

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

- | | |
|---|---|
| 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)

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

Also in Attendance:

Alan Evans	Group Solicitor
Martyn Leigh	Planning Services – OMBC
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director - Planning, Transport & Housing Delivery

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor 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 13th August
2025 be approved as a correct record.

6 **FUL/354777/25 - FORMER CROMPTON HEALTH CENTRE,
HIGH STREET, SHAW**

APPLICATION NUMBER: FUL/354098/25

APPLICANT: Safina Ghaus and Mehtab Shaukat

PROPOSAL: Change of use from health centre (Use Class E)
to House in Multiple Occupation (HMO) - 22 units (Sui Generis)

LOCATION: Former Crompton Health Centre, High Street,
Shaw, Oldham, OL2 8ST

It was **MOVED** by Councillor Akhtar and **SECONDED** by
Councillor A Hussain that the application be **APPROVED**

On being put to the vote 8 VOTES were cast **IN FAVOUR OF**
APPROVAL and 6 VOTES were cast **AGAINST** with 1
ABSTENTIONS.

DECISION: That the application be GRANTED subject to the conditions as outlined in the report and amended condition in the Late List.

NOTES:

1. That an Objector and a Ward Councillor 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 10.

7

FUL/352774/24 - COMPASS HOUSE, NEVILLE STREET, OLDHAM

APPLICATION NUMBER: FUL/352774/24

APPLICANT: Juhel

PROPOSAL: Two-storey building with ground floor prayer hall (F1(f)) and first floor community hall (F2b).

LOCATION: Compass House, Neville Street, Oldham, OL9 6LD

It was MOVED by Councillor S Hussain and SECONDED by Councillor Islam 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 and amended condition in the Late List.

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 7

8

VAR/354643/25 - SPINDLES TOWN SQUARE SHOPPING CENTRE

APPLICATION NUMBER: VAR/354643/25

APPLICANT: Oldham Council

PROPOSAL: Variation of Condition 2 (approved plans) for installation of new staircase and raised platform, sliding door entrance, and relocation of street furniture to Parliament Square frontage relating to app no. FUL/348415/22

LOCATION: Spindles Town Square Shopping Centre, High Street, Oldham, OL1 1JD

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.

9 **APPEALS UPDATE REPORT**

RESOLVED that the Appeals Update be noted.

10 **LATE LIST**

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

The meeting started at 6.00 pm and ended at 8.00 pm

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APPLICATION REPORT – FUL/354606/25 Planning Committee 5 November 2025

Registration Date: 29th May 2025
Ward: Royton North

Application Reference: FUL/354606/25
Type of Application: Full

Proposal: Erection of a two storey side extension.

Location: Royton Medical Practice, Chapel Street, Royton, OL2 5QL

Case Officer: Sophie Leech
Applicant: Dr Z Chauhan
Agent: Patrick Hand - P H Architecture

1. INTRODUCTION

- 1.1 The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as the Applicant is a Councillor for the Alexandra Ward.

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 Measuring approximately 0.198ha, the application site is located on the southern side of Chapel Street with the junction of Sandy Lane, Royton. The site comprises a medical practice and is surrounded by residential use. To the west lies Royton town centre and the northern and western boundaries have tree cover.
- 3.2 The site is unallocated in the Local Plan Proposals Map.

4. THE PROPOSAL

- 4.1 The application seeks approval for a two storey side extension. The ground floor will provide a reception and patient waiting area, 3 consulting rooms, a staff room and toilets for patients and staff. The first floor will provide office space with front and rear dormers to match the existing design of the building.
- 4.2 The two storey side extension has been designed to match the existing building on site and the materials will consist of brick and render to match the existing.

5. PLANNING HISTORY

- 5.1 PA/342503/18 - Erection of detached two storey building for use as a medical centre (D2 Use Class), creation of 18no. car park spaces, erection of 2m high fencing to site perimeter and associated landscaping works. – Granted 13.02.2019

PA/338768/16 - Enlargement and extension of building to provide medical centre including: 1) addition of pitched roof, two storey front extension and erection of front and rear dormers to form first floor accommodation above existing building; 2) two storey side extension; 3) change of use of existing playground to form car park with access off Thorp Road; 4) Installation of roller shutters to openings on all elevations; and 5) erection of 2m high fencing to site perimeter – Granted 08.03.2017

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 a Business Employment Area.

