

PLANNING COMMITTEE ***Agenda***

Date Wednesday 17 April 2024

Time 6.00 pm

Venue Council Chamber, Civic Centre, Oldham, West Street, Oldham, OL1 1NL

- Notes
1. DECLARATIONS OF INTEREST- If a Member requires 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 at least 24 hours 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, 12 April 2024.
 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.

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

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors S. Bashforth, Cosgrove, Davis, Fryer, Ghafoor, H. Gloster, Harkness, Hobin, 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 21st February 2024 are attached for Members' approval.
- 6 FUL/350118/22- Land at Abbotsford Road, Cromford Street, Evelyn Street, and London Road, Oldham (Pages 5 - 20)
Residential development of 4 sites in Derker for 132 residential units including associated gardens, landscape and infrastructure. Abbotsford Road (47 units), Cromford Street (28 units), Evelyn Street (29 units) and London Road (28 units)
- 7 FUL/352513/24-Oldham Civic Centre Car Park, West Street, Oldham (Pages 21 - 30)
Temporary theatre structure to be erected on the hardstanding area of the Oldham Civic Centre car park for a period of up to 3 months.
- 8 Appeals Update Report (Pages 31 - 34)

PLANNING COMMITTEE

21/02/2024 at 6.00 pm

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

Also in attendance:

Peter Richards (Head of Planning)

Graham Dickman (Major Projects Development Lead)

Sophie Leech (Planning Officer)

Wendy Moorhouse (Principal Officer Transport Projects)

Alan Evans (Group Solicitor)

Durga Paul (Constitutional Services)

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Harkness 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 24th January 2024 be approved as a correct record.

6 **FUL/351515/23 - LAND ADJACENT TO THE GRAPES, 161 SAINT JOHN STREET, LEES**

APPLICATION NUMBER: FUL/351515/23

APPLICANT: Punch Partnerships Ltd

PROPOSAL: Retention of existing public house and erection of 3 no. three-bedroom dwellings (Use Class C3) utilising existing access off Medlock Way with associated parking, hard and soft landscaping and reconfiguration of the car park.

LOCATION: Land Adjacent to The Grapes, 161 Saint John Street, Lees, OL4 3DR

It was **MOVED** by Councillor Gloster and **SECONDED** by Councillor Davis that the application be **REFUSED**.

On being put to the vote 4 VOTES were cast IN FAVOUR OF REFUSAL and 6 VOTES were cast AGAINST REFUSAL with 1 ABSTENTIONS.

It was MOVED by Councillor Hince and SECONDED by Councillor Iqbal that the application be APPROVED.

On being put to the vote 6 VOTES were cast IN FAVOUR OF APPROVAL and 4 VOTES were cast AGAINST APPROVAL with 1 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and that the Head of Planning shall be authorised to issue the decision notice following the prior completion of a Section 106 agreement requiring a tree replacement contribution of £12,900 for the provision of 43 trees to be replanted off site by the Council.

NOTES:

1. That an Objector and the Applicant 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 10.
3. Councillor Lancaster and Councillor Woodvine were late arriving for the meeting, as the Committee were part-way through their consideration of this planning application. Therefore Councillor Lancaster and Councillor Woodvine took no part in the deliberation or the determination of this planning application.

7

FUL/351962/23 - FINDEL COMPLEX - LAND EAST OF GREENGATE, OLDHAM

APPLICATION NUMBER: FUL/351962/23

APPLICANT: The Royal London Mutual Insurance Society Limited

PROPOSAL: Demolition of all existing buildings and structures and the redevelopment of the site comprising the erection of commercial units within Use Class B2, B8 and Class E (g) (iii), associated parking, landscaping and infrastructure including the recladding of the existing party wall.

LOCATION: Findel Complex – Land east of Greengate, Oldham M24 1UD

It was MOVED by Councillor Bashforth and SECONDED by Councillor Davis that the application be APPROVED.

On being put to the vote 13 VOTES were cast IN FAVOUR OF APPROVAL and 0 VOTES were cast AGAINST with 0 ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and as amended in the Late List.

NOTES:

1. That the Applicant 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 10.

8

FUL/352095/23 - SNIPE INN, 29-31 HENSHAW STREET, OLDHAM

APPLICATION NUMBER: FUL/352095/23

APPLICANT: Oldham Council

PROPOSAL: Demolition of former Snipe Inn public house and redevelopment into public realm.

LOCATION: Snipe Inn, 29-31 Henshaw Street, Oldham, OL1 1NH.

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

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

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

NOTES:

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

9

APPEALS UPDATE REPORT

RESOLVED that the appeals update be noted.

10

LATE LIST

RESOLVED That the Late List be noted.

The meeting started at 6.00pm and ended at 7.25pm

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APPLICATION REPORT - FUL/350118/22 Planning Committee 17th April 2024

Registration Date: 10th November 2022
Ward: St James

Application Reference: FUL/350118/22
Type of Application: Full Application

Proposal: Residential development of 4 sites in Derker for 132 residential units including associated gardens, landscape and infrastructure. Abbotsford Road (47 units), Cromford Street (28 units), Evelyn Street (29 units) and London Road (28 units)

Location: Land at Abbotsford Road, Cromford Street, Evelyn Street, and London Road, Oldham

Case Officer: Graham Dickman
Applicant: Hive Homes (Manchester) LLP
Agent: MCK Associates Limited

1. INTRODUCTION

1.1 This application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as a Major development in which the Council has a land ownership interest.

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 This application relates to four presently vacant sites in the Derker area to the north-east of Oldham town centre.

3.2 Three of the sites, served via Abbotsford Road, Evelyn Street, and London Road respectively, were previously occupied by terraced housing. These sites are relatively level with a grassed surface. These sites also adjoin established housing developments.

