

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 13 August 2025

Time 6.00 pm

Venue Lees Suite, 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
 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, 8 August 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

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 3 - 8)

The Minutes of the meeting of the Planning Committee held on 2 July 2025 are attached for Members' approval. |
| 6 | FUL/353720/24 - Land Adjacent To Gorse Mill, Gorse Street, Chadderton, OL9 9RJ (Pages 9 - 20)

New warehouse development comprising of 10 no. units |
| 7 | FUL/354415/25 - The Vestacare Stadium, Whitebank Road, Oldham, OL8 3JH (Pages 21 - 30)

Retention of 4 no. containers, seating area and siting of canopy for the provision of food, storage and changing facilities. |
| 8 | Appeals Update Report (Pages 31 - 34) |

PLANNING COMMITTEE
02/07/2025 at 6.00 pm



Present: Councillor Hince (Chair)
Councillors Adams, Akhtar, Z Ali, Cosgrove, Davis (Vice-Chair),
Harkness, Hobin, Hurley, A Hussain, S. Hussain, Iqbal, Murphy,
Nasheen and Woodvine

Also in Attendance:

Graham Dickman	Major Projects Development Lead
Alan Evans	Group Solicitor
Martyn Leigh	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

There were no apologies for absence received.

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 4th June
2025 be approved as a correct record.

**6 OUT/354338/25 - FORMER CIVIC CENTRE & QUEEN
ELIZABETH HALL, WEST STREET, OLDHAM**

APPLICATION NUMBER: OUT/354338/25

APPLICANT: Muse Places Limited

PROPOSAL: 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

LOCATION: Former Civic Centre and Queen Elizabeth Hall, West Street, Oldham, OL1 1UT

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

On being put to the vote 14 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.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 12.

7

OUT/354323/25 - FORMER MAGISTRATES COURT, KING STREET, OLDHAM

APPLICATION NUMBER: OUT/354323/25

APPLICANT: Muse Places Limited

PROPOSAL: 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

LOCATION: Former Magistrates' Court, King Street, Oldham

It was MOVED by Councillor Nasheen and SECONDED by Councillor Iqbal 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 subjected to the conditions as outlined in the report.

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 12.

OUT/354324/25 - FORMER LEISURE CENTRE, ROCK STREET, OLDHAM

APPLICATION NUMBER: OUT/354324/25

APPLICANT: Muse Places Limited

PROPOSAL: 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

LOCATION: Former Leisure Centre, Rock Street, Oldham

It was MOVED by Councillor Hobin and SECONDED by Councillor Iqbal 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:

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 12.

FUL/354326/25 - LAND AT PRINCE'S GATE, PRINCE STREET, OLDHAM

APPLICATION NUMBER: FUL/354326/25

APPLICANT: Muse Places Limited

PROPOSAL: 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.

LOCATION: Land at Prince's Gate, Prince Street, Oldham, OL1 3TL

It was MOVED by Councillor Hobin and SECONDED by Councillor Iqbal 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:

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 12.

10

OUT/354325/25 - MANCHESTER CHAMBERS, WEST STREET, OLDHAM

Councillor Hurley left the room during consideration of this item and therefore took no part in the vote or discussion thereon.

APPLICATION NUMBER: OUT/354325/25

APPLICANT: Muse Places Limited

PROPOSAL: 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

LOCATION: Manchester Chambers, West Street, Oldham, OL1 1LF

It was MOVED by Councillor Nasheen and SECONDED by Councillor Iqbal 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:

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 12.

11

FUL/354322/25 - CIVIC CENTRE, WEST STREET, OLDHAM

APPLICATION NUMBER: FUL/354322/25

APPLICANT: Muse Places Limited

PROPOSAL: Change of use of Civic Centre Tower from office (Use Class E(c)) to hotel (Use Class C1)

LOCATION: Civic Tower, West Street, Oldham, OL1 1UT

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

On being put to the vote 14 VOTES were cast IN FAVOUR OF APPROVAL and 1 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.

12

LATE LIST

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

The meeting started at 6.00 pm and ended at 8.04 pm

This page is intentionally left blank

APPLICATION REPORT – FUL/353720/24 Planning Committee 13th August 2025

Registration Date: 16th December 2024
Ward: Chadderton South

Application Reference: FUL/353720/24
Type of Application: Full Application

Proposal: New warehouse development comprising of 10 no. units.

