

PLANNING COMMITTEE Regulatory Committee Agenda

- Date Wednesday 18 October 2023
- Time 6.00 pm
- Venue Council Chamber, 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 Constitutional Services 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, 13 October 2023.
 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.

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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.

Please also note the Public attendance Protocol on the Council’s Website

https://www.oldham.gov.uk/homepage/1449/attending_council_meetings

MEMBERSHIP OF THE PLANNING COMMITTEE IS AS FOLLOWS:
Councillors Akhtar, S. Bashforth, Cosgrove, Davis, Fryer, H. Gloster, Harkness, Hince, Hobin, Ibrahim (Vice-Chair), Iqbal, Lancaster, Surjan (Chair) and Woodvine

Item No

- 1 Election of Chair

The Panel is asked to elect a Chair for the duration of the meeting due to apologies from the Chair and 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 20 September 2023 are attached for Members' approval.
- 7 FUL/350957/23 - Shaw Distribution Centre (Pages 7 - 18)

Reserved matters application for the Appearance, Landscaping, Layout, and Scale of Phase 1 of a residential development pursuant to outline application VAR/349651/22
- 8 FUL/351324/23 - 6 Hunters Lane, Oldham, OL1 1QU (Pages 19 - 26)

Change of use from Community Centre (Sui Generis) to 8 bed unit House in Multiple Occupation.
- 9 Stakehill Report (Pages 27 - 32)
- 10 Appeals Update Report (Pages 33 - 34)



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 23rd 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.

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.

13

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



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APPLICATION REPORT – FUL/350957/23 Planning Committee 18th October 2023

Registration Date	10th May 2023
Ward	Shaw
Application Reference	FUL/350957/23
Type of Application	Full Application
Proposal	Reserved matters application for the Appearance, Landscaping, Layout, and Scale of Phase 1 of a residential development pursuant to outline application VAR/349651/22
Location	Former Shaw Distribution Depot, Linney Lane, Shaw OL12 8HF
Case Officer	Graham Dickman
Applicant	Bellway Homes
Agent	Alice Henderson

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as a Major development of over 20 dwellings.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report.

3. SITE DESCRIPTION

- 3.1 The application site extends to the northerly 5.19 hectares, approximately half, of the wider former Shaw Distribution Depot site for which outline planning permission for residential redevelopment has previously been granted.
- 3.2 Clearance of the site has progressed, although the southerly portion of the wider approved site remains in use by Yodel for storage and distribution purposes.
- 3.3 The topography of the site is generally flat. The River Beal runs through the site and is partially culverted.
- 3.4 Vehicular access to the present application site is gained from Linney Lane to the north.
- 3.5 In terms of the wider surrounding area, this is largely residential in nature, with some commercial employment to the north. Shaw town centre is situated approximately 400m to the south-west.

4. THE PROPOSAL

- 4.1 The present application seeks approval of the Reserved Matters of Appearance, Landscaping, Layout, and Scale, for the first phase of the wider approved residential site.
- 4.2 The scheme includes 140 dwellings comprising a mix of 4, 3, and 2 bedroom open-market houses, and 28 affordable units consisting of 3 bedroom houses and 2 bedroom apartments.
- 4.3 Vehicular access to the majority of the development will be via a reconfiguration of the existing site access from Linney Lane. A smaller section, comprising 22 units, and separated from the remainder of the development by the River Beal, will be serviced by a second access from Linney Lane, which presently also serves Linney Lane Motors.
- 4.4 The newly de-culverted stretch of the River Beal will run north-south providing a landscaped area of open space and functional provision for surface water drainage / storage during flood events.
- 4.5 All the proposed dwellings will be two-storey, with the exception of an apartment block comprising 12 units which will be three-storey.
- 4.6 The outline application to which this present application is related was assessed in accordance with Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). That application was accompanied by an Environmental Statement (ES).
- 4.7 The present application is accompanied by a Statement of Conformity which reviews the previous ES and concludes that the Reserved Matters do not give rise to any additional significant effects and alter the previous conclusions. This assessment is agreed.

5. PLANNING HISTORY

- 5.1 CND/350686/23 - Discharge of condition No 4 (Design Code) relating to approved application VAR/349651/22. Discharged 21 March 2023
- 5.2 CND/350650/23 - Discharge of Condition No 6 (Archaeology) relating to approved application VAR/349651/22. Discharged 12 June 2023
- 5.3 CND/350019/22 - Application for discharge of condition 5 (phasing plan) related to application VAR/349651/22. Discharged 25 November 2022
- 5.4 VAR/349651/22 - Variation of conditions to allow for phased development, including revised site drainage proposals - 2 (approved plans), 4 (design code framework), 8 (CEMP re-aligned River Beal), 9 (remediation strategy), 12 (Channel details), 13 (EU Water Framework Directive), 14 (surface and foul water drainage), 18 (energy), 19 (finished floor levels), 20 (invasive species), 21 (biodiversity), 22 (ecology surveys), 24 (internal highways details), 26 (interim travel plan) and 28 (crime impact statement) relating to application OUT/345898/20. Approved 10 November 2022
- 5.5 NMA/348981/22 - Non material amendment to re-word Conditions 8 and 13 of

planning permission reference OUT/345898/20 to allow demolition and site clearance prior to compliance with the conditions. 26 May 2022

- 5.6 OUT/345898/20 - Outline planning permission (with all matters reserved except for access) is sought for: 'Residential development (use class C3) together with new publicly accessible open space; landscaping; de-culverting of the River Beal, surface water drainage infrastructure, car parking and other necessary works with access from Linney Lane and Beal Lane following the demolition of existing buildings and structures'. Approved 31 March 2022

6. RELEVANT PLANNING POLICIES

6.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The site is allocated in the Proposals Map associated with this document as part of a Business and Employment Area.