3.3 The fourth site at Cromford Street was formerly occupied by Cromford Mill and is located to the east of the Derker Metrolink Park & Ride site. This site slopes upwards from the Cromford Street frontage and, until recently, contained significant natural vegetation. This has subsequently been cleared in anticipation of development.

4. THE PROPOSAL

- 4.1 This is a full application for the construction of a total of 132 dwellings across the four sites.
- 4.2 It is proposed that 43 of the dwellings would be affordable, comprising 23 two-bedroom affordable rent properties, and 20 two or three-bedroom shared ownership dwellings. This equates to approximately 33% of the overall total.
- 4.3 The Planning Statement indicates that the dwellings will be built to energy efficiency standards that go further than the current Building Regulations and that the aim is to provide Carbon Neutral homes.

Abbotsford Road

- 4.4 It is proposed to erect 47 two-storey properties on this site. Primarily this will comprise rows of three-bedroom semi-detached houses following the elongated form of Abbotsford Road.
- 4.5 In addition, a group of 3 two-bedroom mews properties will be provided at the Stoneleigh Street junction, with a mix of three-bedroom detached and semi-detached properties adjacent to Vulcan Street.
- 4.6 The existing rear access passages to the rear of Mayfield Road and Oban Avenue, which will have served the previous terraced properties on Abbotsford Road, will be largely retained.

Evelyn Street

- 4.7 It is proposed to erect 29 two-storey properties on adjacent sites fronting Evelyn Street and London Road. The properties will be a mix of detached, semi-detached and mews houses.

London Road

- 4.8 It is proposed to erect 28 two-storey properties, with a mix of detached and semi-detached fronting London Road, and mews blocks of 3 properties fronting the adjacent junctions with Frances Street, Sydenham Street, and Yates Street.

Cromford Street

- 4.9 This development relates to 28 two-storey dwellings constructed in two parallel rows. The first row will front Cromford Street and comprise a mix of detached and semi-detached dwellings. The second row, comprising mews blocks of 3 and 4 properties, will be situated to the rear, with access via a shared drive emerging onto Cromford Street. These properties will be set at a higher level and will back onto existing dwellings along Acre Lane.

Environmental Impact Assessment

- 4.10 The application has been assessed in the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 4.11 The proposal would represent an Urban Development Project within paragraph 10(b) of Schedule 2 of the Regulations. However, it does not exceed the applicable thresholds of 5 hectare in site area or 150 dwellings.
- 4.12 Furthermore, although devoid of built development at present, each of the sites previously comprised a significant urban landscape of dwellings or industrial buildings located within the established built-up area.
- 4.13 The proposed development involves the erection of residential dwellings on sites which are not subject to any significant noise or air quality constraints, are located within Flood Zone 1, and will not impinge on any national or local sites of ecological significance.
- 4.14 Appropriate specialist reports have been submitted to assess any anticipated environmental impacts, which are not considered to be significant having regard to the criteria set out in the EIA Regulations and Planning Practice Guidance.
- 4.15 Consequently, it is concluded that an Environmental Statement is not required.

5. PLANNING HISTORY

- 5.1 Various approvals for demolitions of the earlier residential properties across the sites at Abbotsford Road, Evelyn Street, and London Road sites were approved between 2009 and 2011.
- 5.2 PA/051328/06 – Outline application for residential development and associated facilities at Abbotsford Road/Vulcan Street. Approved subject to legal agreement 30 June 2006.

6. RELEVANT PLANNING POLICIES

- 6.1 The Places for Everyone (PfE) Plan and related documentation took effect and became part of the statutory development plan on 21 March 2024.
- 6.2 The PfE Plan must now be considered in the determination of planning applications, alongside Oldham's Joint Core Strategy and Development Management Development Plan Document adopted in November 2011 (referred to as the Local Plan in this report), in accordance with the National Planning Policy Framework (NPPF).
- 6.3 As such, the following policies are considered relevant to the determination of this application:

PfE policies:

- Policy JP-H1 - Scale, Distribution and Phasing of New Housing Development;
- Policy JP-H2 - Affordability of New Housing;

- Policy JP-H3 - Type, Size and Design of New Housing;
- Policy JP-H4 - Density of New Housing;
- Policy JP D2 - Developer Contributions;
- Policy JP-G7 - Trees and Woodlands;
- Policy JP-P1 - Sustainable Places;
- Policy JP-S2 - Carbon and Energy;
- Policy JP-S4 - Flood Risk and the Water Environment; and,
- Policy JP-S5 - Clean Air.

Local Plan policies:

- 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 10 – Affordable Housing;
- Policy 11 – Housing;
- Policy 13 – Employment Areas;
- Policy 18 – Energy;
- Policy 21 – Protecting Natural Environmental Assets;
- Policy 22 – Protecting Open Land; and,
- Policy 23 – Open Spaces and Sports.

7. CONSULTATIONS

Highways	No objections subject to conditions in relation to access and parking, traffic calming measures, and relocation of a bus stop on Cromford Street.
Environmental health	No objections subject to conditions in respect of potential land contamination and landfill gas risk, and for a Construction Management Plan.
Trees Officer	An accurate Tree Survey and Arboricultural Impact Assessment is required. There is a lack of compensatory planting following the removal of the trees which will need to be addressed.
G M Ecology Unit	Although the sites have relatively little habitat value, the development will result in a net loss of biodiversity, and details of adequate compensation will be required. Precautionary conditions are required in respect of avoiding disturbance to wildlife, and for the eradication of invasive species
United Utilities	No objections in principle subject to the submission of a detailed sustainable drainage scheme and details for the protection of existing sewers/ water mains within the site.

