

**PLANNING COMMITTEE**  
**19/07/2023 at 6.00 pm**



**Present:** Councillor Surjan (Chair)  
Councillors Akhtar, Charters (Substitute), Davis, Fryer,  
H. Gloster, Harkness, Hobin, Ibrahim (Vice-Chair), Iqbal,  
Lancaster and Woodvine

Also in Attendance:

Laila Chowdhury	Constitutional Services
Graham Dickman	Development Management Team Leader
Alan Evans	Group Solicitor
Abiola Labisi	Senior Planning Officer
Sophie Leech	Planning Officer
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Head of Planning
Matthew Taylor	Senior Planning Officer

1        **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Cosgrove.

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 previous meeting be approved with the amendment of an apology to be included.

6        **PA/343609/19 - FORMER BIRKS QUARRY,  
HUDDERSFIELD ROAD, AUSTERLANDS**

APPLICATION NUMBER: PA/343609/19

APPLICANT: Prestigious Homes NW Ltd

PROPOSAL: Approval of Reserved Matters in respect of Appearance, Landscaping, Layout and Scale for the erection of 4 dwellings in relation to Outline approval PA/341213/17

LOCATION: Former Birks Quarry, Huddersfield Road, Austerlands.

It was MOVED by Councillor Akhtar and SECONDED by Councillor Fryer 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 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 16.

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**PA/343610/19 - FORMER BIRKS QUARRY,  
HUDDERSFIELD ROAD, AUSTERLANDS**

APPLICATION NUMBER: PA/343610/19

APPLICANT: Prestigious Homes NW Ltd

PROPOSAL: Approval of Reserved Matters in respect of Appearance, Landscaping, Layout and Scale for the erection of 33 dwellings in relation to Outline approval PA/337932/15

LOCATION: Former Birks Quarry, Huddersfield Road, Austerlands.

It was MOVED by Councillor Fryer and SECONDED by Councillor Harkness 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 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 16.

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**FUL/351029/23 - THE PRUDENTIAL ASSURANCE  
BUILDING, 79 UNION STREET, OLDHAM;**

APPLICATION NUMBER: FUL/351029/23

APPLICANT: Mr Jon Bloor

PROPOSAL: Resubmission of application FUL/350248/22 for alteration and repair to facilitate new workspace use.

LOCATION: The Prudential Assurance Building, 79 Union Street, Oldham, OL1 1JZ

It was MOVED by Councillor Akhtar 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.

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**LBC/351030/23 - THE PRUDENTIAL ASSURANCE BUILDING, 79 UNION STREET, OLDHAM**

APPLICATION NUMBER: LBC/351030/23

APPLICANT: Mr Jon Bloor

PROPOSAL: Resubmission of application LBC/350249/22 for alteration and repair to facilitate new workspace use.

LOCATION: The Prudential Assurance Building, 79 Union Street, Oldham, OL1 1JZ

It was MOVED by Councillor Surjan and SECONDED by Councillor Charters 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.

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**OUT/350032/22 - WESTWOOD MEDICAL CENTRE, WINTERBOTTOM STREET, OLDHAM**

Councillors Woodvine and Charters left the room for part on the discussion and therefore took no part in the vote.

APPLICATION NUMBER: OUT/350032/22

APPLICANT: Westwood Apartments Ltd

PROPOSAL: Outline application for 16 storey apartment building for 120 flats with associated on-site parking and private gated site access, following demolition of existing building. Approval of Access, Layout, and Scale are sought. All other matters reserved.

LOCATION: Westwood Medical Centre, Winterbottom Street, Oldham OL9 6TS

It was MOVED by Councillor Akhtar and SECONDED by Councillor Hobin that the application be REFUSED.

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

DECISION: That the application be REFUSED subject to reasons as outlined in the report.

**NOTES:**

That an Objector, the Applicant and a Ward Councillors attended the meeting and addressed the Committee on this application.

11 **FUL/350480/23 - 38 RONALD STREET, OLDHAM**

APPLICATION NUMBER: FUL/350480/23

APPLICANT: Mr Sameer Zulqurnain

PROPOSAL: Change of use from C3 (dwellinghouse) to 18 bedroom House in Multiple Occupation (Sui Generis) and associated works.

LOCATION: 38 Ronald Street, Oldham, OL4 1NE.

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

On being put to the vote 6 VOTES were cast IN FAVOUR OF APPROVAL and 5 VOTES were cast AGAINST with 1 ABSTENTIONS.

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

**NOTES:**

That a Ward Councillor attended the meeting and addressed the Committee on this application.

12 **FUL/349762/22 - WOODEND MILLS, HARTSHEAD STREET, LEES**

APPLICATION NUMBER: FUL/349762/22

APPLICANT: Chris Murray

PROPOSAL: Erection of two storey car servicing workshop and MOT testing centre (Class B2) with storage (Class B8) and/or photographic studio (Class E(g)(iii)) accommodation above, and ancillary single storey office building.

LOCATION: Woodend Mills, Hartshead Street, Lees, Oldham, OL4 5EE



**Oldham**  
Council

It was **MOVED** by Councillor Woodvine and **SECONDED** by Councillor Charters 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:**

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

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**FUL/350729/23 - LAND AT RUTLAND MILL, LINNEY LANE, SHAW**

APPLICATION NUMBER: FUL/350729/23

APPLICANT: Mr Sean Elliott

**PROPOSAL:** Erection of a portal frame, metal clad commercial building with ancillary vehicle parking and servicing areas following the demolition of an existing dilapidated building

**LOCATION:** Land at Rutland Mill, Linney Lane, Shaw

It was **MOVED** by Councillor Gloster and **SECONDED** by Councillor Davis 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.

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**FUL/350739/23 - 451 BROADWAY, CHADDERTON**

APPLICATION NUMBER: FUL/350739/23

APPLICANT: Mr T Nazir

**PROPOSAL:** Change of use from retail to cafe and hot foot takeaway including external extraction.

**LOCATION:** 451 Broadway, Chadderton, OL9 8AP

It was **MOVED** by Councillor Akhtar and **SECONDED** by Councillor Charters that the application be **APPROVED**.

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

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



**NOTES:**

That an Objector, the Applicant and a Ward Councillors attended the meeting and addressed the Committee on this application.

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**APPEALS UPDATE REPORT**

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

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**LATE LIST**

**RESOLVED** that the information as contained in the late list be noted.

The meeting started at 18.00 pm and ended at 21.03 pm