

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 8 June 2022

Time 6.00 pm

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

Notes 1. DECLARATIONS OF INTEREST- If a Member requires any 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 Paul Entwistle or in advance of the meeting.

2. CONTACT OFFICER for this Agenda is Constitutional Services Tel. 0161 770 5151 or 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, 3 June 2022.

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.

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:
Councillors Al-Hamdani, Dean (Chair), H. Gloster, Hobin, F Hussain,
Lancaster, Surjan, Woodvine, Cosgrove, A Hussain, S Hussain, Islam,
Nasheen and C. Phythian

Item No

- 1 Election of Vice-Chair
- 2 Apologies For Absence
- 3 Urgent Business
Urgent business, if any, introduced by the Chair
- 4 Declarations of Interest
To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
- 5 Public Question Time
To receive Questions from the Public, in accordance with the Council's Constitution.
- 6 Minutes of Previous Meeting (Pages 1 - 6)
The Minutes of the meeting of the Planning Committee held on 6th April 2022 are attached for Members' approval.
- 7 FUL/348415/22 - Spindles Town Square Shopping Centre, High Street, Oldham
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.
Report to Follow.
- 8 FUL/346141/21 - Thornham Mill, Oozewood Road, Royton
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.
Report to follow.



- 9 FUL/346918/21 - The Vestacare Stadium, Whitebank Road, Oldham
Siting of an ancillary food kiosk (mobile catering van) and provision of sheltered seating areas (including within a converted steel container).
Report to follow.
- 10 FUL/348308/22 - Bee Mill, Shaw Road, Royton,. Oldham
Retrospective application for erection of storage building.
Report to follow.
- 11 FUL/348446/22 - 6 Pole Lane, Failsworth, Oldham
Change of use from C3 to Sui Generis (7 no. bedroom/9 person Houses of Multiple Occupation) including external alterations.
Report to follow.
- 12 HOU/348488/22 - 1A Lower Tunstead, Tunstead Lane, Greenfield
Single storey rear extension.
Report to follow.
- 13 LBC/348487/22 - 1A Lower Tunstead, Tunstead Lane, Greenfield
Single storey rear extension.
Report to follow.
- 14 Appeals Update
Report to follow.

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PLANNING COMMITTEE
06/04/2022 at 6.00 pm

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

Also in Attendance:

Peter Richards	Head of Planning
Alan Evans	Group Solicitor
Wendy Moorhouse	Principal Transport Officer
Graham Dickman	Development Management Team Leader
Martyn Leigh	Interim Development Management Team Leader
Liz Drogan	Head of Democratic Services

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors
Brownridge, K Phythian and Surjan.

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**

A Public Question was received from Mr Schofield.

“Can the Chair of the Planning Committee please explain why the Planning Application relating to the conversion of the business premises at Prospect House, George Street Shaw, which has a proposal to add a large extension, and build into the roof space in order to convert it into 12 one and two bedroom apartments, the effect of which will have a detrimental effect upon the neighbourhood in relation to aspect, privacy and highways issues, along with the loss of a well established training centre and therefore jobs, is not to be heard by the Planning Committee, but rather left with unelected council officers to determine, despite the level of public opposition to this development based upon its present scale.

This council is frequently talking about openness and transparency, however this application clearly seems to be being dealt with behind closed doors with no openness and transparency to be seen.”

The following response was provided:

“The Council fully appreciates the concerns raised by Mr Schofield regarding application FULL/348433/22. As with all

planning applications, this proposal is being carefully considered by the Council's Planning Service as part of the procedure for determining planning applications, including having regard to what the Council's Constitution sets out regarding who the decision should be made by.



While applications more significant, complex or contentious are debated and decided by elected members at Planning Committee, for example proposals that aim to create 20 new homes or more, the vast majority of planning applications are considered and decided by officers, under the Scheme of Delegation on planning applications established by the Council's Constitution (which has been agreed by elected Councillors). This is necessary because the Council typically receive around 100 planning applications a month and it is not feasible to bring all of them before Planning Committee, and so a line must be drawn to distinguish which applications come before Planning Committee and which are decided by officers.