6.2 As such, the following policies are considered relevant to the determination of this application:

- Policy 1 – Climate Change and Sustainable Development
- Policy 2 - Communities
- Policy 9 – Local Environment
- Policy 18 – Energy
- Policy 19 – Water and Flooding
- Policy 20 – Design

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Highways	No objections to the revised layout.
Environmental health	No objections subject to conditions requiring implementation of acoustic mitigation measures.
G M Ecology Unit	No objections subject to conditions in relation to the implantation of measures to promote biodiversity net gain, and for the treatment of invasive plants.
Environment Agency	Recommend a condition in relation to achievement of the measures set out in the submitted Flood Risk Assessment.
United Utilities	Request outline conditions are resolved before reserved matters permission is granted.
Trees Officer	Expresses concerns that the development does not ensure the retention of existing trees.
TfGM	No objection subject to measures to protect the Metrolink line from potential vehicle intrusion.

8. PUBLICITY AND THIRD PARTY REPRESENTATIONS

- 8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's adopted Statement of Community Involvement, the application has been advertised as a major development by neighbour notification letters, display of a site notice, and publication of a press notice.
- 8.2 In response, no representations have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The principle of the comprehensive re-development of an established employment site for alternative residential development has been established by virtue of previous planning approvals OUT/345898/20 and VAR/349651/22.
- 9.2 All conditions attached to those approvals, along with a Section 106 agreement, continue to apply and associated Condition Discharge applications are presently pending determination.
- 9.3 The present scheme incorporates a pro-rata provision of affordable housing units in the form of discounted market units, as required within the outline approval. The affordable properties occupy various locations throughout the site and are designed to be visually indistinguishable in terms of external finishes.

10. LAYOUT

- 10.1 The residential development site is largely located to the west of the channel of the River Beal as it passes through the site, partly in culvert at present. The layout includes a number of internal circulatory roads. Where these form cul-de-sacs, appropriate vehicle turning provision is available.
- 10.2 Properties are both orientated to face out across Linney Lane and towards the re-established channel and open space of the River Beal. Where the site abuts the tramline to the west, this is adjoined by rear gardens. There is a similar arrangement to the southern boundary, where details of the second phase of residential development are not presently available and the adjoining site remains in employment use.
- 10.3 In this overall context, the proposed layout ensures satisfactory relationships between properties within, and in the vicinity of, the site, and with the neighbouring areas. It ensures consistency with the illustrative layout included on the outline application, with the submitted Design Framework, and with Local Plan Policies 9 and 20.

11. SCALE AND APPEARANCE

- 11.1 The approval was subject to the need for submission of a Design Code Framework and this has previously been approved under a separate Condition Discharge application
- 11.2 The proposed layout includes direct property frontages onto Linney Lane ensuring an active street appearance. This reflects the character of neighbouring, established residential areas.
- 11.3 Due to the presence of the River Beal channel and adjacent balancing pond, the site will benefit from a significant area of open space along with footpaths which, following development of the adjoining site to the south, will provide significantly improved pedestrian routes and connectivity in the area.
- 11.4 The surrounding residential area contains a wide range of house types, ages, styles, and finishes. There is therefore no established vernacular which it is necessary to replicate.
- 11.5 Within the development a mix of house types have been provided to add to visual interest. These include a range of house designs and tenures, with a mix of two-, three-, and four-bedroom houses and apartments.
- 11.6 All properties extend to two-storey, with the sole exception of a three storey, 12 unit, apartment block, which is an appropriate scale for the setting of the site.
- 11.7 As noted above, the designs, scale, density, and layout of the development secures satisfactory relationships between properties both within the layout and to the small number of neighbouring dwellings, ensuring suitable outlook and levels of privacy. All properties contain areas of private amenity space as well as ready access to the public open space and footpath routes in the immediate surroundings.
- 11.8 Where properties are located on corner plots, the houses are designed to include window openings to break up the elevations. Where rear gardens adjoin highway frontages, matching brick walls are used in place of timber fencing to improve the appearance.
- 11.9 Overall, the layout is reflective of existing built development in the local area, and the dwellings are of an appropriate scale and density.
- 11.10 A 'Materials Layout' has been submitted which illustrates the use of red brick and grey roof tiles throughout the scheme.

12. ECOLOGY AND LANDSCAPING

- 12.1 The Trees Officer has noted that the proposals do not envisage the retention of existing trees within the site. These specimens were primarily located along the northern boundary of the site and all on-site specimens will be removed to facilitate the development.
- 12.2 The development layout reflects that approved in principle at outline stage. Given the previously established, intensively developed nature of the majority of the site and the introduction of replacement planting throughout the development site, both within private gardens and on the communal open areas, the proposals will ensure a

significant increase in tree numbers and lead to an overall net gain in biodiversity. It will also include additional supplementary planting and the introduction of bird/bat boxes.

12.3 The developer will be reminded of the obligations to ensure appropriate surveys to establish the presence of protected species, including otter and badger, are undertaken before development operations are carried out.

12.4 GM Ecology Unit is satisfied that matters in relation to these details, and for the treatment of invasive plant species, can be dealt with by means of planning condition and informative notes.

12.5 HIGHWAY SAFETY

12.6 The assessment of the development's impact on the surrounding highway network was undertaken within the Transport Assessment submitted. as part of the outline approval.

12.6 Following the submission of amended plans, the Highways Officer has confirmed that the proposed scheme is acceptable.

12. RESIDENTIAL AMENITY

12.1 An Environmental Noise Study has been submitted with the application. In respect of the amenity of future residents of the development, the primary concerns relate to the impact of noise from the adjacent tramline and the retained storage and distribution use to the south.

