

**PLANNING COMMITTEE**  
**15/11/2023 at 6.00 pm**



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

Also in Attendance:

Graham Dickman	Major 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 Akhtar  
and Hobin.

**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 18<sup>th</sup> October 2023 be approved as a  
correct record.

**6            HOU/351143/23 - GATEHEAD FARM, GATE HEAD ROAD,  
DELPH**

APPLICATION NUMBER: HOU/351143/23

APPLICANT: Mr and Mrs Richard and Vicki Harold

PROPOSAL: New vehicle/pedestrian gate

LOCATION: Gatehead Farm, Gate Head Road, Delph, Oldham,  
OL3 5QE,

It was **MOVED** by Councillor Davis and **SECONDED** by  
Councillor S. Bashforth 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:

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 11.

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**FUL/351141/23 - LAND WEST OF LEONARD WAY, ROYTON**

APPLICATION NUMBER: FUL/351141/23

APPLICANT: Miranda Bell

PROPOSAL: Two general industrial (Use Class B2) and storage and distribution (Use Class B8) units with ancillary offices, electricity substation, access, associated car parking, service yards and landscaping.

LOCATION: Land west of Leonard Way, Royton

It was MOVED by Councillor Davis 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 1 VOTES were cast AGAINST with 2 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and subject to the following additional condition:

“Prior to the commencement of any above ground works, comprising either the construction of the buildings or creation of any hardstanding, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the methods to be employed to control and monitor noise, dust and vibration impacts. The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the above construction works are commenced, which shall be maintained for the duration of the construction works.”

NOTES:

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

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**FUL/351218/23 - LAND EAST OF ALBERT STREET, HOLLINWOOD**

APPLICATION NUMBER: FUL/351218/23



APPLICANT: Mr Simon Foden

PROPOSAL: Full planning application for the demolition of the gas holder, erection of employment development comprising five units (Use Class E(g) (ii) (iii) / B2 / B8 Uses) with ancillary E (g) (i) office space, car parking and vehicular, pedestrian circulation with access onto Olive Claydon Way

LOCATION: Land east of Albert Street, Hollinwood, Oldham, OL8 3QR

It was MOVED by Councillor H. Harrison 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.

NOTES:

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

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**MMA/351522/23 - FORMER Highbarn Resource Centre, Royton**

APPLICATION NUMBER: MMA/351522/23

APPLICANT: Mr Birkett

PROPOSAL: Variation of conditions 2 (approved plans) and 3 (approved Energy Assessment Report) attached to planning permission approved under reference FUL/347787/21 (Full planning permission for the development of a three-storey apartment block comprising 30 residential apartments (Use Class C3) with associated landscaping, access/egress, car parking, drainage and necessary supporting infrastructure.)

LOCATION: Former Highbarn Resource Centre, High Barn Street, Royton, Oldham, OL2 6DW

It was MOVED by Councillor Hince 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.

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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.



**Oldham**  
Council

The meeting started at 6.00 pm and ended at 6.57 pm