Location: Land adjacent to Gorse Mill, Gorse Street, Chadderton, Oldham, OL9 9RJ.

Case Officer: Matthew Taylor
Applicant: Mr. Peter Kashem
Agent: Mr. Martyn Postlethwaite

1. INTRODUCTION

- 1.1 This application is presented to Planning Committee since it relates to a proposal for Major application.

2. RECOMMENDATION

- 2.1 It is recommended that the application is approved subject to the conditions set out at the end of this report.

3. SITE DESCRIPTION

- 3.1 The application site is a car park adjacent Gorse Mill, Gorse Street, Chadderton.
- 3.2 The site sits in an area identified as a Business Employment Area (BEA3).
- 3.3 The site is effectively surrounded to the north, east and west by commercial uses and buildings of an industrial scale. Residential properties are situated approximately to the south of the proposed buildings.

4. THE PROPOSAL

- 4.1 The application seeks full planning application for a warehouse development comprising 10no warehouses.
- 4.2 The warehouses will sit across the north of the site in a row and they will be the same in scale and size.
- 4.3 Units 1-6 will sit attached together on the site, the development will then be split by a grassed area and then will continue with units 7-10 attached together, it should be noted that units 7-10 would sit higher on the site than Units 1- 6. The overall height of

units would be 9.2m, the depth of all the units would be the same at 15.2m, in terms of width, from units 1-6, the width would be 42.7m and units 7-10 would be 28.6m.

- 4.4 The frontage of the proposed buildings will incorporate a turning area for vehicles and a ramp, which will provide vehicular access across the site to the relevant units. Bin storage facilities are proposed to the south of the site and provision for motorcycle storage and bicycle storage is made fronting the grassed area between the proposed buildings.

5. PLANNING HISTORY

PA/345266/20 - Proposed new warehouse development comprising of ten number units (use classes of B1 / B2 / B8) - Approved 22/03/2021

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 (Local Plan), adopted November 2011, 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:

Places for Everyone

Policy JP-S1: Sustainable Development
Policy JP-S4: Flood Risk and the Water Environment
Policy JP-G7: Trees and Woodland
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
Policy JP-P1 Sustainable Places
Policy JP-C8: Transport Requirements of New Development

Core Strategy

Policy 1: Climate Change and Sustainable Development
Policy 5: Promoting Accessibility and Sustainable Transport Choices
Policy 9: Local Environment
Policy 14: Supporting Oldham's Economy
Policy 19: Water and Flooding

7. CONSULTATIONS

Highways Officer	No objections raised
Environmental Health	No objection subject to conditions
United Utilities	No objection subject to a condition
Drainage	No objections raised
GM Ecology Unit	No objections raised, subject to biodiversity enhancement condition.
GM Police	No objections raised

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 display of a site notice, and publication of a press notice.
- 8.2 In response no representations have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 Policy 1 seeks to ensure the effective and efficient use of land and buildings, promote economic prosperity, and meet the needs of existing and new businesses, and to promote high quality and sustainable design. Policy 14 states that it is important that Oldham has a range of sites to support the local economy for both existing and new firms within the area.
- 9.2 The application is considered acceptable in principle, as the development would support local businesses and retain an employment-generating use on a brownfield site within the Greengate Business Employment Area. It is therefore in compliance with the aims and objectives of Policies 1 and 14 of the Local Plan.

10. DESIGN AND LAYOUT

- 10.1 Policy JP-P1 within the PFE Joint DPD outlines that we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.
- 10.2 Whilst Policy 1 within the DPD states that the Council will ensure that development proposals respect Oldham's built environment.
- 10.3 Further, the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process

should achieve, and that permission should be refused for development that is not well designed.

- 10.4 The proposed buildings are of an appropriate scale and massing in relation to the adjoining industrial building onsite. Furthermore, the units are of a functional design using a simple palette of materials.
- 10.5 It is noted they are of the same design and layout as the previous development of 10no. industrial units on site (ref: PA/345266/20).
- 10.6 In this context it is considered that the development accords with the design principles set out above.