12.2 As a consequence, a scheme of acoustic mitigation will be incorporated into the individual houses. In addition, a 2.4 metre high acoustic fence will be provided adjacent to the tramline, and a 4 metre fence towards the retained employment site.

12.3 The 'Technical housing standards – nationally described space standard' (NDSS) provides guidance to local planning authorities on the minimum standards expected to be achieved in new and converted residential developments.

12.4 The applicant has provided details which show that in terms of overall floorspace, The majority of properties exceed the NDSS guidelines.

13. DRAINAGE

13.1 Matters associated with drainage, including the treatment to the River Beal channel, and remediation in relation to ground conditions, are subject to conditions of the outline approval and are primarily to be dealt with via that process.

13.2 Whilst formal discharge of those conditions remains outstanding, there is no indication that approval of the proposed Reserved Matters which are to be considered under the present application would compromise attainment of all necessary condition discharges.

13.3 As members will be aware, satisfactory implementation of both the requirements of the outline and reserved matters approvals must be attained in order for the

development to be carried out.

14. CONCLUSION

- 14.1 In terms of overall layout, the proposed development largely reflects that approved under the previous Reserved Matters application.
- 14.2 The scheme will secure implementation of the first phase of a development which will assist with the Council's supply of new properties in a sustainable, brownfield location.

RECOMMENDED CONDITIONS

1. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
2. Prior to the commencement of any above ground works in connection with an individual building, a specification for the materials to be used in the construction of that building, including the roof, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details. REASON - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policies 9 and 20 of the Oldham Local Plan.
3. All hard and soft landscape works shall be carried out in accordance with the approved plans Ref: 4216 01 M, 4216 201 D, 4216 202 D, 4216 203 D and 4216 204 D. No individual dwelling shall be occupied until the landscaping for that dwelling has been implemented in accordance with the approved plans. Prior to the occupation of any part of the development, a programme for the completion of the public open space shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall be implemented in accordance with the approved details. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority. REASON - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area having regard to Policies 9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.
4. Notwithstanding the requirement of Condition 3, prior to the commencement of any above ground works, a statement and scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how the biodiversity net gain set out in Section 4 of the Biodiversity Metric Report Ref :81-014-R1-5 dated July 2023 is to be achieved. The measures shall be fully completed in accordance with the approved scheme and implementation timetable and shall be retained thereafter. REASON - To ensure biodiversity enhancements are provided having regard to Policy 21 of the Oldham Local Plan.

5. The development shall be implemented in full accordance with the measures set out in the Invasive Weed Management Plan Ref: NIG/DN20143 Rev A. REASON - To prevent the spread of invasive species having regard to Policies 9 and 21 of the Oldham Local Plan
6. The development shall be implemented in accordance with the Recommendations as set out in the submitted Environmental Noise Study (Ref: R2180-REP010-JW, 24 August 2023), to be supplemented by details of a scheme of mechanical ventilation to south facing bedroom windows of Plots 20-28 (inc) and 52-68 (inc) which shall be submitted to and approved in writing by the Local Planning Authority. All approved measures shall be implemented in full before the dwelling to which it relates is first occupied. REASON - To ensure a satisfactory standard of amenity for future residents having regard to Policy 9 of the Oldham Local Plan.
7. No dwelling hereby approved shall be first occupied until the 2.4 metre (western tram line) and 4 metre high (southern boundary) acoustic fences as set out in the submitted Environmental Noise Study (Ref: R2180-REP010-JW, 24 August 2023) have been erected in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority. The western boundary fence shall be retained at all times thereafter. The southern boundary fence shall be retained at all times other than following the residential redevelopment of the adjoining land to the south. REASON - To ensure a satisfactory standard of amenity for future residents having regard to Policy 9 of the Oldham Local Plan.
8. The development shall be carried out in accordance with the submitted flood risk assessment (ref 3165-FRA, job 3165, date Nov 2020) and the following mitigation measures it details:
 - The banks of the deculverted river channel shall be, at minimum, the levels shown in the Flood Risk Assessment and supplementary document "OUT_345898_20-FRA-1720901.pdf", appendix "APPENDIX 12 PROPOSED CHANNEL ALIGNMENT AND SECTIONS", drawing C100 (rev P2, project no. 4659, date Oct 2020), and in the subsequent node drawings "Node, PropXS_01" through "Node, PropXS_07". That being (illustrative) 175.35m AOD at node 01 and 174.52 at node 07.
 - Submission of an emergency access and egress point to be agreed as fit for purpose, considering all flood risk factors, with the Local Planning Authority for the north-eastern parcel of the development.
 - The development should be phased such that the de-culverting and compensatory storage areas are completed prior to occupancy of any housing on site.
 - Submission of final finished floor levels prior to the commencement of any housing construction on the site.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON - To reduce the risk of flooding to the proposed development and

