

PLANNING COMMITTEE
12/10/2022 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Al-Hamdani, Cosgrove, S Hussain, Islam, Lancaster,
Nasheen, C. Phythian, Surjan (Vice-Chair), Williamson
(Substitute) and Woodvine

Also in Attendance:

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

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors H
Gloster, Hobin and F Hussain.

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 Questions received.

5 MINUTES OF PREVIOUS MEETING

RESOLVED that the Minutes of the Meeting held on 21st
September 2022 be approved as a correct record.

6 FUL/348898/22 - LAND AT SNIPE CLOUGH, OLDHAM

APPLICATION NUMBER: FUL/348898/22

APPLICANT: Northern Roots (Oldham) Ltd

PROPOSAL: Hybrid planning application seeking full/part
outline consent comprising: (a) Full application for the erection
of a visitor centre, events building with meeting pods, learning
centre, forestry depot, ground mounted solar PV array and
associated works, relocation of football pitch provision,
necessary infrastructure, hard and soft landscaping, site wide
vehicular, cycle parking and pedestrian improvements, including
car park on Nether Hey Street., (b) Outline application (all

matters reserved except for access) for a community growing allotment and swimming pond.

LOCATION: Land at Snipe Clough, Oldham

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 and conversations be encouraged between the applicant and Ward Members.

NOTES:

1. That an Objector, the Applicant and Ward Councillors 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 9.

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OUT/349440/22 - LAND AT BROADWAY GREEN BUSINESS PARK, FOXDENTON LANE, CHADDERTON

APPLICATION NUMBER: OUT/349440/22

APPLICANT: Aldi Stores Ltd

PROPOSAL: Hybrid planning application for mixed-use development comprising: (1) Detailed planning permission sought for the erection of a Use Class E foodstore with internal vehicular access road, car parking, servicing area, and hard and soft landscaping; and (2) Outline planning permission (with all matters reserved) sought for a flexible use commercial unit capable of operating within Use Classes E(a) and / or E(b).

LOCATION: Land at Broadway Green Business Park, Foxdenton Lane, Chadderton

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

On being put to the vote, 7 VOTES were cast IN FAVOUR OF APPROVAL and 2 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 an Objector, the Applicant and 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 9.

8 **APPEALS UPDATE**

RESOLVED that the Appeals Update be noted.

9 **LATE LIST**

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

The meeting started at 6.00 pm and ended at 7.49 pm