11. AMENITY ISSUES

- 11.1 Policy 9 states that consideration must be given to the impact of a proposal on the local environment. It seeks to ensure that development is not located where it would be adversely affected by neighbouring land uses and does not cause significant harm to the amenity of the occupants of the development or to existing and future neighbouring occupants or users. This includes impacts related to safety, security, and noise.
- 11.2 With regard to other potential amenity impacts, Environmental Health has raised no objection to the proposed development.
- 11.3 Given the scale of the unit and its location within a business employment area, it is considered that the impact on the amenity of neighbouring occupiers would be minimal, particularly given the 45-metre separation distance to the nearest residential dwellings on Whitegate Lane.
- 11.4 However, it is noted that Environmental Health, having reviewed the previous application, recommended a number of conditions due to the proximity of the development to residential properties. These included:
- The site shall not operate above a noise level of 35 dB outside the hours of 07:00–22:00.
 - Floodlighting must be approved by the Local Planning Authority prior to installation to ensure there is no unacceptable light spillage onto nearby residential properties.
 - Vehicular movements at the site shall be restricted to between 07:00–22:00. Additionally, a condition will be imposed requiring that all activities associated with each unit be conducted within the building and not outside.
- 11.5 Therefore, given that the current scheme maintains the same layout and use as the previous application, it is considered appropriate to impose the same residential amenity planning conditions, having regard to Policy 9.

12. HIGHWAYS ISSUES

- 12.1 Policy 5 of the Local Plan requires that developments do not compromise pedestrian or highway safety and Policy 9 of the Local Plan states that the development will be permitted where it minimises traffic levels and does not harm the safety of road users.

- 12.2 Crucially, NPPF paragraph 116 requires that, in considering planning applications, *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”* This therefore provides the key test for considering this (and other) proposal in relation to highway safety.
- 12.3 It is noted the TfGM and the Highways Engineer raised no objection to the previous approval. It is considered the proposed development is in a sustainable location with links to public transport and opportunities for walking and cycling. There will be no significant additional traffic generation or demand for parking to the detriment of highway safety.
- 12.4 In terms of parking, the proposal is to replace a 144 car park spaces with 10 commercial units, which demonstrates provision for 43 parking spaces. The car park is not dedicated to any particular use in the area and does not appear to be heavily used and therefore, no objections are raised to the application on these grounds.
- 12.5 On the basis of the above, the development complies with the NPPF, together with Policies 5 and 9, 13 of the Local Plan.

13. ECOLOGY

- 13.1 Policy 6 and Policy 21 of the Oldham LDF Joint DPD are concerned with protecting, conserving and enhancing our local natural environments.

Biodiversity Enhancement

- 13.2 It is expected development of this scale include measures to enhance biodiversity at the site and to provide a net gain for biodiversity, in line with the requirements of the National Planning Policy Framework. Therefore, to address this matter, an appropriately worded planning condition has been agreed with the applicant prior to determination and is attached to the recommendation.

Biodiversity Net Gain

- 13.3 Greater Manchester Ecology Unit have considered the development and raised no concern with the applicant's statement in the forms that the development is subject to the de minimis exemption, as the development does not impact a priority habitat and impacts less than 25 square metres of on-site habitat such as hedgerows
- 13.4 Therefore, it is accepted that the proposal is exempt from BNG under the de minimis rule.

14. DRAINAGE

- 14.1 Policy 19 of the Oldham LDF Joint DPD is concerned with ensuring that new developments do not result in an unacceptable flood risk or increased drainage problems by directing developments away from flood risk areas.
- 14.2 In line with good practice, a pre commencement condition to ensure that details of a

drainage strategy are submitted and agreed with the Local Planning Authority prior to the commencement of development has been attached. This will ensure that surface and foul water is appropriately considered as part of the development.

15. GROUND CONDITIONS

- 15.1 Paragraph 187 of the NPPF states where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
- 15.2 The Council's Environmental Health team have been consulted and recommended it is appropriate to impose conditions which relation to intrusive site investigations for landfill gas and contaminated land. These are attached to the recommendation.

16. CONCLUSION

- 16.1 Having regard to the scale and nature of the proposed development, the location of the site and the general pattern of development in the area, it is considered that the development would not lead to any significant adverse impact on the character of the area neither would it lead to unacceptable adverse impact on the amenity of the occupiers of neighbouring properties. The proposal would enhance the viability of the established business employment site on site and would help to retain /create new employment opportunities thereby boosting the local economy. The proposal would therefore be in accordance with relevant provisions of the Local Plan Policies.