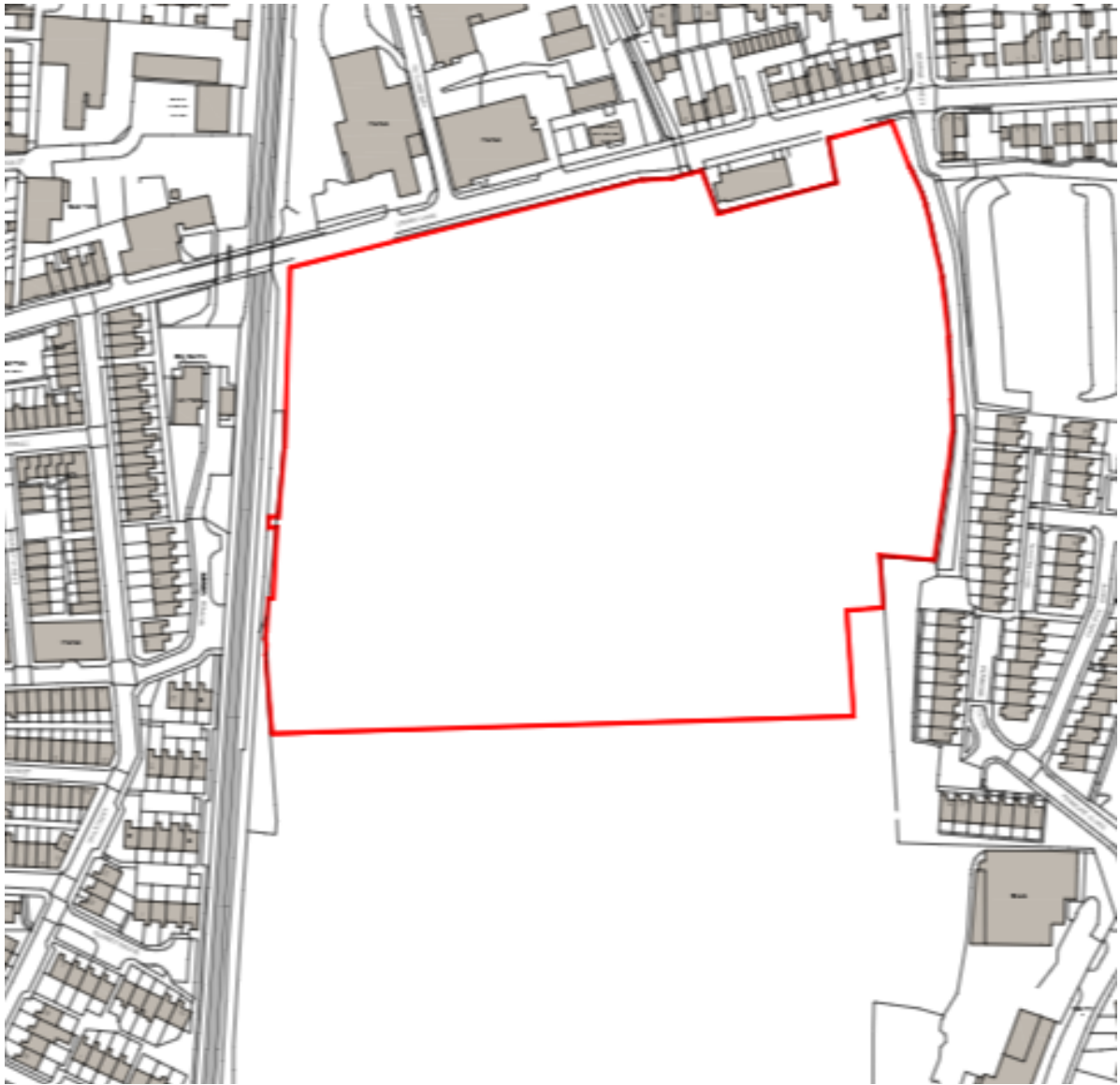
elsewhere by ensuring that compensatory storage of flood water is provided, and to ensure the structural integrity of the culvert having regard to Policies 9 and 19 of the Oldham Local Plan.

9. No dwelling shall be occupied until the access to the site and car parking for that dwelling has been provided in accordance with the approved plans and with the details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

REASON - To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.

10. No dwelling shall be first occupied until the measures in relation to that property as set out in the submitted Energy Statement dated May 2023 have been implemented in full. REASON - To ensure sustainable development that accords with the provisions of Policy 18 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE)



PLANNING COMMITTEE – BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING

PLANNING APPLICATIONS AND LISTED BUILDING CONSENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms;
- Certificates relating to site ownership;
- Plans and/or documents detailing the proposed development;
- Technical reports identifying potential impacts and mitigation;
- Design and Access Statements and / or Planning Statements;
- Formal responses from internal and external statutory and non-statutory consultees; and,
- Correspondence and/or documents from received from interested parties.

The application forms (redacted), ownership certificate (redacted), plans showing the proposed development, technical reports, Design and Access Statements, and Planning Statements, where provided are available to view on the Council's website using the [Public Access platform](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy))
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

Guidance on how to access these documents is available by making contact with the Planning Service by telephone or email: 0161 770 4105 / Planning@oldham.gov.uk

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APPLICATION REPORT – FUL/351324/23 Planning Committee 18th October 2023

Registration Date: 17.07.2023
Ward: Coldhurst

Application Reference: FUL/351324/23
Type of Application: Full Application

Proposal: Change of use from Community Centre (Sui Generis) to 8 bed unit House in Multiple Occupation.

Location: 6 Hunters Lane, Oldham, OL1 1QU

Case Officer: Matthew Taylor
Applicant: Mr T Mushtaq
Agent: Mr Lee Hollinworth

1. INTRODUCTION

- 1.1 The application is a minor development for a change of use of a community centre to a House in Multiple Occupation. The application has been referred to Planning Committee for determination in accordance with the Constitution and Scheme of Delegation since the applicant is a relative of Councillor Shaid Mushtaq (Deputy Leader/Cabinet Member and Councillor for Alexandra Ward).

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the imposition of the conditions set out in this report.

3. SITE DESCRIPTION

- 3.1 The application site comprises a two-storey building of brick construction with a slate roof located on the western side of Hunters Lane approximately 40m to the south of its junction with Yorkshire Street. The site fronts a car park located between Queen Street and Hunters Lane and is located within the Oldham Town Centre Conservation Area (albeit just outside of the Central Shopping Core).

4. THE PROPOSAL

- 4.1 The application seeks planning permission for the proposed change of use of the building to accommodate a House of Multiple Occupation (HMO) with eight bedrooms. The proposed floor plans show that the bedrooms would be equally split with four on each floor. A cycle store is proposed at ground floor level and a communal kitchen/dining area is proposed at first floor level.
- 4.2 The proposed external alterations to the building are limited to bricking up a rear elevation window at first floor level (which currently serves an office and would become

a bedroom) and the installation of a window in the side elevation at first floor level providing the principal source of light and outlook to that proposed bedroom.

