

PLANNING COMMITTEE
07/12/2022 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Cosgrove, H. Gloster, A Hussain, F Hussain,
Nasheen, C. Phythian, Surjan and Williamson (Substitute)

Also in Attendance:

Emma Breheny

Alan Evans

Martyn Leigh

Wendy Moorhouse

Peter Richards

Paul Rogers

Group Solicitor

Interim Development Management

Team Leader

Principal Transport Officer

Constitutional Services

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Hobin, S Hussain, Lancaster and Woodvine.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

Councillor F Hussain declared an other registrable interest at item 13.

4 **PUBLIC QUESTION TIME**

There were no Public Questions received.

5 **MINUTES OF PREVIOUS MEETING**

RESOLVED that subject to 'Surjam' being amended to read 'Surjan' in minute no.1, the Minutes of the meeting of the Planning Committee held on 9 November 2022 be approved as a correct record.

6 **FUL/349133/22 FORMER NATWEST BANK, MUMPS, OLDHAM, OL1 3TL**

APPLICATION NUMBER: FUL/349133/22

APPLICANT: Mr Atif Malik

PROPOSAL: Conversion of existing former bank into office space.

LOCATION: Former Natwest Bank, Mumps, Oldham, OL1 3TL

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.

7 **LBC/349134/22 FORMER NATWEST BANK, MUMPS,
OLDHAM, OL1 3TL**

APPLICATION NUMBER: LBC/349134/22

APPLICANT: Mr Atif Malik

PROPOSAL: Conversion of existing former bank into office space.

LOCATION: Former Natwest Bank, Mumps, Oldham, OL1 3TL

It was MOVED by Councillor Dean and SECONDED by Councillor A 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.

8 **FUL/349701/22 250-252 HUDDERSFIELD ROAD, OLDHAM,
OL4 2RB**

APPLICATION NUMBER: FUL/349701/22

APPLICANT: Mr T Mushtaq

PROPOSAL: Change of use of Public House to 11 bed HMO (House in Multiple Occupation).

LOCATION: 250-252 Huddersfield Road, Oldham, OL4 2RB

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

On being put to the vote 7 VOTES were cast IN FAVOUR OF APPROVAL 0 VOTES were cast AGAINST with 2 ABSTENTIONS.

DECISION: That the application be GRANTED.

NOTES:

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

9 **FUL/349858/22 BUILDER CENTER, COLDHURST STREET,
OLDHAM, OL1 2PX**

APPLICATION NUMBER: FUL/349858/22

APPLICANT: Peter Aureus Investments Limited

PROPOSAL: Change of use from Builders Merchants (sui generis) to dual Class B2 and B8 uses.

LOCATION: Builder Center, Coldhurst Street, Oldham, OL1 2PX



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.

10

FUL/349869/22 WATERLOO STREET CAR PARK, WATERLOO STREET, OLDHAM

APPLICATION NUMBER: FUL/349869/22

APPLICANT: Oldham Council

PROPOSAL: Installation of x2 Rapid Taxi/PHV chargers and upgrade existing fast charger on site

LOCATION: Waterloo Street Car Park, Waterloo Street, Oldham

It was MOVED by Councillor Dean and SECONDED by Councillor Nasheen 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.

11

FUL/349870/22 PEEL STREET CAR PARK, PEEL STREET, OLDHAM

APPLICATION NUMBER: FUL/349870/22

APPLICANT: Oldham Council

PROPOSAL: Installation of two rapid Electric Vehicle chargers for taxi and PHV only.

LOCATION: Peel Street Car Park, Peel 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 it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL.

DECISION: That the application be GRANTED.

12

FUL/349871/22 RADCLIFFE STREET PRECINCT CAR PARK RADCLIFFE STREET OLDHAM

APPLICATION NUMBER: FUL/349871/22

APPLICANT: Oldham Council



PROPOSAL: Install x 2 rapid EV chargers for taxi/PHV

LOCATION: Radcliffe Street Precinct Car Park Radcliffe Street
Oldham

It was MOVED by Councillor Gloster and SECONDED by
Councillor Williamson that the application be DEFERRED
(against Officer recommendations) to determine whether there is
sufficient space for the proposed 4 disabled parking bays.

On being put to the vote 2 VOTES were cast IN FAVOUR OF
DEFERRAL and 6 VOTES were cast AGAINST with 1
ABSTENTION.

The MOTION was declared LOST.

It was MOVED by Councillor Dean and SECONDED by
Councillor Phythian 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.

DECISION: That the application be GRANTED.

NOTES:

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

13

**HOU/349904/22 49 NEWPORT STREET, OLDHAM, OL8
1RE**

Councillor Fida Hussain declared an other registrable interest
left the meeting and took no part in the discussion or vote.

APPLICATION NUMBER: HOU/349904/22

APPLICANT: Mr Fida Hussain

PROPOSAL: First floor side extension and installation of solar
panels.

LOCATION: 49 Newport Street, Oldham, OL8 1RE

It was MOVED by Councillor Dean and SECONDED by
Councillor Phythian 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.

14

**FUL/350049/22 ROYAL OLDHAM HOSPITAL, ROCHDALE
ROAD, OLDHAM OL1 2JH**

APPLICATION NUMBER: FUL/350049/22

APPLICANT: Northern Care Alliance NHS Foundation Trust

PROPOSAL: Partial demolition of Cafe Royal and J-Block and the erection of a four-storey extension to the main building along with landscaping and associated works (Phase 4B)

LOCATION: Royal Oldham Hospital, Rochdale Road, Oldham OL1 2JH

It was **MOVED** by Councillor Surjan and **SECONDED** by Councillor Williamson 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 amended conditions 5, 7 and 8 detailed in the Late List.

NOTES:

1. That a representative of 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 15.

15

APPEALS UPDATE

RESOLVED that the Appeals Update be noted.

16

LATE LIST

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

The meeting started at 6.00pm and ended at 7.09pm.