

## ***PLANNING COMMITTEE Regulatory Committee Agenda***

Date Wednesday 2 July 2025

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 Alex Bougatef or Constitutional Services at least 24 hours in advance of the meeting.

2. CONTACT OFFICER for this agenda is Constitutional Services email [Constitutional.Services@oldham.gov.uk](mailto: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, 27 June 2025.

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](https://www.oldham.gov.uk/homepage/1449/attending_council_meetings)

#### MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors Adams, Akhtar, Z Ali, Cosgrove, Davis (Vice-Chair), Harkness, Hince (Chair), Hobin, Hurley, A Hussain, S. Hussain, Iqbal, Islam, Murphy, Nasheen 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 5 - 8)  
  
The Minutes of the meeting of the Planning Committee held on 4<sup>th</sup> June 2025 are attached for Members' approval.
- 6 OUT/354338/25 - Former Civic Centre & Queen Elizabeth Hall, West Street, Oldham (Pages 9 - 32)  
  
Hybrid planning application seeking: - 1. Permission for demolition of existing buildings. 2. Full planning permission for residential development (Block A) (Use Class C3) with associated access, servicing, parking, public realm and landscaping. 3. Outline planning permission for development of a mix of uses, comprising residential units (Use Class C3); ancillary commercial, business and service uses (Use Classes E and F1) with associated access, servicing, parking, public realm and landscaping. All matters reserved for future determination save for primary access.
- 7 OUT/354323/25 - Former Magistrates Court, King Street, Oldham (Pages 33 - 54)  
  
Outline planning application comprising residential development (Use Class C3); with associated access, servicing, parking, public realm and landscaping. All matters reserved for future determination save for primary access.

- 8           OUT/354324/25 - Former Leisure Centre, Rock Street, Oldham (Pages 55 - 76)
- Outline planning application comprising residential development (Use Class C3) alongside ancillary non-residential floorspace (Use Class E); with associated access, servicing, parking, public realm and landscaping. All matters reserved for future determination save for primary access.
- 9           FUL/354326/25 - Land At Prince's Gate, Prince Street, Oldham (Pages 77 - 100)
- Full planning application for residential development (Use Class C3) alongside ancillary non-residential floorspace (Use Classes E and F1), with associated access, servicing, parking, public realm and landscaping improvements.
- 10          OUT/354325/25 - Manchester Chambers, West Street, Oldham (Pages 101 - 108)
- Outline planning application comprising the partial demolition of existing buildings, and extension to provide new floorspace (Use Class E and F1) with associated public realm and associated works. All matters reserved for future determination save for primary access.
- 11          FUL/354322/25 - Civic Centre, West Street, Oldham (Pages 109 - 116)
- Change of use of Civic Centre Tower from office (Use Class E(c)) to hotel (Use Class C1)