5. PLANNING HISTORY

- 5.1 FUL/350940/23 - Change of use from community centre (sui generis) to place of worship (Use Class F1(f)) – Granted 22.08.2023

6. RELEVANT PLANNING POLICIES

- 6.1 The ‘Development Plan’ is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. The following policies are relevant to the determination of this application:

- Policy 1 - Climate Change and Sustainable Development;
- Policy 3 - An Address of Choice;
- Policy 5 - Promoting Accessibility and Sustainable Transport Choices;
- Policy 9 - Local Environment;
- Policy 11 – Housing;
- Policy 20 – Design; and,
- Policy 24 – Historic Environment

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Environmental Health	No objection, subject to an informative note outlining that the applicant should ensure that the development complies with the Council's HMO standards.
Highways	No objection, subject to the imposition of a cycle storage condition.

8. PUBLICITY AND THIRD-PARTY REPRESENTATIONS

- 8.1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council’s adopted Statement of Community Involvement, the application has been advertised as a minor development that could impact the character of the Conservation Area by means of neighbour notification letters, display of a site notice, and publication of a press notice.

- 8.2 In response, at the time of publication of this report no responses have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 Policy 1 promotes development which supports the vitality and viability of designated Centres such as Oldham and residential uses in these areas can help support the shops and services they host. Furthermore, Policies 3 and 5 require that residential uses are in highly sustainable locations in respect of access to key services and public transport options. In this regard, the site is within the Town Centre, and for the purposes of Policy 5 the site is 'very highly accessible'.
- 9.2 Policy 11 states that Houses in Multiple Occupancy, hereinafter referred to as HMOs, will not be permitted unless it can be demonstrated that the proposal does not adversely affect:
1. the local character of the area;
 2. the residential and workplace amenity of current, future and neighbouring occupants; and,
 3. traffic levels and the safety of road users.
- 9.3 Consideration of these matters is provided below.

10. IMPACT ON LOCAL CHARACTER (AND CONSERVATION AREA)

- 10.1 Policy 1 states that the Council will ensure that development proposals respect Oldham's built environment. This is also reflected in Policy 20, which requires proposals to respond positively to the environment, contribute to a distinctive sense of place, and make a positive contribution to the street scene.
- 10.2 The existing character of the area is defined by the large number of businesses operating along Yorkshire Street, Queen Street, Hunters Street, and Greaves Street, which are all located within the Oldham Town Centre boundary, and which mainly fall within Use Class E (Commercial, Business and Services) owing to the Town Centre location. The building itself forms part of a terrace of properties that has clearly been extended previously, evident by the facing materials. The application site previously formed three separate buildings evident from the two arched openings on the front elevation where doors have been replaced with windows (all of which are upvc double glazed units).
- 10.3 Although the application site faces a car park located between Hunters Lane and Queen Street this is at a much lower level, so views are obtained over vehicles towards the frontages of terraced properties on Queen Street. Surrounding buildings are predominantly of brick construction but some, including the HSBC Bank at the junction of Queen Street/Union Street, and the Union Street United Reform Church, are constructed in stone. There is also some use of render on nearby buildings.
- 10.4 Other than the minor changes proposed to the fenestration (blocking up of one window and creation of a new window at first floor level) there are no notable changes proposed to the exterior of the building which would cause physical impacts on the character of the area.

- 10.5 With regards the proposed use and its impact on the local character, a HMO is a residential use, and there are many residential properties in the town centre. Therefore, it is considered that the occupation of the building as a HMO would not result in material harm to the established character of the area. Furthermore, the occupation of the building for a residential use such as a HMO is not considered to result in harm to the continued operation of businesses in the vicinity of the site, nor to the occupiers of other residential uses that exist in the Town Centre, any more than any other residential use would be expected to have.
- 10.6 Policy 24 states that development within conservation areas must serve to preserve or enhance the character or appearance of the area. However, given the very limited extent of alterations required to the exterior of the building to accommodate the proposed use, it is not considered there would be any harm caused to the character of the Town Centre Conservation Area. In this context it is considered that the development accords with policies 20 and 24 of the Local Plan.

11. RESIDENTIAL AMENITY

- 11.1 Policy 9 states that the Council will seek to protect existing levels of amenity. As such, development proposals should not cause significant harm to neighbouring land uses through impacts including loss of privacy, safety and security, noise, pollution, access to daylight or other nuisances.
- 11.2 Having regard to the proposed use of existing window openings within the building in the main, it is considered that any outlook and potential for overlooking already exists between the adjoining property. In regards, the single new window it is clear the new window will overlook a car parking area. As such, it is not considered that the proposed residential use as a HMO would materially alter the level of amenity for the occupiers or users of surrounding properties.
- 11.3 When considering the suitability of the proposed accommodation for future occupiers it is noted that all the rooms within the proposed HMO comply with both the National Space Standards Document (DCLG, 2015) and the Council's adopted standards for Houses in Multiple Occupation document (Oldham Council, 2010). Therefore, the proposed accommodation is considered to provide suitably sized accommodation for the future occupiers having regard to the requirements of Policy 9.