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 site notices, and publication of a press notice.
- 8.2 In response, one representation has been received which queries whether the development would affect a rear access passage which is presently used for off-street parking and allows a vehicle to be parked in a secure area.
- 8.3 In response, it has been confirmed that the existing passageway to the rear of this property will remain.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The sites at Abbotsford Road, Evelyn Street, and London Road occupy predominantly residential settings on land previously used for that purpose. Therefore, there would be no conflict between land uses.
- 9.2 By contrast, the Cromford Street site was formerly in industrial use. An assessment is therefore required to consider whether the loss of employment land in this instance can be justified.
- 9.3 In all instances, the sites occupy sustainable locations and have ready accessibility to public transport options at Derker Metrolink Stop and via local bus routes.

Loss of Employment Site (Cromford Street):

- 9.4 The Cromford Street site is located within Business Employment Area (BEA10). Residential development is not included amongst the permitted uses as defined in Local Plan Policy 14, and therefore the applicant is required to demonstrate how an exception to the restrictions set out in Policy 14 would apply.
- 9.5 Policy 14 states that 'Development proposals which would result in the loss of a site currently or most recently used for employment purposes to other uses should include measures to outweigh the loss of the site and support Oldham's economy and the regeneration plans of the borough.'
- 9.6 Non-employment uses will be permitted on sites only where the applicant can clearly demonstrate that it is no longer viable or appropriate to continue in employment use. This could be demonstrated where an alternative use would benefit the regeneration of an area identified by the council as being in need of investment or where an alternative use to employment would benefit the community.
- 9.7 In relation to the Cromford Street site, the land is not making any present contribution to the policy's objectives given that it is a vacant, cleared, previously developed site.

- 9.8 Furthermore, at 0.61 hectares, it forms only a very minor portion of the wider employment allocation (overall 61.41 hectares) and features within a peripheral section of the allocation with the immediate surrounds of the site partly occupied by residential property.
- 9.9 The sites have featured within the Housing Market Renewal Pathfinder Area and as such have been identified for a long period of time as a location for regeneration and investment. This area of Derker remains an area of key policy focus within the adopted Local Plan. The promotion of housing-led regeneration and the re-use of brownfield land are key features of the Council's approach to housing.
- 9.10 All parcels (including Cromford Street) are also included within Oldham's Strategic Housing Land Availability Assessment (SHLAA, 2023) as "potential sites" and are all considered suitable, available, and achievable for residential development.
- 9.11 In addition, the proposal offers a community benefit derived from physical regeneration of a vacant brownfield site and the addition of new households to the area would support existing services and amenities.
- 9.12 On balance, therefore, the proposal offers considerable regeneration benefits in a priority area, would offer physical improvements to the built environment, and substantially improve the overall supply, quality, and diversity of the local housing market.
- 9.13 It is therefore considered that a satisfactory case exists to justify an exception to Policy 14 in this instance.

10. HIGHWAY SAFETY

- 10.1 A Transport Assessment was submitted with this application which looked at the likely impact of the proposed development on the local highway network. This has been assessed by the Highways Officer and it is not considered that there will be any additional significant amount of traffic generated which would have a severe impact on the network.
- 10.2 The site is in a well-established residential area with excellent links to public transport and opportunities for walking and cycling to a wide range of local amenities.
- 10.3 There are some existing traffic calming features in the wider area which link to the wider range of local amenities, and additional traffic calming in the development area will be required. The traffic calming features will include junction plateaus and cushions to reduce the speed of traffic, along with dropped kerbs and tactile paving which will aid pedestrian movement and improve highway safety overall.
- 10.4 The Local Highway Authority has worked with the applicant to ensure that the development is safe by ensuring that the layout meets current design standards. Furthermore, the applicant is aware of the need to work with the Council to ensure that a safe and satisfactory development is secured.

11. DESIGN, LAYOUT AND RESIDENTIAL AMENITY

Abbotsford Road, Evelyn Street, and London Road

- 11.1 Historically, the sites predominately accommodated rows of terraced properties set close to the street frontage, with open amenity space limited to small rear yards. Consequently, many of the plots along Abbotsford Road have a relatively narrow depth by modern standards.
- 11.2 The properties now proposed also include narrow frontages which reflect the historical character of the area. Where adjacent properties remain, particularly those which themselves have limited rear garden plots, a design has been chosen to maximise the resultant rear separation distances.
- 11.3 Where properties have dual street frontages, elevations have been designed to include window openings on both street frontages to maintain visual interest.
- 11.4 Having regard to the physical limitations of the sites, it is considered that the proposals represent an appropriate design solution on a constrained site. These reflect later developments in the local area and secure the productive re-use of the site.
- 11.5 All proposed dwelling types have been designed to accord with the standards set out in the Nationally Described Space Standards.

Cromford Street

- 11.6 This site varies from the other three, being less elongated and occupying a sloped profile. Whilst there are adjoining residential neighbours (to the north and east), there are also industrial premises across Acton Street to the south, and the Metrolink Park & Ride car park to the west. The proposed layout comprises properties fronting Cromford Street, with a central access road on this frontage leading to a second parallel row of properties along the site's eastern side.
- 11.7 To accommodate the changes in level, retaining structures will be required to the rear of the houses which will front onto Cromford Street, with the access road and rear properties set at a higher level. The existing Acre Lane houses to the rear will remain at a significantly higher level with the ridge line of the new houses equivalent to the ground floor of the existing properties.
- 11.8 As the rear gardens of these properties will adjoin the rear gardens of existing houses on Acre Lane at a lower level, this relationship will secure a satisfactory degree of privacy between the existing and future occupiers.
- 11.9 As a consequence, the proposed layout will result in an acceptable form of development that makes efficient use of the site, whilst ensuring there will be no loss of privacy or outlook from the existing properties.