17. 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. Notwithstanding the details shown on the approved plans, no development comprising the erection of any external walls shall take place until a specification of the materials to be used in the construction of the external surfaces of the development, including the roof, 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. The materials to be used throughout the development 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 1 of the Oldham Local Plan and Policy JP-P1 within the PFE Joint DPD.
- 4. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's written report and recommendation have been submitted to and approved 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.

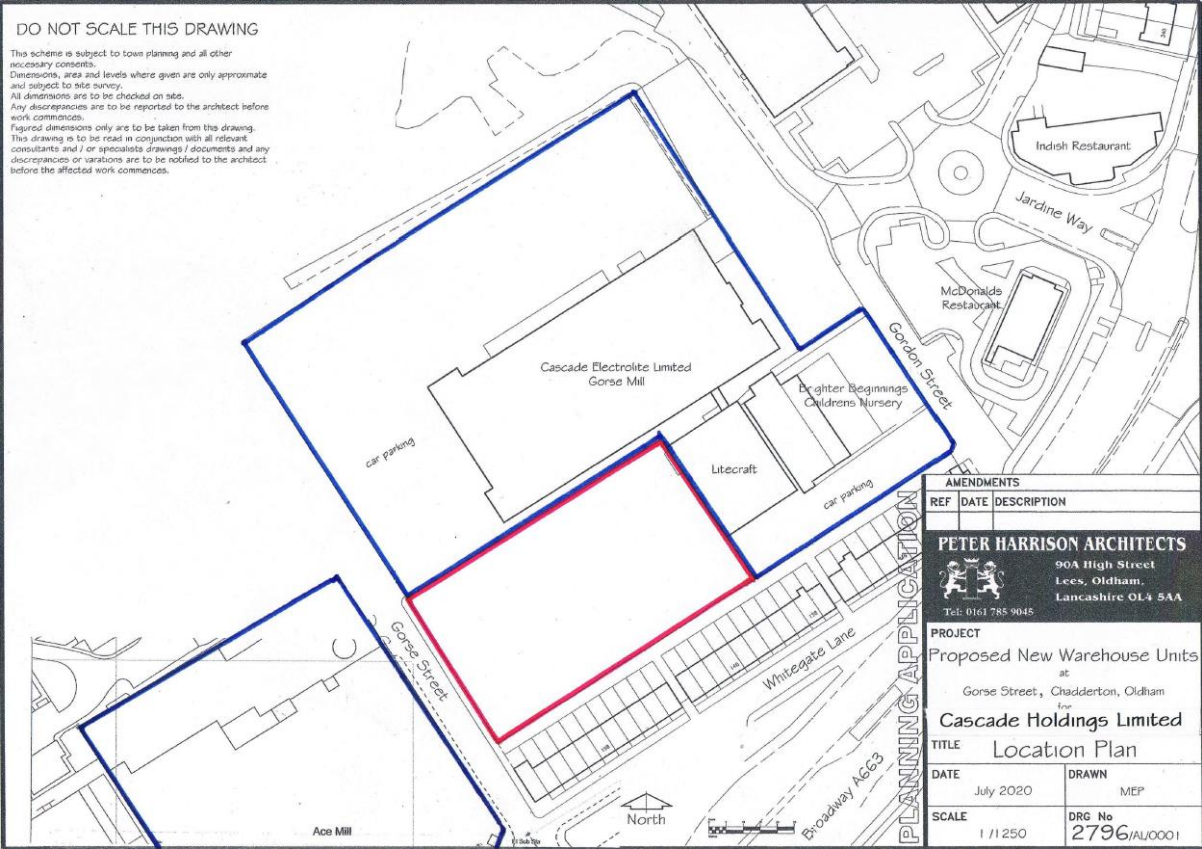
5. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from 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 having regard to Policy 9 of the Oldham Local Plan.
6. In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this. REASON - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, having regard to Policy 9 of the Oldham Local Plan.
7. Prior to the commencement of development, 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:
 - a) 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;
 - b) 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);
 - c) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - d) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - e) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to 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 19 of the Oldham Local Plan.