12. HIGHWAY SAFETY

- 12.1 Policy 5 of the Local Plan requires that developments do not compromise pedestrian or highway safety and Policy 9 of the Local Plan states that the development will be permitted where it minimises traffic levels and does not harm the safety of road users.
- 12.2 The National Planning Policy Framework explains that planning applications should only be prevented or refused on highways grounds if there would be:
- An unacceptable impact on highway safety; or,
 - Where the residual cumulative impacts on the road network would be severe.
- 12.3 This therefore provides the key test for considering this (and other) proposal in relation to highway safety. The site is in a sustainable location with excellent links to public transport, opportunities for walking and cycling and access to a wide range of amenities. There will be no significant additional traffic generation or demand for

parking to the detriment of highway safety. The Council's Highway Engineer has been consulted and raised no objections on highway safety grounds.

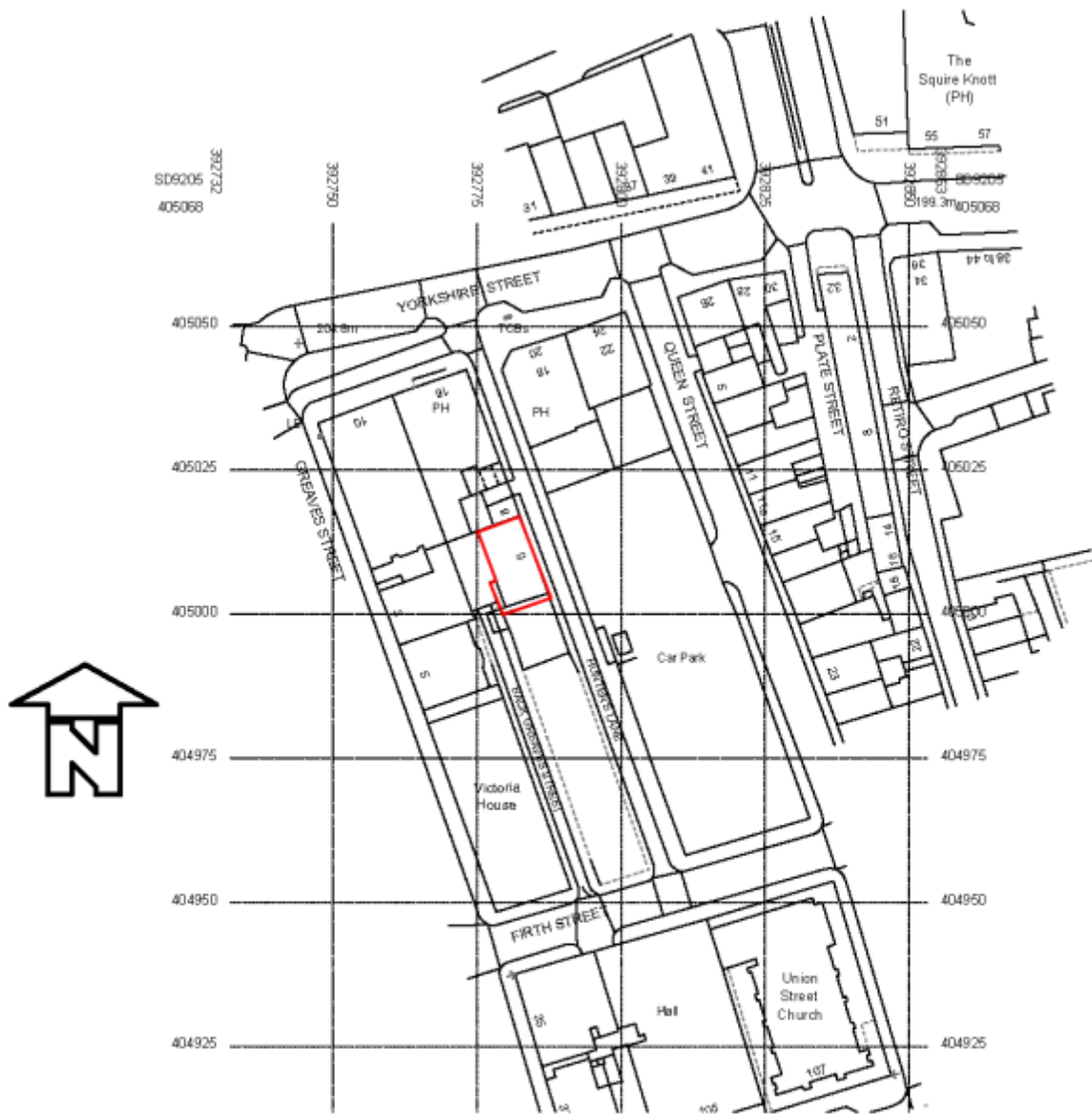
13. CONCLUSION

- 13.1 The proposal is considered compliant with Development Management Policies 1, 9, 20 and 24 of the Oldham Local Plan, and guidance within the revised National Planning Policy Framework. It is therefore recommended that the application be approved, subject to the imposition of the conditions provided below.

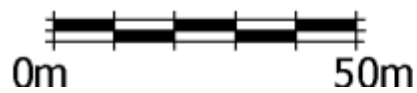
14. RECOMMENDED CONDITIONS

1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission. REASON - To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be fully implemented in accordance with the Approved Details Schedule list on this decision notice. REASON - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.
3. The use of the development hereby approved shall not be brought into use unless and until secure cycle parking has been implemented in accordance with the approved plan (Dwg No. 4014.5) and shall remain available for users of the development thereafter. Reason – In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE):



LOCATION PLAN - 1:1250



PLANNING COMMITTEE – BACKGROUND PAPERS

REPORT OF THE HEAD OF PLANNING

PLANNING APPLICATIONS AND LISTED BUILDING CONSENT APPLICATIONS

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information defined by that Act.

THE BACKGROUND PAPERS

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- The application forms;
- Certificates relating to site ownership;
- Plans and/or documents detailing the proposed development;
- Technical reports identifying potential impacts and mitigation;
- Design and Access Statements and / or Planning Statements;
- Formal responses from internal and external statutory and non-statutory consultees; and,
- Correspondence and/or documents from received from interested parties.