- 6.2 The following policies are considered relevant to the determination of this application:

- Policy 1 - Climate Change and Sustainable Development;
- Policy 2 - Communities;
- Policy 9 - Local Environment;
- Policy 16 - Local Services and Facilities;
- Policy JP-S4 - Flood Risk and the Water Environment;
- Policy JP-J1 - Supporting Long-Term Economic Growth;
- Policy JP-P1 - Sustainable Places;
- Policy JP-G7 - Trees and Woodland;
- Policy JP-G8 - A Net Gain to Biodiversity and Geodiversity;
- Policy JP-P6 - Health

7. CONSULTATIONS

CONSULTEE	FORMAL RESPONSE
Greater Manchester Ecology Unit	Formal response received. No objection and biodiversity net gain condition applies and 10% gain required at discharge stage.
Environmental Health	Formal response received. No objection subject to conditions relating to submission of details for gas membrane, externally mounted plan and hours of opening.
Highways	Formal response received. No objection.
Tree Officer	Formal response received. No objection subject to the felled trees to be replanted on site.

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 by neighbour notification letters.
- 8.2 In response, no comments have been received.

ASSESSMENT OF THE PROPOSAL

9. PRINCIPLE OF DEVELOPMENT

- 9.1 The application site is unallocated and operates as an existing medical centre (Class E use) serving the community of Royton. The proposal is for a two storey extension to the building; therefore, the proposal is considered to be acceptable in principle.

10. DESIGN AND RESIDENTIAL AMENITY

- 10.1 The proposed two storey extension will be positioned at the side of the site but fronting both Chapel Street and Sandy Lane. The design will adopt a similar appearance to the existing building on site with matching dormers and external materials. As a result, the development will have minimal impact on the character of the site or the wider street scene. Accordingly, the proposal complies with Policy JP-P1.
- 10.2 As the proposed two storey extension will be located within a large plot, there would be no direct impact on the residential properties situated along the northern boundary. Similarly, there would be no adverse effect on residential amenity in terms of loss of light, outlook, or privacy.
- 10.3 The Council's Environmental Health department has recommended a condition requiring that details of a gas membrane are provided and that if any wall mounted plant is required, it should be submitted to and approved by the Local Planning Authority. The third recommended condition on delivery hours has not been included as this is for an extension to an existing building and existing use and operating hours are covered in the original approval for the development. Accordingly, the proposal complies with Policy 9.

11. HIGHWAY SAFETY

- 11.1 The site already benefits from on-site car parking and on-site cycle storage. Given the siting of the extension, no changes to the parking layout are proposed. The existing provision is considered sufficient to serve the overall development.
- 11.2 The Council's Highways Engineer has raised no objections to the scheme. Accordingly, the proposal complies with Policy 9 in relation to highway safety.

12. TREES AND LANDSCAPING

- 12.1 The site has a number of young trees established through the original development and these trees are still growing. The proposal requires the removal of T6 (Silver Birch) and will be replaced on site with two new Rowans. T7 and T8 (Silver Birch) are to be protected prior to and throughout the development along with T1-T5 and then relocated within the site post completion of the development. The Council's Tree Officer has raised no objections to this on tree grounds. Accordingly, the proposal complies with Policy JP-G7.

13. BIODIVERSITY NET GAIN

- 13.1 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.
- 13.2 In addition, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the condition that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. However, there are exemptions to the legislation which apply in some certain cases.
- 13.3 This development is subject to the above and it has been demonstrated that both on-site and off-site gains can be achieved via replanting of new trees and off site credits. Details will need to be provided at condition discharge stage to evidence that a 10% gain has been achieved, including evidence that off-site units have been purchased and allocated to the development. The Greater Manchester Ecology Unit have raised no objections to the proposal, subject to the above. As such, the proposal complies with Policy 21 and Policy JP-G8.

14. CONCLUSION

- 14.1 The proposed development is considered acceptable and is in accordance with relevant policies contained within the Places for Everyone Plan (2024) and the Oldham Local Plan (2011) and meets the requirements of the National Planning Policy Framework, therefore the application is recommended for approval, subject to the conditions listed below:

15. 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. The materials to be used in the construction of the external surfaces of the development, including dormers, hereby permitted shall be consistent in terms of colour, size and texture with those stated on the plans and application form. REASON - To ensure that the appearance of the development is acceptable having regard to Policy JP-P1 (Sustainable Places) of the Places for Everyone Plan (2024).
4. Unless alternative satisfactory protection can be demonstrated, the development shall include the installation of a proprietary gas protection membrane, the details of which shall be submitted to and approved in writing by the local planning authority prior to the commencement of any above ground works. The development shall be implemented in accordance with the approved measures. REASON – To alleviate any possibility of landfill gas ingress as the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas having regard to Policy 9 of the Oldham Local Plan.
5. Any building and/or externally mounted plant and equipment shall be insulated in accordance with a scheme submitted to and approved by the Local Planning Authority before the development is first brought into use and shall be retained at all times thereafter while the equipment is installed and in use. REASON - To ensure the protection of nearby premises having regard to Policy 9 of the Oldham Local Plan.
6. The development shall be undertaken in full accordance with the submitted Tree Survey and Arboricultural Impact Assessment by Richard Eaves (Amended August 2025), Tree Constraints Plan 01 Rev A (Amended August 2025) and Tree Protection Plan 01 Rev A (Amended August 2025) and all requirements and recommendations shall be in place for the full construction period and until construction is complete on site. REASON - To ensure the safety of the protected tree having regard to Policy JP-G7 (Trees and Woodland) of the Places for Everyone Plan (2024).
7. The landscaping as shown on plan ref: 4103-03 Rev A (Amended October 2025) shall be implemented in full accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. REASON - Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policy JP-G7 of the Places for Everyone Plan (2024).

SITE LOCATION PLAN (NOT TO SCALE):



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

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APPLICATION REPORT – FUL/354805/25 Planning Committee - 5 November 2025

Registration Date: 16th July 2025
Ward: Royton North

Application Reference: FUL/354805/25
Type of Application: Full Application

Proposal: Erection of 14 no. starter units (Use Class B2 - General Industrial).

Location: Grape Mill, New Coin Street, Royton, Oldham, OL2 6JZ.

Case Officer: Matthew Taylor
Applicant: Rosefield Ltd
Agent: Mr Richard Shuttleworth

1. INTRODUCTION

- 1.1 This application is presented to Planning Committee since it relates to a proposal involving the creation of over 1,000sqm of floorspace.

2. RECOMMENDATION

- 2.1 It is recommended that Members resolve to delegate to officers the final approval of the application, subject to the conditions listed at the end of this report, following receipt of amended BNG details which are confirmed as being acceptable to the Greater Manchester Ecology Unit in accordance with the relevant provisions of the Local Plan policies.

3. SITE DESCRIPTION

- 3.1 The application site comprises a car park and open storage area located to the north of Grape Mill, New Colin Street, Royton, Oldham. It is surrounded by commercial premises and buildings of an industrial scale and is accessed via an existing route that runs adjacent to a warehouse extension of the main mill building.
- 3.2 The site is unallocated within the Local Plan but is located within a Coal Mining Referral Area and Flood Zone 3.

4. THE PROPOSAL

- 4.1 The application seeks full planning permission for 14 individual starter units (Use Class B2 - General Industrial).
- 4.2 The proposed warehouses will be arranged in two blocks: 12 units located centrally within the site, and 2 units positioned in the western corner.
- 4.3 The site layout includes a circular internal access road surrounding the central block of units. Access will be taken from the existing route that runs adjacent to the mill building. This access will be upgraded through resurfacing works and the provision of a dedicated pedestrian footway.

- 4.4 Each unit will benefit from dedicated parking bays located directly in front of the unit entrances.
- 4.5 Bin storage facilities are proposed to the southern boundary of the site, while secure cycle storage will be located in the north-western corner.

5. PLANNING HISTORY

TEN/350874/23- 1. The removal of 1 no. cabinets to be replaced with 1 no. cabinet. 2. The removal and replacement of 9 no. ERS's. 3. The removal and replacement of 2 no antenna. 4. The removal and replacement of 1 no. GPS node. 5. Development ancillary reworks thereto. Application returned 21.04.2023

TEN/347497/21 -Upgrade of existing telecommunications installation. Application Noted 14.09.2021

PA/056551/09-Outline planning application for the demolition of Delta Mill and residential redevelopment. Means of access to be considered, all other matters reserved. Outline planning application for the demolition of Delta Mill and residential redevelopment. Means of access to be considered, all other matters reserved. Granted Subject to a legal agreement 17.11.2009

6. RELEVANT PLANNING POLICIES

- 6.1 The Places for Everyone (PfE) Joint 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 subject to conditions
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.
Environment Agency	Have removed their original objection, subject to an informative note.
Mining Remediation Authority	No objection subject to an informative note
Trees	No objection in principle, subject to confirmation of replacement tree numbers.