12. LANDSCAPING AND ECOLOGY

- 12.1 A Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment have been submitted.
- 12.2 The application was submitted prior to the introduction of the statutory requirement for Biodiversity Net Gain of a minimum of 10%. Nonetheless, NPPF Paragraph 174 states that decisions should contribute to the natural environment by minimising impacts on and providing net gains for biodiversity.
- 12.3 The nature of the proposed development results in limited opportunities for on-site contributions and gain, although it does contain some tree planting opportunities.
- 12.4 Furthermore, both the submitted Biodiversity Report and consultation response from GMEU note that the proposals will result in a loss for biodiversity. Therefore, details of adequate compensation would continue to be required and this will be dealt with by means of a planning condition of any approval.
- 12.5 Despite viability challenges with the development, the applicant has however indicated that a financial contribution of £60,000 for additional tree planting / biodiversity in the local area could be achieved to meet this requirement for ecological mitigation / biodiversity net gain.

13. DRAINAGE AND GROUND CONDITIONS

- 13.1 A Flood Risk Assessment has been submitted. All the sites are indicated on the Environment Agency's Flood Risk Maps as being within Flood Zone 1 with the lowest risk of surface water flooding.
- 13.2 United Utilities has indicated that it has no objections to the principle of the proposed drainage strategy; but recommend conditions to require detailed plans, specifications, and future management / maintenance arrangements. Appropriate conditions are therefore included.
- 13.3 The Environmental Health team has considered the submitted Phase 2 Geo-Environmental Risk Assessment and Remediation Strategy. This will need to be updated as further investigations are undertaken.
- 13.4 Having regard to this information, it is recommended that conditions requiring detailed investigation and any identified necessary remedial measures be incorporated into any recommendation.

14. VIABILITY

- 14.1 As noted above, the application is accompanied by a Viability Appraisal.
- 14.2 The residual land value for the scheme including the policy compliant affordable housing sum of 7.5% produces a negative land value significantly below the benchmark land value. The development is therefore unviable on this basis.

- 14.3 The financial assessment undertaken shows that, with 33% grant-funded affordable units, the scheme produces a negative land value, albeit with a significantly reduced deficit. The proposed scheme is therefore considered to be on the margins of viability.
- 14.4 The Appraisal has been independently assessed on behalf of the Council.
- 14.5 It is noted that the scheme will make a positive contribution to affordable housing provision above the policy baseline in the Local Plan by providing approximately 33% affordable housing.
- 14.6 Although the conclusions of the independent assessment vary from those in the Viability Appraisal, both confirm that the provision of financial contributions towards public open space and education would render the scheme unviable and note the desire for the scheme to come forward from both the applicant and the Council's regeneration objectives.
- 14.7 It is therefore considered that sufficient justification exists for non-compliance with all required financial contributions, recognising the provision of affordable housing above the policy level and the aforementioned biodiversity contribution.

15. CONCLUSION

- 15.1 The proposed development will involve productive use of previously developed sites within a sustainable urban area. It will make a significant contribution to the Council's available housing land supply, including the provision of affordable housing.
- 15.2 The constraints associated with the sites in terms of historical relationships to the established street pattern and neighbouring properties have been adequately addressed and a balanced approach taken to ensure the viability of the site is not compromised.
- 15.3 It is therefore recommended that the application be approved.

16. 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. No development comprising the erection of any external walls shall take place until a specification for the materials to be used in the construction of the external surfaces of that building have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details and the materials to be used 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 Policy JP-P1 of the Places for Everyone Joint Development Plan.

4. Prior to the commencement of development, other than site clearance and preparation, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted at an agreed rate with the Local Planning Authority;
 - iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - v. Foul and surface water to be drained on separate systems.
 - vi. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to first occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development. REASON - To promote sustainable development, secure proper drainage, and to manage the risk of flooding and pollution having regard to Policy JP-S4 of the Places for Everyone Joint Development Plan Document.

5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained, and managed in accordance with the approved plan. REASON - To ensure that management arrangements are in place for the sustainable drainage system in order to manage the

risk of flooding and pollution during the lifetime of the development having regard to Policy JP-S4 of the Places for Everyone Joint Development Plan Document.

6. No development shall commence unless and until an updated site investigation and assessment into landfill gas risk and ground contamination has been carried out and the consultant's written report and recommendation have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and in order to protect public safety as the site is located within 250 metres of a former landfill site having regard to Policy 9 of the Oldham Local Plan.
7. No above ground works shall commence within the Cromford Street development site until remediation works and mitigation measures in accordance with authoritative UK guidance to address land instability arising from shallow coal mining legacy have been implemented in full on site in order to ensure that the site is made safe and stable for the proposed development. Prior to the first occupation of the Cromford Street development site, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the completion of any remedial works and mitigation necessary to address the risks posed by past coal mining activity. REASON - In order to ensure the safe development of the site having regard to Policy 9 of the Oldham Local Plan.
8. Prior to the commencement of any development, including site clearance, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority which deals with the following matters:
 - a phasing plan indicating the timetabling of construction works across the four development sites;
 - how any ground works and construction on site will be managed to control dust, noise, and vibration;
 - details of the arrangements for the provision of on-site facilities for the siting of plant and equipment, parking of contractors' vehicles, and the storage of materials;
 - details of wheelwash facilities; and,
 - hours of operation and routing of construction vehicles.

REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and to ensure that the details of the development are satisfactory having regard to Policy 9 of the Oldham Local Plan.

9. No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
 - a) Risk assessment of potentially damaging construction activities.

- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details. REASON - Prior approval of such details is necessary as they are fundamental to the initial site preparation works and to ensure the protection of important ecological interests having regard to Policies 9 and 21 of the Oldham Local Plan.