8. No floodlights shall be attached to the building or erected within the car park unless and until a scheme indicating their height, position, type of shields and the level and intensity of illumination has been submitted to and approved in writing by the Local Planning Authority. Thereafter any floodlights/security lights and security cameras shall be erected entirely in accordance with the approved scheme. REASON - To protect the amenity of occupiers of nearby residential properties having regard to Policy 9 of the Oldham Local Plan.
9. The level of noise emanating from the site shall not exceed 35dBA LAeq(10) outside the hours of 07:00 to 22:00, Monday to Saturday and at any time on Sunday or Bank Holidays and Public Holidays, as measured from any point on the boundary of the curtilage adjoining the residential premises on Whitegate Lane. REASON - To ensure the protection of the occupants of nearby premises having regard to Policy 9 of the Oldham Local Plan.
10. The roller shutter doors hereby approved shall not be brought into use unless and until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing their design and operation. Thereafter the arrangements forming the approved scheme shall at all times remain in place. REASON - To ensure that the level of noise produced by the operation is not excessive and detrimental to the amenity of nearby residents having regard to Policy 9 of the Oldham Local Plan.
11. No vehicle movements to and from and/or within the site shall take place outside the hours of 07:00 to 22:00, Monday to Saturday and at no time on Sunday or Bank Holidays and Public Holidays. REASON - To protect the amenities of occupiers of nearby premises having regard to Policy 9 of the Oldham Local Plan.
12. The use hereby permitted shall be restricted to the envelope of the building. The open areas of the site shall not be used for the storage of goods, waste materials and equipment at any time other than in closed containers, the location of which has previously been approved in writing by the Local Planning Authority. REASON - In order to protect the amenity and appearance of the area having regard to Policy 9 of the Oldham Local Plan.
13. The use of the buildings hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter. REASON - In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.
14. A scheme for the Biodiversity Enhancement Measures, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the construction of any buildings hereby approved. The approved scheme shall be implemented prior to first occupation of the development (or in accordance with a phasing plan which shall first be agreed in writing with the Local Planning Authority) and shall be retained thereafter. REASON - To ensure positive enhancement of the site having regard to Policy 21 of the Oldham Local Plan.

SITE LOCATION PLAN (NOT TO SCALE)



This page is intentionally left blank

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.

THE BACKGROUND PAPERS

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- 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](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy)
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

Guidance on how to access these documents is available by making contact with the Planning Service by telephone or email: 0161 770 4105 / Planning@oldham.gov.uk

This page is intentionally left blank

APPLICATION REPORT – FUL/354415/25 Planning Committee 13 August 2025

Registration Date: 22nd April, 2025
Ward: Hollinwood

Application Reference: FUL/354415/25
Type of Application: Full

Proposal: Retention of 4 no. containers, seating area and siting of canopy for the provision of food, storage and changing facilities.

Location: The Vestacare Stadium, Whitebank Road, Oldham

Case Officer: Abiola Labisi
Applicant: Mr Charlie O'Brien
Agent: Mr. Matthew Symons (Edgeplan)

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation since the application relates to Council owned land and there have been objections received to the proposal.

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 Planning, Transport & Housing Delivery shall be authorised to issue the decision.

3. SITE DESCRIPTION

- 3.1 The application site forms part of the Vestacare Stadium grounds which is on the north side of Whitebank Road, Oldham. The overall stadium ground is adjoined by dwellings to the north and west and near dwellings on Whitebank Road to the south of the site.
- 3.2 The site lies within the Green Belt and to the immediate north of the site is an area designated as a Conservation Area.

4. THE PROPOSAL

- 4.1 The proposal seeks approval for the retention of four containers and external seating area including the provision of a canopy over the external seating area.
- 4.2 Two of the containers serve as changing rooms relating to the established use of the site while one is used for storage purposes. The fourth container serves as a food kiosk and replaces a mobile food kiosk of approx. the same size.

- 4.3 Each of the two containers serving as changing rooms measures approx. 9.7m x 3m and are both located within the eastern section of the site while the storage container, located within the southern section of the site measures approx. 6m x 2.1m. The food kiosk measures approx. 6m x 2.4m.
- 4.4 The proposal includes the provision of a canopy across a section of the external seating area and the section to be covered is the triangular section which is immediately adjacent the food kiosk. The fabric canopy would be approx. 4.2m in overall height and would be attached to a central support post and to the existing fencing.
- 4.5 The applicant has submitted that the structures to which the application relates have been in situ for a number of years, supporting the established use of the site albeit with the benefit of temporary permission and they are now seeking permanent permission for the structures.
- 4.6 For the avoidance of doubt, the proposal does not include any alterations to the existing site access which remains off Whitebank Road.