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 of the Local Plan seeks to ensure the effective and efficient use of land and buildings, promote economic prosperity, meet the needs of existing and new businesses, and to promote high quality and sustainable design. Policy 14 of the Local Plan 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 an existing commercial area within Royton. 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 In addition, Policy 1 within the Local Plan 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 In this context it is considered that the development accords with the design principles set out above.

11. AMENITY CONSIDERATIONS

- 11.1 Policy 9 of the Local Plan 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 that the units are located within an established commercial area of Royton, it is considered that the impact on the amenity of neighbouring occupiers would be minimal, particularly as the site is not adjacent to any residential uses.
- 11.4 Therefore, as the current scheme maintains the same layout and use as the previously approved application, it is considered appropriate to impose the same residential amenity-related planning conditions, in accordance with Policy 9 of the Local Plan.

12. HIGHWAY CONSIDERATIONS

- 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 The Highways Engineer has raised no objection to the proposed development. The site is located within an established commercial area with good access to public transport, opportunities for walking and cycling, and proximity to a range of local amenities. It is

considered that the development would not result in significant additional traffic generation or parking demand that would be detrimental to highway safety.

- 12.4 While a secure cycle store is indicated on the submitted plans, full details have not been provided. As such, the Highways Engineer has recommended that a condition be imposed to secure these details prior to commencement or occupation.
- 12.5 On the basis of the above, the proposal is considered to comply with the National Planning Policy Framework (NPPF) and Policies 5, 9, and 13 of the Local Plan.

13. ECOLOGY

- 13.1 Policy 6 and Policy 21 of the Local Plan 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 not the BNG assessment indicates that a net gain of 0.19 habitat units (equating to 10.14%) could be achieved on-site through proposed enhancements to scrub, woodland, and grassland habitats, alongside tree planting. These enhancements are considered significant, and a Habitat Management and Monitoring Plan (HMMP) outlining management prescriptions over a 30-year period will be required as part of the planning process. The report offers preliminary insight into the proposed management approach, which provides confidence in the deliverability of these enhancements.
- 13.4 However, GMEU have noted some discrepancies between the habitats shown in the post-development UKHab plan and those illustrated on the Proposed Site Plan and Landscaping Plan. While they do not consider this critical, it is necessary to ensure consistency between the landscape proposals, HMMP, and BNG metric in order to discharge the BNG condition, should planning permission be granted. Therefore, the applicant has been made aware of this matter and is in the process of reviewing the details.

14. DRAINAGE

- 14.1 Policy 19 of the Local Plan 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.

United Utilities comments:

- 14.2 Following a review of the submitted Drainage Strategy, United Utilities has confirmed that the proposals are acceptable in principle. They have recommended that the development be carried out in accordance with the submitted details.

Environment Agency comments:

- 14.3 The application site lies within Flood Zone 3, which is defined in Planning Practice Guidance as land having a high probability of flooding. In accordance with paragraph 181 (footnote 63) of the National Planning Policy Framework (NPPF) and paragraphs 20 and 21 of the Flood Risk and Coastal Change Planning Practice Guidance, a Flood Risk Assessment (FRA) is required for development in such locations.
- 14.4 Having now received the submitted FRA, following issues with the document being corrupted on the Council's public access system, the Environment Agency (EA) has removed its objection.
- 14.5 However, as the site's edge red line boundary is within 8m of a main river, with some associated road works close to the boundary some extent of development may require a Flood Risk Activity Permit. To address this matter an informative noted has been attached.

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.

Contamination:

- 15.2 The Council's Environmental Health team have been consulted and recommended it is appropriate to impose conditions which relate to intrusive site investigations for landfill gas and contaminated land. These are attached to the recommendation.

Coal Mining Legacy:

- 15.3 Coal Authority records indicate that a small part of the application site—specifically the access road—may lie within an area of probable historic shallow coal mining, with a coal seam potentially outcropping near the surface. However, these features are limited to the entrance area only.
- 15.4 As the majority of the site lies outside the defined Development High Risk Area, the Coal Authority does not require a Coal Mining Risk Assessment and has no objection to the proposal. Nevertheless, due to the site's location within a broader coal mining area, they have requested that an Informative Note be included in any decision notice.

16. TREES/LANDSCAPING

- 16.1 Policy JP-G7 of the Places for Everyone Joint DPD supports the Greater Manchester Tree and Woodland Strategy, aiming to increase tree cover, enhance woodland habitats, and strengthen public engagement with green spaces.
- 16.2 Having reviewed the submitted landscaping plan, the Arboricultural Officer acknowledges that the amended documents represent an improvement over the previous submission.

