast AGAINST with 1 ABSTENTIONS.

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

11

**FUL/348446/22 - 6 POLE LANE, FAILSWORTH, OLDHAM**

APPLICATION NUMBER: FUL/348446/22

APPLICANT: Mr M Blum

PROPOSAL: Change of use from C3 to Sui Generis (7 no. bedroom/9 person Houses of Multiple Occupation) including external alterations.

LOCATION: 6 Pole Lane, Failsworth, Oldham, M35 9PB

During the debate of the application, Members noted the proposed plans included an intention to remove overgrown shrubs at the front of the property. Members requested that this is replaced with an appropriate hedge in keeping with the character of the conservation area.

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

On being put to the vote 8 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 1 **VOTES** were cast **AGAINST** with 4 **ABSTENTIONS**.

**DECISION:** That the application be **GRANTED** subject to the conditions as outlined in the report and with an informative note added to the planning decision notice relating to the replacement appropriate hedge.

**NOTES:**

1. That the Applicant attended the meeting and addressed the Committee on this application.

12

**HOU/348488/22 - 1A LOWER TUNSTEAD, TUNSTEAD LANE, GREENFIELD**

APPLICATION NUMBER: HOU/348488/22

APPLICANT: Mr David Sheldon

PROPOSAL: Single storey rear extension

LOCATION: 1A Lower Tunstead, Tunstead Lane, Greenfield, OL3 7NT

It was **MOVED** by Councillor Woodvine and **SECONDED** by Councillor Hobin that the application be **APPROVED**

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL**.

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

13

**LBC/348487/22 - 1A LOWER TUNSTEAD, TUNSTEAD LANE, GREENFIELD**

APPLICATION NUMBER: LBC/348487/22

APPLICANT: Mr David Sheldon

PROPOSAL: Single storey rear extension

LOCATION: 1A Lower Tunstead, Tunstead Lane, Greenfield, OL3 7NT

It was **MOVED** by Councillor Woodvine and **SECONDED** by Councillor Hobin that the application be **APPROVED**

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL**.

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

14

**APPEALS UPDATE**

**RESOLVED** that the Appeals Update be noted.

The meeting started at 6.00 pm and ended at 8.07 pm