The application forms (redacted), ownership certificate (redacted), plans showing the proposed development, technical reports, Design and Access Statements, and Planning Statements, where provided are available to view on the Council's website using the [Public Access platform](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy)
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

Guidance on how to access these documents is available by making contact with the Planning Service by telephone or email: 0161 770 4105 / Planning@oldham.gov.uk

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Report to PLANNING COMMITTEE

Consultation from Rochdale Borough Council on Planning Application 23/00650/HYBR

Portfolio Holder:

Councillor Elaine Taylor, Cabinet Member for Housing and
Licensing

Officer Contact: Head of Planning

Report Author: Peter Richards, Head of Planning
Ext. 1917

18 October 2023

Reason for Decision

The recommendation is to object to the above planning application, and the Council's Constitution (Part 3, section 4.2 (g)) delegates such decisions to Planning Committee.

Recommendations

That an objection to planning application 23/00650/HYBR is submitted to Rochdale Borough Council as per section 3 of this report.

Consultation from Rochdale Borough Council on Planning Application 23/00650/HYBR**1 Background**

- 1.1 The planning application is for “a garden village at land at Stakehill comprising outline application (access only) for a major mixed use development comprising up to 1147 dwellings (Class C3), local centre, extension to St Johns Primary School and MUGA together with associated access from Thornham New Road, landscaping, open space, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other ancillary works thereto and full planning application for the 233 dwellings including landscaping, SUDS pond, sub-station, footpaths and access from A664 Manchester Road” at land at Stakehill, off Rochdale Road between Middleton and Castleton.
- 1.2 The application has been submitted by Redrow Homes. Full details of the application, and all the documents submitted for it, can be viewed by searching for the application reference number (23/00650/HYBR) at:
<https://publicaccess.rochdale.gov.uk/online-applications/> .
- 1.3 The application site comprises most of the northern part of the proposed Stakehill allocation in the Places for Everyone Joint Development Plan (PfE). The Stakehill allocation is a cross-boundary allocation covering parts of both Rochdale and Oldham boroughs and is a mixed-use allocation, with residential development proposed solely in Rochdale to the north of the existing Stakehill industrial estate (and primarily to the north of Thornham Lane), and employment development proposed in both boroughs to the south and east of the existing Stakehill industrial estate, effectively expanding the existing employment area.
- 1.4 The Stakehill allocation in PfE is covered by proposed policy “JP Allocation 2 Stakehill” (JPA2). PfE is currently at examination stage but has reached a point where the Inspectors examining the Plan have proposed a series of main modifications to the Plan that they consider are necessary to make the Plan “sound”. These main modifications include some amendments on specific matters to the proposed policy wording for JPA2, but not to the allocation itself or the mixture of development across the allocation.
- 1.5 As such, whilst PfE has not yet been adopted, the examination has reached a stage where PfE is a significant material consideration and a substantial amount of weight should be given to the policies as proposed to be modified by the Inspectors, including JPA2, when making planning application decisions. The composite version of PfE (incorporating the modifications) can be found at:
https://www.greatermanchester-ca.gov.uk/media/8437/composite-pfe-plan_sep2023-reduced-file-size.pdf .
- 1.6 Given the application site is wholly in Rochdale and is primarily for residential development (with associated infrastructure improvements directly related to that residential development), Rochdale Council are best placed to assess the application against the majority of criteria within JPA2. However, a few of the criteria apply to the whole of the allocation and can't just be applied individually to an application site covering only part of the allocation, like this application. These are criteria 3, 8 and 13 in particular, which cover matters of masterplanning, design codes, the infrastructure phasing and delivery strategy, sustainable transport and highways infrastructure – for the whole of the allocation and managing the interaction between the residential and employment elements of the allocation.

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- 1.7 It is these matters that any comment from Oldham Council on the application should therefore focus on. Concerns around these matters are discussed further in section 3 below.

2 Options/Alternatives

- 2.1 There are three options open to the Council in this decision:

- 1) To not make any comment on the application;
- 2) To make a comment in support of, or neutral about, the application; or
- 3) To make a comment of objection to the application.

- 2.2 Given the concerns raised in section 3 below, it is recommended that option 3 is taken forward, and that Oldham Council objects to the application, but the Planning Committee is able to make alternative resolutions either to not make any comment on the application (option 1) or to make a comment that supports or is neutral on the application (option 2) if they so wish. The content of any comments of support can be outlined by members of the Planning Committee for consideration at the Committee meeting, if that alternative is put forward by members of the Committee.

3 Proposed consultation response

- 3.1 Oldham Council objects to application 23/00650/HYBR, submitted by Redrow Homes, on the basis that it does not comply with proposed policy “JP Allocation 2 Stakehill” of the modified Places for Everyone Joint Development Plan (to be referred to as Policy JPA2 hereafter).

- 3.2 Policy JPA2 includes several criteria to be used when assessing planning applications within the allocation boundary. Whilst many of the criteria are of a detailed, application site-based nature which Rochdale Borough Council will assess, three in particular are of a more strategic basis that affect the whole allocation (and so Oldham borough) and that Oldham Council are concerned are not being properly addressed by the submitted application. These are:

- Criterion 3: “Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development. This will include the need for an infrastructure phasing and delivery strategy in accordance with policy JP-D1. The scale of the residential development on the northern part of the allocation provides an opportunity to adopt a 'garden village' approach to create a locally distinctive residential offer;”
- Criterion 8: “Make provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7;”
- Criterion 13: “Improve access arrangements in and around Stakehill Industrial Estate to assist in the separation of residential and employment traffic as much as possible and to make appropriate provision for lorry parking;”

- 3.3 Ultimately, the application from Redrow Homes has been submitted not merely before Places for Everyone has even been adopted, but before any masterplanning and infrastructure planning for the whole allocation has been undertaken. As a result, no design code has been agreed for the whole allocation, no phasing or delivery strategy has been prepared and insufficient work has been undertaken to fully understand the sustainable

transport and highways implications of the combined development across the allocation, and what improvements are needed to manage those implications.