While the exact number of trees proposed for removal remains unclear, the proposed tree and shrub planting appears potentially acceptable.

- 16.3 It is noted that BS 5837:2012 allows for group recording of trees and excludes those under 75mm diameter at 1.5m height from survey requirements. However, to fully satisfy Places for Everyone policies JP-G6 and JP-G7, confirmation of tree removals is necessary to ensure compliance with the 2:1 replacement planting ratio.
- 16.4 Nonetheless, based on the current submission, on balance the LPA accepts that sufficient replacement planting is proposed, and the amended landscaping scheme offers an overall improvement to the Grape Mill site.

17. CONCLUSION

- 17.1 Taking into account the scale and nature of the proposed development, the location of the site, and the prevailing pattern of development in the area, it is considered that the scheme would not result in any significant adverse impact on the character of the locality, nor would it cause unacceptable harm to the amenity of neighbouring occupiers.
- 17.2 The proposal would strengthen the viability of the established employment-generating site and contribute to the retention and creation of new job opportunities, thereby supporting the local economy. Subject to the GMEU agreeing the updated BNG details, officers are minded to approve the scheme in accordance with the relevant provisions of the Local Plan policies, subject to the following recommended conditions.

18. 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 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 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. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Surface Water Drainage Design Drawing FRA251056, Dated July 2025 which was prepared by LK Consult. No surface water will be permitted to drain directly or indirectly into the public sewer. 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding. having regard to Policy 19 of the Oldham Local Plan.
7. 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.
8. 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.
9. All planting shall be implemented in accordance with Dwg. No. 7634.01 Rev E in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size. Reason – To ensure that the development site is landscaped to an acceptable standard having regard to Policies 9 of the Oldham Local Plan, and Policy JP-G7 of the Places for Everyone Joint DPD.
10. No development shall commence until all tree protection measures identified in Drawing No. TPP/5312/Y/300, Rev A and AIS Ref: TPP/5312/Y/300 have been fully implemented on site. These measures shall be retained in place for the duration of the construction phase of the development. Reason: To prevent damage to trees and

shrubs within the site that are of significant amenity value, in accordance with Policy JP-G7 of the Places for Everyone Joint Development Plan Document.

The map shows the Delta Mill area in San Francisco. A red line outlines the proposed project boundary, which is a large, irregular polygon. A blue line outlines the existing mill boundary, which is a smaller, more regular polygon. The map includes labels for 'Vine Mill', 'Grape Mill', and 'Delta Mill', as well as 'San Francisco Mill' and 'San Francisco Mill'. The map also shows the 'San Francisco Mill' and 'San Francisco Mill'.

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

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APPLICATION REPORT – VAR/354748/25 Planning Committee - 5 November 2025

Registration Date: 28th July, 2025
Ward: Hollinwood

Application Reference: VAR/354748/25
Type of Application: Full

Proposal: 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.

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 as the application relates to Council owned land and there have been objections 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 on the north side of Whitebank Road, Oldham. The site is adjoined by dwellings to the north and west and in close proximity to 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 within the Oldham Local Plan.

4. THE PROPOSAL

- 4.1 The proposal seeks approval for the variation of some of the conditions attached to a previous permission on the site.
- 4.2 Under reference number PA/339093/16 planning permission was granted for proposals comprising 1) Replacement of the existing grass football pitch with a new 3G pitch and associated fencing; and, 2) Development of a new natural turf playing field and

associated works. Conditions were imposed on that permission and the purpose of the current application is to vary conditions 13, 14 and 15.

4.3 Condition 13 relates to the use of the floodlights and states:

“The floodlights illuminating the new 3g pitch shall not be illuminated outside the hours of 8am and 10pm from Mondays to Fridays and between 8am and 8pm on Saturdays and Sundays. Reason: To minimise the impact of the floodlights and protect adjacent occupiers’ residential amenity”.

4.4 Condition 14 relates to the use of the pitch and states:

“The use hereby approved shall not operate outside the hours of 8am and 10pm from Mondays to Fridays and between 8am and 8pm on Saturdays and Sundays. Reason: To protect the residential amenity of adjacent residents from noise and disturbance.”

4.5 Condition 15 relates to community use and states:

“Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development. Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the grass playing field and accord with Policy 23 - Protection and Open Spaces.”