5. PLANNING HISTORY

The relevant planning is set out below.

FUL/346918/21 – Three year temporary permission granted for retrospective siting of an ancillary food kiosk (mobile catering van) and provision of sheltered seating areas.

FUL/347685/21 - Temporary permission for a period of 3 years for retention of 2 no. steel containers to provide temporary changing rooms and a marquee to provide replacement gym facilities.

6. RELEVANT PLANNING POLICIES

- 6.1 The adopted Development Plan is the Joint Development Plan Document (Local Plan) which forms part of the Local Development Framework for Oldham. In addition, the Places for Everyone (PfE) Joint Plan which was adopted in March 2024 forms a material consideration in the assessment of planning proposals. The site is allocated in the Proposals Map associated with the Oldham Local Plan as Green Belt.
- 6.2 The following policies are considered relevant to the determination of this application:

Policy 1 - Climate Change and Sustainable Development
Policy 5 - Promoting Accessibility and Sustainable Transport;
Policy 9 - Local Environment;
Policy 22 – Protecting Open Land;
Policy 24 – Historic Environment;
Policy JP-S1 - Sustainable Development;
Policy JP-G9 - The Green Belt; and,
Policy JP-P1 - Sustainable Places.

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Environmental Health	Formal response received. Raised no objection to the proposal.
Highways	Formal response received. Raised no objection.

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 affecting the character of a Conservation Area by neighbour notification letters, display of a site notice, and publication of a press notice.
- 8.2 In response, 3 representations have been received objecting to the proposal and raising the following (summarised) issues:
- Parking and potential highway safety issues (Addressed in paras. 13.1 – 13.4)
 - Noise disturbance (Addressed in para. 11.2)
 - Unsightly cabins (Addressed in para. 12.2)
- 8.3 Issues relating to antisocial behaviour such as littering were also raised in some of the objections. However, such issues are not considered to be material in this instance and have therefore not been accorded any significant weight in the assessment of the application. They are not considered material because the proposal by nature does not directly cause antisocial behaviours and therefore, such issues would not be sufficient to refuse planning permission.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is allocated as Green Belt by the Proposals Map associated with the Joint Development Plan Document. Para 154 of the NPPF provides that development in the Green Belt is inappropriate unless at least one of a number of exceptions applies. The exception considered applicable in this instance includes:
- Para 154 (b) - the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 9.2 The proposal relates to the provision of appropriate ancillary facilities to support the existing use of the site for outdoor sport and as such, would be in accordance with provisions of para 154(b) of the NPPF. Significantly, having regard to its scale, the proposal would not detract from the openness of the Green Belt and would not conflict with the purposes of including land within it.

- 9.3 Furthermore, with regard to promoting healthy and safe communities, para 96 of the NPPF provides that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 9.4 The proposal would enhance the use of the site for sporting events and would therefore contribute towards building a healthy community.
- 9.5 In addition, Policy 1 (Climate Change and Sustainable Development) of the Oldham Local Plan provides that when allocating sites and determining planning applications, the council will ensure the effective and efficient use of land and buildings by promoting the reuse and conversion of existing buildings (including Oldham's industrial mills) and development on previously developed land (including through land reclamation, remediation of contaminated land and recycling derelict, vacant and underused land) prior to the use of greenfield sites.
- 9.6 The proposal relates to the retention of existing structures on site rather than erection of new structures on greenfield sites. The structures have been on site for at least four years now with no evidence of any significant harm to amenity or the general character of the area. The proposal to retain and reuse the structures would therefore be in accordance with the policy promoting effective use of land.
- 9.7 Having regard to the foregoing, it is considered that the proposal is acceptable in principle.

10. BIODIVERSITY NET GAIN AND IMPACT ON ECOLOGY

- 10.1 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan), amongst others.
- 10.2 Accordingly, Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity) of the Places for Everyone Joint Plan provides that development will be expected to follow the mitigation hierarchy of:
- Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - Adequately mitigating any harm to biodiversity, then
 - Adequately compensating for any remaining harm to biodiversity Avoid fragmenting or severing connectivity between habitats;
 - Achieve a measurable net gain in biodiversity of no less than 10%;

- Make appropriate provision for long-term management of habitats and geological features connected to the development.