10. No construction of any dwellings hereby approved shall commence until a scheme and timetable for the achievement of Biodiversity Net Gain and off-site replacement tree planting has been submitted to and approved in writing by the Local Planning Authority. REASON - To ensure that the proposals result in enhancement of biodiversity having regard to Policies 9 and 21 of the Oldham Local Plan, paragraph 174 of the NPPF, and Policy JP-G8 of the Places for Everyone Joint Development Plan.
11. Prior to the commencement of the construction of any dwellings, a scheme for the installation of on-site bird and bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed on the identified properties prior to first occupation of that property and shall be retained thereafter. REASON - In order to secure the enhancement of ecological interests having regard to Policy 21 of the Oldham Local Plan.
12. No works to trees or shrubs shall take place between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority. REASON - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981 having regard to Policy 21 of the Oldham Local Plan.
13. Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved in writing by the Local Planning Authority detailing the containment, control, and removal of Himalayan balsam on site. The measures shall be carried out strictly in accordance with the approved scheme. REASON - To prevent the spread of invasive plant species having regard to Policy 9 of the Oldham Local Plan.
14. No dwelling shall be occupied until the access to the site and car parking space 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.

15. No construction of any dwellings hereby approved shall commence until a scheme and implementation timetable has been submitted to and approved in writing by the Local Planning Authority providing details of the necessary traffic calming measures within the development site and linking to the existing 20 mph zone. All works shall be completed in accordance with the approved implementation timetable. REASON - To ensure the development incorporates highway safety measures having regard to Policies 5 and 9 of the Local Plan.
16. No development shall commence on the Cromford Street site until arrangements have been submitted to and approved in writing by the Local Planning Authority providing details of the relocation of the bus stop on Cromford Street adjacent to the site. All works that form part of the approved relocation scheme shall be complete prior to first occupation of any dwellings on the site. REASON - In the interests of highway safety having regard to Policy 5 of the Oldham Local Plan.
17. Prior to the commencement of the construction of any building, details for demonstrating that the building shall be consistent with the 2022 Part L of the Building Regulations and with the measures in TABLE 5.1 of Places for Everyone Policy JP-S2, unless it can be demonstrated that it is not practicable or financially viable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details. REASON - In order to secure a sustainable form of development having regard to Policy JP-S2 of the Places for Everyone Joint Development Plan Document.
18. Notwithstanding the plans hereby approved the development shall be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations, unless it is first demonstrated to and agreed in writing by the Local Planning Authority that the specific site conditions make this impractical. REASON – To ensure a sustainable form of development having regard to the requirements of Policy JP-H3 of the Places for Everyone Joint Development Plan Document.

SITE LOCATION PLAN (NOT TO SCALE):

OVERALL SCHEDULE OF ACCOMMODATION				
Blockmap	Type	Site	Quantity	Total SpA
775-776	Other	750	14	10012
753-802	Other	750	14	10042
753 A.8	Other	750	8	6004
753 A.8	Other	750	7	5100
753 A.8	Other	750	2	1500
813-814	Other	810	2	1500
813 Var	Other	810	26	27000
813	Detached	810	1	300
813 (1)	Other	810	62	26000
813 A.8	Other	810	9	5400
813 (1) (1)	Other	810	2	1800
813 (1) (2)	Other	810	2	1800
813 A.8	Other	810	1	3000
858-871 (1)	Detached	850	1	300
843 Var (1)	Detached	840	9	3600
858 Var (1)	Detached	850	9	3600
Total:				130 144700 SpA



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.

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- 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](#).

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0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

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3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
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APPLICATION REPORT – FUL/352513/24 Planning Committee 17th April 2024

Registration Date: 11 March 2024
Ward: Coldhurst

Application Reference: FUL/352513/24
Type of Application: Full Planning Application

Proposal: Temporary theatre structure to be erected on the hardstanding area of the Oldham Civic Centre car park for a period of up to 3 months.

Location: Oldham Civic Centre Car Park, West Street, Oldham

Case Officer: Martyn Leigh
Applicant: Ms. Lauren Clancy, Oldham Coliseum Theatre Limited
Agent: Mr. Alex Firth, The Prod Office Limited

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee at the discretion of the Assistant Director for Planning, Transport & Housing Delivery, in accordance with the Council's Scheme of Delegation, on the grounds that it is located on council-owned land.

2. RECOMMENDATION

- 2.1 It is recommended that the application be approved subject to the conditions set out in this report and that the Assistant Director for Planning, Transport & Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 The application site is located within the Oldham Town Centre boundary and comprises a roughly square shaped site measuring 31 metres x 33 metres. Specifically, it comprises part of the wider Oldham Civic Centre Car Park located immediately adjacent to the north of the Civic Centre (i.e. the 14-storey principal building) although it is separated by a pedestrian access route to the bus station which adjoins the site to the east. To the west of the site is the main front entrance to the Queen Elizabeth Hall, and to the north and north-west of the application site towards New Radcliffe Street is a separate part of the Oldham Civic Centre Car Park.
- 3.2 The application site currently provides 35 car parking spaces including two disabled spaces and two spaces reserved for electric vehicles which are located alongside charging facilities. The site has a gentle negative slope from east (bus station) to west (towards the Queen Elizabeth Hall) although the bus station is at a notably higher level evident from the landscaped buffer.

4. THE PROPOSAL

- 4.1 The applicant, Oldham Coliseum Theatre Ltd, proposes the temporary use of the site to facilitate a pop-up theatre which comprises a hemispherical dome structure with a diameter of 15 metres and height of approximately 8.8 metres to provide a 167-seater theatre that will host a variety of events between late April 2024 until July. It would be located almost centrally within the site and would include provisions for secure storage, refuse area, and a wind monitoring station. Visitors would access the entrance of the building via a ramp constructed to comply with building regulation requirements (Part M).
- 4.2 The supporting information submitted with the application explains that many events will be free to attend. 'Roundabout', as the structure is known, is claimed by the applicant to be the world's first pop-up theatre and has toured the country over the last ten years.
- 4.3 Associated works include:
- A 20ft High Cube container in the southeastern corner of the site to provide secure weatherproof storage of scenery, props, and other similar items;
 - Structure monitoring station – a 1m x 1m concrete block with a 10m high aluminium truss pole with weather apparatus atop. This connects to a 24-hour monitoring station and advises if there is a need to evacuate should an extreme wind event occur;
 - 1.9m high Heras fencing covered by black air mesh covering, and vehicle access gates; and,
 - LED festoon lighting around the perimeter of the site with floodlighting provided at the main entrance.

