

PLANNING COMMITTEE

Regulatory Committee

Agenda

- Date Wednesday 20 December 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, 15 December 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.

Members of the public and the press may also record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Please note that anyone using recording equipment both audio and visual will not be permitted to leave the equipment in the room where a private meeting is held.

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 Apologies For Absence
- 2 Urgent Business
Urgent business, if any, introduced by the Chair
- 3 Declarations of Interest
To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
- 4 Public Question Time
To receive Questions from the Public, in accordance with the Council's Constitution.
- 5 Minutes of Previous Meeting (Pages 1 - 4)
The Minutes of the meeting of the Planning Committee held on 15th November 2023 are attached for Members' approval.
- 6 FUL/350293/22 - Site of Bailey Mill, Delph New Road, Delph (Pages 5 - 32)
Redevelopment of former mill site to create 60 no. dwellings comprising a mix of new build houses and apartments, conversion of two existing buildings to houses and apartments, along with demolition of selective listed buildings. Creation of ancillary access roads, infrastructure and open space.
- 7 LBC/350294/22 - Site of Bailey Mill, Delph New Road, Delph (Pages 33 - 54)
Conversion of retained West warehouse and office building, retention of chimney, along with demolition of the weaving shed, concrete link structure, Oldham Road warehouse, boiler house and remnants of the main mill, to facilitate the redevelopment of former mill site to create 60 no. dwellings and ancillary infrastructure and open space
- 8 FUL/351514/23 - Phase R4, Foxdenton Strategic Site, Land North of Foxdenton Lane, Chadderton (Pages 55 - 68)
Residential development of 42 dwellings with main vehicular access onto



Broadway (via Phase R5 and R6), pedestrian, cycle and emergency access onto Foxdenton Lane, car parking, roads, landscaping, associated engineering works and ancillary development.

9 FUL/351570/23 - OAFC, Boundary Park, Hilbre Avenue, Oldham (Pages 69 - 82)

Replacement of existing grass training pitch known as Little Wembley (and floodlights, means of enclosure and ball-catch fencing) with a new multi-sports 3G pitch with associated earth works / engineering operations / retaining structure (to provide a flat surface), ball-catch fencing, security and acoustic fencing, 8 column sports lights, 10 cycle parking spaces, and the erection of an ancillary single storey building to accommodate changing rooms, classroom / office, toilets and refreshments area,, a bin store and associated hard and soft landscaping. Access via the existing access from Hilbre Avenue.

10 Appeals Update Report (Pages 83 - 86)