

**PLANNING COMMITTEE**  
**17/07/2024 at 6.00 pm**



**Present:** Councillor Hince (Chair)  
Councillors Z Ali, Charters, Cosgrove, Davis (Vice-Chair),  
Harkness, Hobin, Hurley, Iqbal, Nasheen and Quigg (Substitute)

Also in Attendance:

Graham Dickman	Special Projects Development Lead
Alan Evans	Group Solicitor
Abiola Labisi	Planning officer
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,  
Lancaster and Woodvine.

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 held on 5<sup>th</sup> June  
2024 be approved as a correct record.

6           **FUL/349416/22 - IVY MILL, CROWN STREET,  
FAILSWORTH**

APPLICATION NUMBER: FUL/349416/22

APPLICANT: Mr Navid Dean

PROPOSAL: Conversion of part of existing mill and addition of  
four additional floors to create 98 apartments, creation of  
additional level of parking over existing car park and associated  
works.

LOCATION: Ivy Mill, Crown Street, Failsworth, Oldham, M35  
9BG.

It was MOVED by Councillor Hince and SECONDED by Councillor Cosgrove that the application be DEFERRED.

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF DEFERRAL.



DECISION: That the application be DEFERRED.

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**FUL/350791/22 - LAND TO THE SOUTH OF LILAC VIEW CLOSE AND TO THE WEST OF KNOWL ROAD, SHAW**

APPLICATION NUMBER: FUL/350791/23

APPLICANT: Nordia Homes Ltd

PROPOSAL: Erection of 21 no. residential dwellings with associated landscaping and highways works

LOCATION: Land to the South of Lilac View Close and to the West of Knowl Road, Shaw.

It was MOVED by Councillor Hobin and SECONDED by Councillor Harkness that the application be REFUSED

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

DECISION: That the application be REFUSED for the following reasons:

1. Without adequate provision for public open space on or off site, and with no acceptable arrangement for financial contribution in lieu, the proposed development would in this regard, detract from the quality of life and well-being of future residents of the development and would therefore be contrary to relevant provisions of Policy 23 (Open Spaces and Sports) of the Oldham Local Plan, Policy JP-P7 (Sport and Recreation) of the Places for Everyone Joint Plan and Chapter 8 of the National Planning Policy Framework.
2. The applicant has failed to demonstrate that safe and adequate access can be provided to the site. In particular, the applicant has not provided sufficient detail or clarified concerns raised about the width, gradients, and general configuration of the proposed access road. Consequently, the Local Planning Authority remains concerned that this would result in an increase in the risk of accidents, and be detrimental to the highway safety aims and objectives of Local Development Plan Policies 5 and 9, Policy JP-C8 of the Places for Everyone Joint Development Plan, and paragraph 115 of the National Planning Policy Framework

**NOTES:**

That an Objector, the Applicant and a Ward Member attended the meeting and addressed the Committee on this application.



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**FUL/352515/24 - LAND AT SNIPE CLOUGH, OLDHAM**

APPLICATION NUMBER: FUL/352515/24

APPLICANT: Oldham MBC

PROPOSAL: Full application for the erection of a visitor centre, events building, forestry depot, necessary infrastructure, hard and soft landscaping, vehicular and cycle parking, and pedestrian movements

LOCATION: Land at Snipe Clough, Oldham

It was MOVED by Councillor Charters 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:**

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

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**RES/352568/24 - LAND AT SNIPE CLOUGH, OLDHAM**

APPLICATION NUMBER: RES/352568/24

APPLICANT: Anna Da Silva

PROPOSAL: Application for approval of all Reserved Matters in respect of Phase A (Upper Market Garden) relating to approved application FUL/348898/22)

LOCATION: Land at Snipe Clough, Oldham

It was MOVED by Councillor Iqbal and SECONDED by Councillor Cosgrove that the application be APPROVED (against Officer recommendations).

On being put to the vote 9 VOTES were cast IN FAVOUR OF APPROVAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

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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**HOU/352729/24 - 42 PARKFIELD, CHADDERTON**

APPLICATION NUMBER: HOU/352729/24

APPLICANT: Mr. Shajanur Raja

PROPOSAL: Erection of a single storey rear extension.

LOCATION: 42 Parkfield, Chadderton, OL9 0AS

It was **MOVED** by Councillor Charters and **SECONDED** by Councillor Nasheen that the application be **APPROVED**.

On being put to the vote 5 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 0 **VOTES** were cast **AGAINST** with 6 **ABSTENTIONS**.

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

**NOTES:**

1. That an Objector attended the meeting and addressed the Committee on this application.
3. 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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**HOU/352509/24 - 54 PARKFIELD, CHADDERTON**

APPLICATION NUMBER: HOU/352509/24

APPLICANT: Mr C Blair

PROPOSAL: Erection of a single storey rear extension.

LOCATION: 54 Parkfield, Chadderton, OL9 0AS

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

On being put to the vote 9 **VOTES** were cast **IN FAVOUR OF APPROVAL** and 2 **VOTES** were cast **AGAINST** with 0 **ABSTENTIONS**.

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

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**APPEALS UPDATE**

**RESOLVED** that the Appeals Update be noted.

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**LATE LIST**

**RESOLVED** that the information as contained in the Late List be noted.

The meeting started at 18.00pm and ended at 20.05pm