5. PLANNING HISTORY

- 5.1 No relevant planning history

6. RELEVANT PLANNING POLICIES

- 6.1 The adopted Development Plan for the borough encompasses several documents, but principally the saved policies of the Joint Core Strategy and Development Management Policies DPD (Local Plan) and the recently adopted Places for Everyone Joint Plan (PfE). The application site falls within the Town Centre boundary as identified by the Policies Map associated with these documents but is otherwise unallocated.
- 6.2 Following the examination of PfE, all nine councils (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) considered the Inspectors' recommendations and the adoption of PfE and related documentation at Council meetings held between 28 February and 20 March 2024. All nine authorities adopted PfE and it therefore took effect and became part of the statutory development plan for each of the nine PfE authorities on 21 March 2024.
- 6.3 PfE must now be considered in the determination of planning applications, alongside Oldham's Joint Core Strategy and Development Management Development Plan

Document (Local Plan), adopted November 2011, in accordance with the National Planning Policy Framework (NPPF). There are aspects of the Local Plan that have been superseded by policies in PfE and these are set out Appendix A of PfE.

6.4 Having regard to PfE, the following policies are considered relevant to the determination of this application:

PfE policies:

- JP-P1 – Sustainable Places;
- JP-P3 – Cultural Facilities; and,
- JP-C8 – Transport Requirements of New Development.

Local Plan policies:

- Policy 1 – Climate Change and Sustainable Development;
- Policy 2 – Communities;
- Policy 5 – Promoting Accessibility and Sustainable Transport;
- Policy 9 – Local Environment;
- Policy 14 – Supporting Oldham's Economy; and,
- Policy 15 – Centres.

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Environmental Health	Suggest a condition restricting events in the temporary premises from taking place only between the hours of 10:00 to 23:00 to ensure that noise from performances/events does not unduly disturb residents in the town centre.
Drainage	Suggest that the drainage channel across the site is cleared prior to the erection of the temporary structure.
Highways	Require a Pedestrian Management Plan showing safe pedestrian routes to and from the wider area including the facilities at the Queen Elizabeth Hall.
Theatres Trust	Welcome and support the proposal and therefore support the granting of planning permission.

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 by display of three site notices posted around the boundaries of the application site.

8.2 In response no representations have been received to the application.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 Other than being located within the designated Town Centre boundary, the application site is otherwise unallocated in the Local Plan or PfE.
- 9.2 The proposal is a 'community facility' as defined within the reasoned justification of Local Plan Policy 2 of the adopted Local Plan. This policy explains that the Council will support the principle of such proposals and, in addition, newly adopted Policy JP-P1 (PfE) promotes development that is visually stimulating, provides opportunities for social contact and support, and which promotes a sense of community.
- 9.3 Policy JP-P3 (PfE) also supports the development of new cultural venues in town centres and places with good public transport connectivity. The policy specifically supports the use of pop-ups or meanwhile uses of vacant properties to stimulate vibrancy and viability and promote diversity in town centres. Whilst the site is not vacant, the proposals are temporary (for up to three months) and achieve the same objective.
- 9.4 Furthermore, in the context of this application, paragraphs 96 and 97 of the National Planning Policy Framework (NPPF) collectively promote development proposals which result in opportunities for social interaction that are safe and accessible, and which enhance the sustainability of communities.
- 9.5 Having regard to the policy matters raised above it is considered that the principle of development, on a temporary basis as proposed, is acceptable subject to other considerations discussed in more detail below regarding the temporary loss of parking spaces, access, drainage considerations, design and the impact on amenity and the character of the surrounding area.

10. TEMPORARY LOSS OF PARKING SPACES, ACCESS, AND OTHER HIGHWAY CONSIDERATIONS

- 10.1 Policy JP-C8 (PfE) explains that new development should be located and designed to enable and encourage walking, cycling and public transport use. In this regard, the proposal is located within the Town Centre boundary, in a highly accessible location immediately adjacent to Oldham's Bus Station.
- 10.2 However, it must also be recognised that the proposals would result in the temporary loss of 35 parking spaces, including two disabled spaces and two spaces reserved for electric vehicle charging. The Council's Principal Highway Engineer has been consulted on the application and raised no objection subject to the imposition of a condition requiring a Pedestrian Management Plan being approved prior to the proposed development being opened to the public. This would ensure that safe pedestrian routes are provided within the site and connecting to the facilities to be provided within the Queen Elizabeth Hall adjacent to the site. A condition is included within the recommendation requiring this.
- 10.3 Given the temporary nature of the proposals, which will be in-situ for no longer than three months, it is considered unreasonable to require any additional dedicated cycle parking facilities in addition to those currently available within the site. In any case, the highly sustainable location of the development means it is likely that many visitors would live locally and walk or use either the bus services or Metrolink. However, it is inevitable

that some visitors would choose to travel by car and there are existing car parks in the town centre to accommodate this demand.

11. DRAINAGE CONSIDERATIONS

- 11.1 The existing site is a hard surfaced public car park with no known drainage problems. However, the Council's drainage engineers have recommended that the existing drainage channel across the site should be cleared of any debris prior to the erection of the temporary theatre structure. If the application is approved an informative note will be included on the decision notice to bring this to the applicant's attention.