As such, in relation to planning application FUL/348433/22, the starting point under the process for considering planning applications that has been agreed by elected Members is that the application should be considered and decided by officers.

On occasion, a ward councillor can ask that a specific planning application, that would normally be considered by officers under the Scheme of Delegation, be referred to Planning Committee for a decision instead. In such instances, the Constitution states that the Head of Planning, in consultation with the Chair of Planning Committee, must decide whether the application warrants a referral to the Planning Committee and so depart from the process that has been agreed by Councillors under the Constitution.

With regard planning application FUL/348433/22, Cllr C Gloster has made such a request for referral, but after considering the matters of relevance in the application and the degree of public interest in the application, it was not considered appropriate to agree to that referral request. In particular, it should be noted that while 22 objections to the application have now been received from members of the public, this is not unusual for a planning application. Therefore, as it stands, there's no reason to escalate this decision to Planning Committee.

However, the Council are awaiting further information from the applicant on whether this proposal is broadly in line with the Council's adopted Local Plan, in particular the exceptions provided for under Policy 14. If it is, there will be no reason to refer the application to Planning Committee for a decision. If the information provided demonstrates that the application is not broadly in line with the Local Plan (the Local Plan being the Council's adopted policy used to inform planning decisions) then the application will be referred to Planning Committee for a decision for that reason.

Given all of the above, the application is being considered openly and transparently in accordance with the Council's Constitution, and the fact it is being considered by Council officers under the delegations given to them rather than by Planning Committee does not alter that fact."

5 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the Minutes of the Meeting held on 9th March 2022 be approved as a correct record.

6 **FUL/347540/21 - LAND OFF ROSARY ROAD AND LAND OFF HILL FARM CLOSE, FITTON HILL, OLDHAM**

APPLICATION NUMBER: FUL/347540/21

APPLICANT: Mr Jake Crompton

PROPOSAL: The erection of up to 365 dwellings across Parcel A and Parcel B; together with other associated works including the laying out of road and footways, car parking, other infrastructure, public open space, footpaths, and landscaping

LOCATION: Land off Rosary Road (Parcel A) and land off Hill Farm Close (Parcel B), Fitton Hill, Oldham.

It was **MOVED** by Councillor Al-Hamdani and **SECONDED** by Councillor F Hussain 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 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.

7 **FUL/346977/21 - PLOT 21, GRIMSHAW LANE, CHADDERTON**

APPLICATION NUMBER: FUL/346977/21

APPLICANT: Mr John Albutt

PROPOSAL: Proposed 1040 sq.m general industrial unit to include use class B2 and B8 with associated service yard, parking and new site entrance.

LOCATION: Plot 21, Grimshaw Lane, Chadderton, Oldham

It was MOVED by Councillor Dean and SECONDED by Councillor F Hussain 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.



8 **FUL/347720/21 - MERIDIAN CENTRE, KING STREET, OLDHAM**

APPLICATION NUMBER: FUL/347720/21

APPLICANT: Taqwa Institute

PROPOSAL: Change of use of Units 16-19 and 36-41 at the Meridian Centre, Oldham from planning class E(g)(i) Offices to E(f) Creche/Day Nursery and F1(a) Education.

LOCATION: Meridian Centre, King Street, Oldham, OL8 1EZ

It was MOVED by Councillor Dean and SECONDED by Councillor F Hussain 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.

9 **FUL/348315/22 - 26 YORKSHIRE STREET, OLDHAM**

APPLICATION NUMBER: FUL/348315/22

APPLICANT: Mr T Mushtaq

PROPOSAL: Proposed alterations and change of use of public house (sui generis) to Class E (commercial, business and service) at ground floor and 2no. 1 bedroom residential apartments at first floor

LOCATION: 26 Yorkshire Street, Oldham, Oldham, OL1 1SB.

It was MOVED by Councillor Dean and SECONDED by Councillor F Hussain 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.



Oldham
Council

10 **PLANNING APPEALS UPDATE**
RESOLVED that the Planning Appeals Update be noted.

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

The meeting started at 6.00 pm and ended at 7.03 pm

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