10.3 Whilst the structures would cover more than the 25 square metre threshold for biodiversity net gain to be applicable, it is however noted that the structures had been in existence before the requirement came into force. As such, there is no requirement for biodiversity net gain in this instance.

11. RESIDENTIAL AMENITY

11.1 Having regard to the requirements of Policy 9 of the Oldham Local Plan, the impact of the development on surrounding residents needs to be considered. In this instance, the potential impact on amenity would relate to noise and odour.

11.2 With regard to noise, it is considered that the only likely source of noise would be the external seating area. However, this area would mostly be used during breaks in games and as such, not considered to be likely to generate a noise level that would significantly impact on the amenity of neighbours. Significantly, the seating area is well set back from neighbouring dwellings and this separation distance would further minimise any potential noise impact.

11.3 With regard to odour, this has been discussed further with Environmental Health Officers and they have advised that they are of the opinion that the mode of operation of the food kiosk is such that any potential odour would not be such that would detract from the amenity of the occupiers of neighbouring properties to a significant degree.

11.4 Significantly, the Environmental Health Officers have raised no objection to the proposal.

11.5 There would be no overbearing, overshadowing or overlooking impact as a result of the proposal.

12. INTEGRATION WITH LOCAL CHARACTER/LANDSCAPE CHARACTER

12.1 NPPF paragraph 135 as well as Oldham Local Plan Policy 9 and Places for Everyone Joint Plan Policy JP-P1 (Sustainable Places) require that developments are visually attractive as a result of good architecture, layout and are sympathetic to local character and history, including the surrounding built environment.

12.2 The site is located within the central part of the stadium grounds, well set back from various boundaries and the public highway. This, in addition to the scale of the proposal, minimises any potential visual impact or effect on street scene.

12.3 In addition, the site is well set back from the boundary with the adjacent Conservation Area and having regard to its scale, the proposal is not such that would impact on views towards the Conservation Area.

13. HIGHWAY SAFETY

13.1 Paragraph 116 of the NPPF provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway

safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

- 13.2 The proposal would utilise existing parking and access arrangements. By virtue of it being ancillary to the established authorised use of the site, the proposal on its own would not generate any additional vehicular traffic.
- 13.3 Having regard to the nature of the proposed use, as well as the nature of the existing use, it is considered that the proposal would not lead to any severe, unacceptable impact on highway safety that would exceed the impact of the current use.
- 13.4 The proposal has been reviewed by the Council's Highway Engineer and they have not raised any objection.

14. CONCLUSION

- 14.1 Notwithstanding its location within the Green Belt, the proposed development is considered acceptable in principle given that it does not include the erection of any structure that could lead to any harm to the openness of the Green Belt neither would it lead to a loss of the playing field. In addition, the proposal would not lead to a significant additional impact on the amenity of local residents and would not detract significantly from the character of the area.
- 14.2 As such, the proposal would be in accordance with relevant provisions of Policies JP-G9 (The Green Belt), JP-P1 (Sustainable Places) and JP-S1 (Sustainable Development) of the Places for Everyone Joint Plan.

15. RECOMMENDED CONDITIONS

- 1. 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.
- 2. The food kiosk hereby approved shall only be open to members of the public on days when an event is taking place and on such days, shall not be open to customers outside the hours of 10:00 to 21:00 Monday to Sunday and Bank Holidays. REASON - To protect the amenities of surrounding residents and occupiers in accordance with Local Plan Policy 9.

SITE LOCATION PLAN (NOT TO SCALE):



This page is intentionally left blank

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.

THE BACKGROUND PAPERS

The appropriate application file: This is an electronic file containing the same reference number as that shown on the Agenda for the application. It may contain the following documents:

- 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](#).

www.oldham.gov.uk

Responses from statutory and non-statutory consultees and correspondence/documents from interested parties can be requested by making contact with the Planning Service by telephone or email:

0161 770 4105 / Planning@oldham.gov.uk

ADDITIONAL BACKGROUND PAPERS

1. The adopted Local Plan (the Joint Core Strategy and Development Management Policies Development Plan Document (Core Strategy)
2. 'Saved' policies from the Unitary Development Plan
3. The National Planning Policy Framework (NPPF)
4. Minutes of the meetings of Saddleworth Parish Council Planning Committee
5. Minutes of the meetings of Shaw and Crompton Parish Council Planning Committee

