

**PLANNING COMMITTEE**  
**20/09/2023 at 6.00 pm**



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

Also in Attendance:

Laila Chowdhury	Constitutional Services
Graham Dickman	Major Projects Development Lead
Alan Evans	Group Solicitor
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Peter Richards	Head of Planning

1           **APOLOGIES FOR ABSENCE**

There were no apologies for absence received.

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 of the Planning  
Committee held on the 23<sup>rd</sup> August 2023 be approved as a  
correct record.

6           **FUL/347760/21 - BOTTOM FIELD FARM, MEDLOCK ROAD,  
FAILSWORTH, OLDHAM, M35 9UA**

APPLICATION NUMBER: FUL/347760/21

APPLICANT: Sheridan Group Ltd

PROPOSAL: Demolition of existing buildings and erection of 27  
no. dwellings

LOCATION: Bottom Field Farm, Medlock Road, Failsworth,  
Oldham, M35 9UA

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



**Oldham**  
Council

DECISION: That the application be GRANTED subject to:

1. The conditions as outlined in the report;
2. The completion of a Section 106 agreement for a financial contribution of £300,000 towards affordable housing provision and for an additional payment should the development secure a profit for the developer above 20%; and
3. The Head of Planning be authorised to issue the decision following completion of the Section 106 agreement.

**NOTES:**

1. That the Applicant's agent 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 13.

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**FUL/350924/23 - BOTTOM FIELD FARM, MEDLOCK ROAD, FAILSWORTH, OLDHAM, M35 9UA**

APPLICATION NUMBER: FUL/350924/23

APPLICANT: Sheridan Group Ltd

PROPOSAL: Pumping station

LOCATION: Bottom Field Farm, Medlock Road, Failsworth, Oldham, M35 9UA

It was MOVED by Councillor Hobin and SECONDED by Councillor Fryer 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 the Applicant's agent attended the meeting and addressed the Committee on this application.

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**VAR/351244/23 - GREENE'S BISTRO, KING GEORGE V PLAYING FIELDS, WADE ROW, UPPERMILL, OL3 6BF**

APPLICATION NUMBER: VAR/351244/23

APPLICANT: Mr Rick Scholes

PROPOSAL: Variation of Condition 2 (approved plans) of application ref: FUL/348807/22. Amendments to approved odour extraction system, screen planters and increasing depth of fascia around the cafe.



LOCATION: Greene's Bistro, King George V Playing Fields, Wade Row, Uppermill, OL3 6BF

It was MOVED by Councillor Lancaster and SECONDED by Councillor Ibrahim that the application be APPROVED.

On being put to the vote 10 VOTES were cast IN FAVOUR OF APPROVAL and 3 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

**NOTES:**

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

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**FUL/351352/23 - LAND TO THE NORTH OF SALMON FIELDS AND SOUTH OF TURF LANE, ROYTON**

APPLICATION NUMBER: FUL/351352/23

APPLICANT: Northern Care Alliance NHS Foundation Trust

PROPOSAL: Construction of a Community Diagnostics Village consisting of two, two-storey medical diagnostics buildings, a single storey PET CT Scanner, a mobile CT Scanner and making permanent the previously approved Community Diagnostics Hub Building (ref: FUL/347717/21) with associated landscaping and parking.

LOCATION: Land to the north of Salmon Fields and south of Turf Lane, Royton

It was MOVED by Councillor Akhtar 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.

**NOTES:**

1. That the Applicant's agent 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 13.

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**FUL/351243/23 - SOUTH-EAST PART OF ROCK STREET CAR PARK, JUNCTION OF ROCK STREET AND ST MARY'S WAY.**

APPLICATION NUMBER: FUL/351243/23

APPLICANT: Oldham Council

PROPOSAL: Change of use and associated development to create a new public open space

LOCATION: South-east part of Rock Street Car Park, junction of Rock Street and St Mary's Way.

It was **MOVED** by Councillor Surjan 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.

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**FUL/351431/23 - ALEXANDRA PARK DEPOT, KINGS ROAD, OLDHAM OL8 2BN**

APPLICATION NUMBER: FUL/351431/23

APPLICANT: Brian Enright

PROPOSAL: Variation of condition no. 9 (car parking spaces) to reflect phased development of the site, and variation of conditions 3 and 4 (remediation), 10 (cycles), 15 (birds), and 16 (security) to reflect additional information relating to app no. PA/344412/20

LOCATION: Alexandra Park Depot, Kings Road, Oldham OL8 2BN

It was **MOVED** by Councillor Iqbal and **SECONDED** by Councillor Cosgrove 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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**APPEALS 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 6.00 pm and ended at 7.18 pm