12. AMENITY, DESIGN, AND IMPACT ON CHARACTER OF THE SURROUNDING AREA

Amenity:

- 12.1 The nearest residential properties to the application site are those at the former Oldham County Court building near the junction of New Radcliffe Street and Rochdale Road. These are located approximately 88 metres away to the north-west. It must be acknowledged that the site falls within the Oldham Town Centre boundary, where expected noise and disturbance can be greater than in more suburban locations. However, through the requirements of Local Plan Policy 9, the amenity of residents of those living closest to the site must be considered.
- 12.2 The supporting information submitted with the application explains that the works involved with the erection and subsequent dismantling of the temporary theatre will only take place during the hours between 8am and 10pm on any day (including weekends). Furthermore, while open to the public, the operating hours would be restricted to between 10am and 11pm on any day (including weekends). No objections have been raised by the Council's Environmental Health service and given the town centre location and temporary form of development, it is considered that the impact on residential amenity would be limited and unlikely to cause such harm that would be unreasonable or otherwise unacceptable. However, a condition requiring adherence to the hours referred to above is attached to the recommendation.
- 12.3 Toilet facilities for visitors will be provided within the Queen Elizabeth Hall and, for performers, separate toilet facilities will be available within short walking distance of the dressing room / office spaces.

Design and Impact on Local Character:

- 12.4 The design is a fixed parameter given that the proposals essentially involve the siting of the existing mobile structure on the site for a temporary period. The associated storage areas are small scale and located in a discreet location adjacent to steps leading up to the bus station and are not considered to be materially harmful in any way to the character of the area. As such, having regard to the requirements of Policy JP-P1 (PfE), the design of the structure and associated temporary infrastructure (including fencing, storage areas, and the wind monitoring station which has a 10m aluminium truss pole) is considered acceptable.

13. CONCLUSION

- 13.1 The proposals, on Council owned land, represent an opportunity to host a temporary travelling theatre for a period of up to three months. The town centre location immediately adjacent to the bus station, reasonably close to the Metrolink line, and within walking distance for many living in the vicinity, will result in an attraction adding vibrancy and vitality to this part of the town centre, and could reasonably be expected to be associated with increased spending in nearby shops and food/drink venues.
- 13.2 The temporary impacts associated with the development can be satisfactorily minimised and mitigated by the conditions attached to the recommendation and, albeit outside of the remit of the Local Planning Authority, any unexpected issues arising from the proposals can be controlled by the Council in its capacity as landowner.
- 13.3 Therefore, the proposal, when considered against the relevant policies identified above, is an acceptable form of development. The structure, and associated works, can also be easily removed from the site once the exhibition closes. As such, the proposals are recommended for approval, subject to compliance with the recommended conditions set out below.

