

PLANNING COMMITTEE Regulatory Committee Agenda

Date Wednesday 5 November 2025

Time 6.00 pm

Venue J R Clynes Second Floor Council Chamber - The JR Clynes Building

- 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 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, 31 October 2025. Questions cannot relate to specific planning applications or enforcement matters — these should be directed to the Council's Planning Officers. You must include your name and full postal address with your question.
 4. FILMING - The Council, members of the public and the press may record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Constitutional Services Officer who will instruct that they are not included in the filming.

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

5. SPEAKING AT COMMITTEE - If you wish to speak on a planning application, please inform Constitutional Services as soon as possible — only the first person to do so will normally be invited to speak. The deadline

to register to speak is 12 noon on the day of the Committee meeting.
You can register by emailing: constitutional.services@oldham.gov.uk

Each application is limited to:

- One objector (or a representative of objectors).
- The applicant (or a representative of the applicant).
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More details on speaking at the Planning Committee can be found here:-

[Speak at the Planning Committee | Speak at the Planning Committee | Oldham Council](#)

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

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| 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 - 6)

The Minutes of the meeting of the Planning Committee held on 10 th September 2025 are attached for Members' approval. |
| 6 | FUL/354606/25 - Royton Medical Practice, Chapel Street, Royton (Pages 7 - 14)

Erection of a two storey side extension. |
| 7 | FUL/354805/25 - Grape Mill, New Coin Street, Oldham (Pages 15 - 26)

Erection of 14 no. starter units (Use Class B2 - General Industrial) |
| 8 | VAR/354748/25 - The Vestacare Stadium, Whitebank Road, Oldham (Pages 27 - 40) |

Variation of conditions 13 (Hours of Operation of floodlights), 14 (Hours of use) and 15 (Community Use Scheme) relating to application PA/339093/16 for hours of operation until 11pm 2 nights per year, in the summer months.

9 Appeals Update Report (Pages 41 - 44)