

PLANNING COMMITTEE
23/04/2025 at 6.00 pm



Present: Councillor Davis (Vice-Chair, in the Chair)
Councillors Akhtar, Z Ali, Charters, Harkness, Hobin, Hurley,
A Hussain, J. Hussain, Iqbal, Islam (Substitute), Murphy
(Substitute) and Nasheen

Also in Attendance:

Graham Dickman	Major Projects Development Lead
Alan Evans	Group Solicitor
Abiola Labisi	Planning Officer
Martyn Leigh	Interim Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning, Transport and Housing Delivery

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors
Cosgrove, Hince and Williamson.

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, pending amendments to the attendance, the
minutes of the meeting held on 26th March 2025 be approved as
a correct record.

**6 FUL/353405/24 - LAND ON THE SOUTH EAST SIDE OF
MEDLOCK ROAD, FAILSWORTH, MANCHESTER, M35
9WG**

APPLICATION NUMBER: FUL/353405/24

APPLICANT: Mr Connor McKinley

PROPOSAL: Installation and operation of a 30 MW Battery
Energy Storage System (BESS), including access and
associated infrastructure.

LOCATION: Land on the south-east side of Medlock Road, Failsworth



It was MOVED by Councillor Hobin and SECONDED by Councillor Murphy that the application be REFUSED (against Officer recommendations).

On being put to the vote 7 VOTES were cast IN FAVOUR OF REFUSAL and 6 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

The proposed development represents inappropriate development in the Green Belt which is, by definition, harmful and cannot be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Having regard to Local Plan Policy 22 and paragraph 153 of the National Planning Policy Framework the benefits associated with the scheme have not been demonstrated to clearly outweigh the impacts associated with the proposal.

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 9.

7

FUL/353553/24 - PLOT 2000, LYDIA BECKER WAY, BROADWAY GREEN, FOXDENTON, OLDHAM

APPLICATION NUMBER: FUL/353553/24

APPLICANT: H3CG Oldham Limited

PROPOSAL: Erection of commercial units within Use Classes B2, B8 and E(g)(iii) with associated parking, landscaping and infrastructure.

LOCATION: Plot 2000, Lydia Becker Way, Broadway Green, Oldham

It was MOVED by Councillor Akhtar 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

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 9.



8 APPEALS UPDATE REPORT

RESOLVED that the Appeals Update be noted.

9 LATE LIST

RESOLVED that the information as contained in the late list be noted.

The meeting started at 6.00 pm and ended at 7.43 pm