Guidance on how to access these documents is available by making contact with the Planning Service by telephone or email: 0161 770 4105 / Planning@oldham.gov.uk

This page is intentionally left blank

Planning Appeals Update

Planning Committee

Report of Assistant Director Planning, Transportation & Housing Delivery

DATE OF COMMITTEE

13 August 2025

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 4 June 2025. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 12 May 2025 and Friday 25 July 2025 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
ADV/353175/24	Land At Huddersfield Road, Oldham	Dismissed, 15 May 2025	20/12/2024	Installation of 2 no. digital D-Poster advertising displays
HOU/353176/24	208 Oldham Road Royton	Dismissed, 2 June 2025	29/01/2025	Retention of driveway and proposed light duty vehicle crossing.
FUL/353180/24	151 Roundthorn Road, Oldham	Allowed, 13 June 2025	07/02/2025	Change of use from residential (Use class C3) to retail (Use class E).
FUL/352308/24	Land Adjacent To 4 Stockport Road, Lydgate	Allowed, 3 June 2025	03/02/2025	Erection of one detached dwelling and installation of dropped kerb.
FUL/350640/23	Land to the Southern Side of Cragg Road, Chadderton	Ongoing	26/02/2025	Demolition of existing outbuildings and erection of 4 no. detached dwellings with associated landscaping
HOU/353146/24	181 Frederick Street Oldham OL8 4DH	Dismissed, 11 July 2025	13/02/2025	Driveway and light vehicle duty crossing.

HOU/353167/24	185 Frederick Street	Dismissed, 14 July 2025	17/03/2025	Driveway and light vehicle duty crossing.
HOU/353554/24	1 Marfield Avenue, Chadderton	Dismissed, 29 May 2025	02/04/2025	Retention of 2 no. gable roofs (to replace hipped roofs) and erection of a single storey extension and a first floor extension.
HOU/353914/24	1 Marfield Avenue Chadderton	Dismissed, 29 May 2025	07/05/2025	Erection of porch to front entrance (retrospective)
HOU/353680/24	165 Stamford Road Lees	Dismissed, 28 May 2025	02/04/2025	Raised patio and sidescreens and stepped access to rear garden.
FUL/351985/23	Land Off Carr Lane Diggle	Ongoing	15/04/2025	Erection of 1 no. dwelling and associated landscaping.
VAR/353273/24	Land Off Haven Lane Moorside Oldham OL4 2QH	Ongoing	24/04/2025	Application for removal of condition no. 17 (requirement for traffic calming measures prior to occupation of the approved dwellings) relating to app no. PA/338917/16
FUL/346290/21	Land to the rear of 16 Propps Hall Drive, Failsworth	NEW	01/07/2025	Erection of 2 dwellings
HOU/352974/24	30 Springwood Delph	NEW	21/05/2025	Part single storey/part two storey side extension with balcony.
ADV/353465/24	Roton House Ellen Street Oldham	NEW	02/06/2025	Erection of 1 x 48-sheet LED illuminated advertisement (3.2m x 6.2m).

FUL/353816/25	92 Burnley Lane Chadderton Oldham	NEW	18/05/2025	Erection of new self-contained single-storey residential studio accommodation in the rear garden.
HOU/353815/24	19 Overdale Close Oldham	NEW	12/05/2025	Excavation of grass embankment, erection of retaining walls and standalone garage at the front.
HOU/354041/25	579 Broadway Chadderton Oldham	NEW	02/07/2025	Lowering of kerb and associated alterations to front of property (including hardstanding) to create driveway, and erection of a 1.2m high fence
HOU/354120/25	26 Grains Road Delph	NEW	30/06/2025	Erection of a rear dormer
HOU/354140/25	103 Stamford Road Lees	NEW	05/06/2025	Driveway and light vehicle duty crossing.
FUL/354201/25	63H Heron Street Oldham	NEW	07/07/2025	Change of use from garage/storage (Use Class B8) to self-contained flat (Use Class C3) with a single storey front extension.
FUL/353405/24	Land On The South East Side Of Medlock Road Failsworth	NEW	24/07/2025	Installation and operation of a 30 MW Battery Energy Storage System (BESS), including access and associated infrastructure.

RECOMMENDATION - That the report be noted.

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 as defined by that Act.

Item number: 00

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