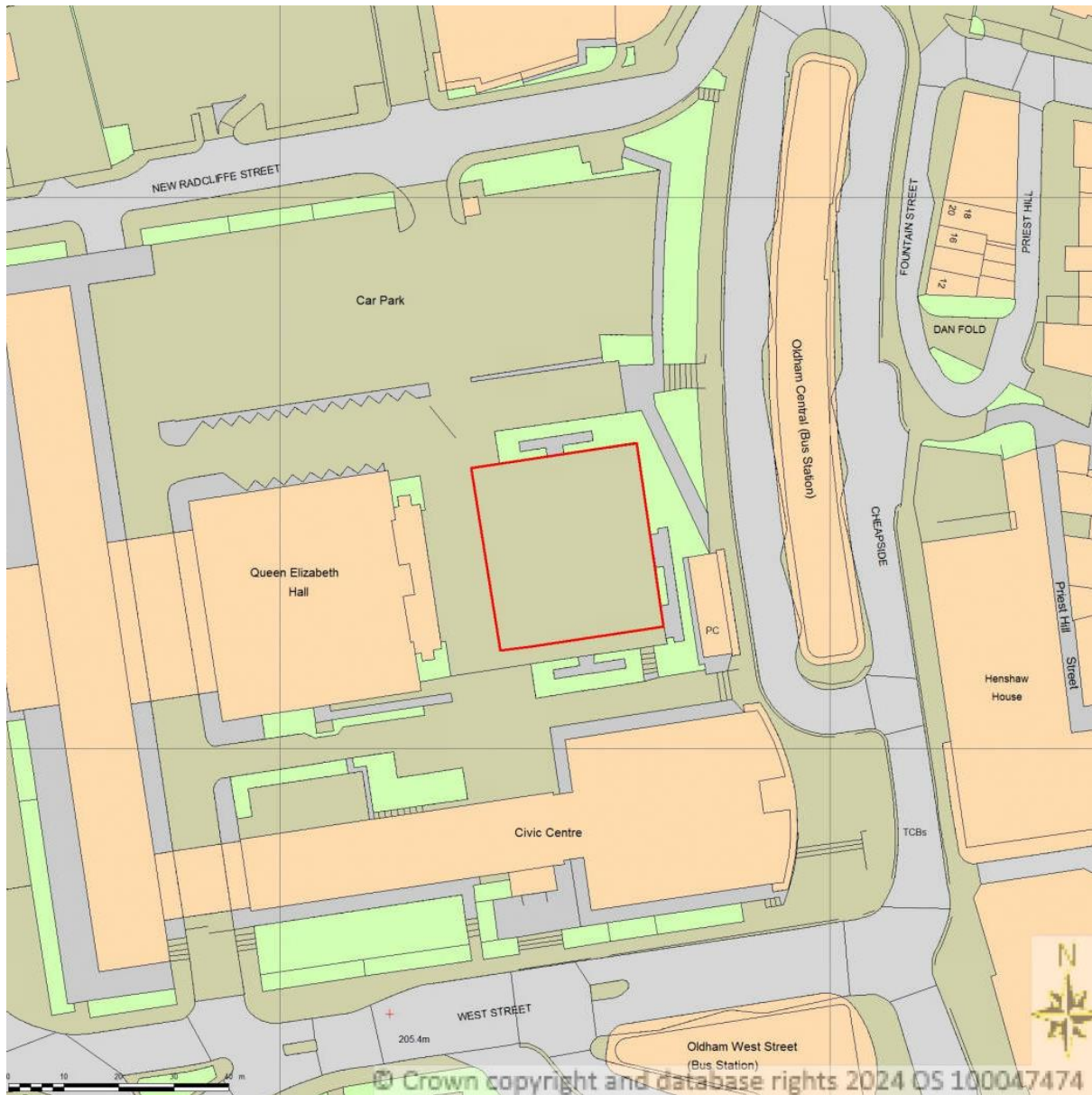
14. RECOMMENDED CONDITIONS

1. All equipment and infrastructure associated with the proposed temporary development shall be removed from the site and the land restored to an operational car park no later than 31 July 2024. Reason: To ensure that the land is returned to its original use and in the interests of amenity having regard to the requirements of Local Plan Policy 9.
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 development hereby approved shall not be opened to the public until such a time that a Pedestrian Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures to ensure that safe pedestrian routes are provided within the site and to connect the facilities available within the Queen Elizabeth Hall. The measures contained within the approved Plan shall be adhered to at all times for the duration of the temporary development. Reason: To ensure that visitors to the site have safe access to adjacent facilities in the interests of highway safety having regard to Local Plan Policy 9.
4. Working hours associated with the construction and dismantling of the structure shall only occur between the following hours:
 - Monday to Friday 0800 hours – 2200 hours; and,
 - Saturdays, Sundays, and Bank or Public Holidays 0800 hours – 2200 hours.

Reason: In the interests of residential amenity in accordance with the aims and objectives of Local Plan Policy 9.

5. The theatre shall not be open to the public outside the hours of 1000 – 2300 on any day of the week. Reason: In the interests of residential amenity in accordance with the aims and objectives of Local Plan Policy 9.
6. The development shall not be open to the public unless the toilet facilities within the Queen Elizabeth Hall are available with directional signage provided from the site, unless alternative toilet facilities are provided that have first been agreed in writing with the Local Planning Authority. Reason: In the interests of ensuring visitors have access to appropriate toilet facilities having regard to Local Plan Policy 9.
7. The development shall not be open to the public until such a time that waste storage and recycling bins have been provided on the site comprising at least 1 X 1100 litre general waste bin, and 1 X 1100 litre recycling bin. Such facilities shall continue to be made available for the duration of the temporary use. Reason: In the interests of ensuring visitors have access to appropriate toilet facilities having regard to Local Plan Policy 9.

SITE LOCATION PLAN (NOT TO SCALE):



PLANNING COMMITTEE – BACKGROUND PAPERS

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Planning Appeals Update

Planning Committee

Report of Assistant Director Planning, Transportation & Housing Delivery

DATE OF COMMITTEE

17 April 2024

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 21 February 2024. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between 3 February 2024 and Friday 29 March 2024 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
MMA/349676/22	113 Broadway Chadderton	Dismissed, 27/02/2024	08/11/2022	Minor-material amendment to approved application HOU/347611/21 for a new external door at first floor level.
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
HOU/348050/21	42 Wakefield Drive, Chadderton	Ongoing	26/09/2023	Single storey rear extension with roof terrace
FUL/349740/22	Roebuck Inn Brighton Road Strinesdale	Dismissed, 16/02/2024	02/11/2023	Change of use of land for extension to garden area, play equipment, lighting and boundary fence (retrospective)
TEL/350195/22	Croft Street Street Works Croft Street Oldham	Allowed, 14/02/2024	07/11/2023	Proposed 5G telecoms installation: H3G 18m street pole and additional equipment cabinets.

FUL/351076/23	Sunfield Stables Diglea Diggle	Dismissed, 27/02/2024	23/11/2023	Siting of 5 Glamping Pods in agricultural field, formation of access track and new septic tank.
OUT/350032/22	Westwood Medical Centre Winterbottom St Oldham	Ongoing	24/11/2023	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.
FUL/350285/22	7 Parkgate Chadderton Oldham	Ongoing	11/12/2023	Erection of a metal mesh canopy to front of building with a metal shutter to be locked at night, including metal pillars to hold the entire structure.
FUL/349936/22	94 Lane Head Road Oldham OL4 5RT	Ongoing	26/01/2024	Application for redevelopment of garage for the provision of one dwelling
HOU/351207/23	Blunder Hall Stables Dirty Lane Strinesdale Oldham	Ongoing	24/01/2024	Revision of application HOU/350754/23 for a detached garage
HOU/351284/23	17 Spencer Street Chadderton Oldham	Allowed, 07/03/2024	16/01/2024	Single storey side extension
HOU/351315/23	9 Bainbridge Road Oldham	Ongoing	31/01/2024	Repositioning of boundary fence

HOU/351871/23	6 Rochdale Road Denshaw Oldham	Allowed, 08/03/2024	17/01/2024	Erection of a detached garage.
FUL/350662/23	Cribbstones Delph New Road Delph	NEW	06/02/2024	Erection of timber fence to boundary (retrospective application) and proposed railings to entrance
FUL/350825/23	Land Adjacent To 36 Delph Road Denshaw	NEW	28/03/2024	Garage and car port
FUL/350806/23	Besom Hill End Farm 817 Ripponden Road Oldham	NEW	27/02/2024	Retrospective application for the change of use of land for the storage of demolition equipment for a period of a further three years, and retention of associated engineering and hard landscaping works
ADV/351425/23	Alexandra Centre Retail Park Park Road Oldham	NEW	21/03/2024	Installation of 1 no. internally illuminated 48 LED sheet advertising digital poster.
HOU/351778/23	79 Cambridge Street Oldham OL9 7BY	NEW	25/03/2024	Erection of a single storey rear extension and a rear dormer with gable build up.
FUL/351802/23	381 Oldham Road Royton	NEW	06/03/2024	Replacement of shutters and boxings, including replacement of shop window and door
ADV/351813/23	150 Broadway Chadderton	NEW	05/03/2024	Replacement of 1 no. existing 48 sheet poster board with an internally illuminated digital advertising screen (D-Poster).

RECOMMENDATION - That the report be noted.

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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