- 3.4 Given this site is part of the Atom Valley innovation cluster, it is not appropriate that an application has been submitted for such a large number of homes without first considering the wider implications for the whole allocation, and it runs the risk of this key development allocation coming forward without the necessary infrastructure improvements and without the planning and phasing of those improvements. Instead, the application focuses solely on the application site in isolation.
- 3.5 This approach therefore undermines Places for Everyone at the outset by failing to address three key criteria in Policy JPA2 and, in doing so, potentially has significant implications for the delivery of the remainder of the allocation, including 150,000 sqm of industrial and warehousing floorspace.
- 3.6 Therefore, Oldham Council objects to this planning application due to the harm it will have on the wider Stakehill allocation and Atom Valley innovation cluster, and calls on Redrow Homes to withdraw their application and instead focus their efforts on collaborating with Rochdale and Oldham Councils, the other landowners within the allocation and key partners to develop a masterplan, design code and infrastructure phasing and delivery strategy for the whole Stakehill allocation under JPA2 that their development can then fit within and contribute to.

4 Background Papers

- 4.1 All documentation associated with the planning application can be viewed by typing the application reference number (23/00650/HYBR) into the search box at: <https://publicaccess.rochdale.gov.uk/online-applications/>
- 4.2 The composite version of the Places for Everyone Joint Plan (incorporating the modifications) can be viewed at: https://www.greatermanchester-ca.gov.uk/media/8437/composite-pfe-plan_sep2023-reduced-file-size.pdf .

5 Appendices

- 5.1 Consultation Letter from Rochdale Borough Council on planning application 23/00650/HYBR



Economy Place And Skills Directorate
Making And Management Transport And Planning
Civic Centre
PO Box 30
West Street
Oldham
OL1 1UQ

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015

CONSULTATION ON PLANNING APPLICATION

Application No: 23/00650/HYBR
Application Type: Hybrid Application
Proposal: Hybrid Planning Application for a garden village at land at Stakehill comprising outline application (access only) for a major mixed use development comprising up to 1147 dwellings (Class C3), local centre, extension to St Johns Primary School and MUGA together with associated access from Thornham New Road, landscaping, open space, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other ancillary works thereto and full planning application for the 233 dwellings including landscaping, SUDS pond, sub-station, footpaths and access from A664 Manchester Road. (Application accompanied by an Environmental Statement).
Location: Land At Stakehill, Off Rochdale Road, Middleton,

I have received an application in respect of the above proposal.

The case officer has requested that you be consulted to give your views on this application. I should be pleased to receive your observations on the proposal within the next 21 days.

To obtain more information, including the scanned full copy of the file, visit www.rochdale.gov.uk or click on the link below.

- [Search for planning applications.](#)

The statutory date it should be determined by is: 06.12.2023

Yours faithfully
Daniela Ripa
Interim Head of Planning Services

Planning Appeals Update

Planning Committee Report of Head of Planning

DATE OF COMMITTEE
18 October 2023

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 23 August 2023. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between 1 September and 6 October 2023 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
HOU/349758/22	97 Belgrave Road Oldham OL8 1LU	Ongoing	10/02/2023	Erection of a two storey rear extension, rear dormer (with Juliette balcony), and side dormer.
HOU/350495/23	6 Wyndale Drive Failsworth Oldham	Ongoing	19/06/2023	Alterations to roof and installation of rear dormer.
FUL/348894/22	Stepping Stones Day Nursery High Street Uppermill	Dismissed, 20/09/2023	11/07/2023	External alterations, ground floor rear extension and first floor extension to existing Class E building.
FUL/348550/22	Hill Top Farm Healds Green Chadderton	Dismissed, 05/10/2023	20/07/2023	Erection of an indoor manege extending to circa 35m by 25m
MMA/350017/22	149A Manchester Road Greenfield OL3 7HJ	Ongoing	08/08/2023	Variation of Condition 2 (approved plans) and 11 (obscured glazing) relating to approved application MMA/345170/20
ADV/350087/22	341 Rochdale Road Oldham OL1 2HD	Ongoing	24/08/2023	Replacement of wooden 48-sheet billboard (3m x 6m) and PVC advertisement (3m x 6m) with two new

				modern LED 48-sheet advertisements (3m x 6m).
HOU/350484/23	16 Parkgate Chadderton	Dismissed, 04/10/2023	16/08/2023	Retention of single storey front extension.
HOU/350635/23	5 Saint Marks Avenue Royton	Ongoing	18/08/2023	Erection of a two storey side extension with rear dormer.
HOU/350672/23	15 Taunton Road Chadderton	Ongoing	17/08/2023	Single storey rear extension, front dormer and increase in size of existing rear dormer.
HOU/348050/21	42 Wakefield Drive, Chadderton	NEW	26/09/2023	Single storey rear extension with roof terrace
LBC/349043/22	6 Thurstons, Ridge Lane, Diggle	NEW	12/09/2023	Add solar panels to the roof of the building
HOU/349997/22	6 Thurstons, Ridge Lane, Diggle	NEW	12/09/2023	Installation of solar roof panels
FUL/349483/22	Land Off Steadway, Greenfield	NEW	11/09/2023	Erection of 4 no. dwellings and associated works (Revised application to FUL/349331/22)

RECOMMENDATION - That the report be noted.

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act.

If any person has any questions regarding these appeals and decisions, they can request further information from the Planning Service by contacting Martyn Leigh (Development Management Team Leader) via planning@oldham.gov.uk