4.6 The applicant proposes that the conditions be varied as follows:

Condition 13 - *The floodlights illuminating the new 3G pitch shall not be illuminated outside the hours of 08.00 and 22.00 from Mondays to Fridays and between 08.00 and 20.00 hours on Saturdays and Sundays, except on days which other events (which shall not exceed two days in 2026 during the months of May, June, July, August and September and prior notice of which must have been given to the Local Planning Authority for written approval) are held. On such days, the floodlights shall not be illuminated outside the hours of 08.00 and 23.00.*

Condition 14 - *The use of the pitch for the purposes approved shall only operate between the hours of 08.00 and 22.00 hours from Mondays to Fridays and between 08.00 and 20.00 hours on Saturdays and Sundays. The use of the pitch for other events, as proposed, (which shall not exceed two days in 2026 during the months of May, June, July, August and September) and prior notice of which must have been given to the Local Planning Authority for written approval shall only take place between the hours of 08.00 and 23.00 on any of the two days.*

Condition 15 - *Prior to the first use of the pitch for any of the events during the two days for which such events are hereby permitted, an Event Management Plan relating to the two events that would be held in that year shall be submitted to the Local Planning Authority for written approval. The Event Management Plan shall contain details including nature of the event, date of events, expected number of spectators (which should not exceed the current level of match day spectators and associated employees/players), noise management plan, traffic management plan, waste management plan etc. The Plan shall be submitted to the Local Planning Authority for*

approval no less than 21 days prior to the date of the first event to be held in that year. The events shall thereafter be held in accordance with the approved details.

- 4.7 The applicant's reason for seeking to vary the conditions is to enable the use of the playing pitch for non-football related events for two days per year - specifically during the summer months as the proposed events are not covered under the existing permission and also, the events are likely to extend beyond the permitted hours of the use of the pitch and the floodlights.
- 4.8 It is stated that the events, which would be held between 1st of May and 31st of September, are to consist of a presentation evening, a beer event, music event or boxing event and that the type of event, on either of the two permitted nights, would be confirmed closer to the time. Furthermore, the applicant has stated that the aim of these non-football events is to generate additional income for the club and also to support the local community.
- 4.9 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

- 5.1 The relevant planning is set out below.

PA/339093/16 – Permission granted for (i) replacement of the existing grass football pitch with a new 3G pitch and associated fencing, and, (ii) development of a new natural turf playing field and associated works.

CD/340147/17 - Discharge of Condition Nos. 6 (waste), 12 (secure cycle store) and 15 (community use) relating to PA/339093/16.

VAR/353080/24 – Permission refused for a proposal to vary Conditions 13 (Hours of Operation of floodlights), 14 (Hours of use) and 15 (Community Use Scheme) of PA/339093/16 for hours of operation until 11pm 4 nights per year, in the summer months.

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 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
Sport England	Formal response received. No objection subject to any sport related conditions attached to the original planning approval being carried forward.
Environmental Health	Formal response received. No objection raised.
Highways	Formal response received. No objection subject to conditions relating to submission of event management plan prior to the event and retention of parking spaces and cycle stores.

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, 7 representations have been received objecting to the proposal and raising the following (summarised) issues:
- Parking and potential highway safety issues (Addressed in paras. 14.2 – 14.4)
 - Noise disturbance (Addressed in paras. 12.2 – 12.3)
 - Light pollution (Addressed in paras. 12.4 – 12.5)
 - Impact on wildlife and ecology (Addressed within paras. 10.3 – 10.4)
 - Insufficient information to assess the proposal (Addressed in paras. 11.1 – 11.2)
- 8.3 Issues relating to antisocial behaviour 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. In addition, issues relating to the club not keeping to existing planning conditions and covenants were raised in some of the objections. These too have not been accorded any significant weight as they do not directly relate to the proposal.

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:

- 9.2 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.
- 9.3 Notwithstanding the introduction of other uses, the proposal would not constitute a change of use as the proposed uses are merely ancillary to the already established use as a playing pitch. The proposal only seeks to vary the restrictive conditions attached to the use of the site and the floodlighting to accommodate the proposed ancillary use for no more than two days in a year. Significantly, the proposed uses would not detract from the openness of the Green Belt and would not conflict with the purposes of including land within it.
- 9.4 Furthermore, paragraph 104 of the NPPF resists the loss of existing open space, sports and recreational buildings and land, including playing fields and formal play spaces. It is noted that the proposal would not lead to the loss of the playing field as the proposed events would be held for just two days in a year, on days that the pitch would not be used for its approved purposes and with the pitch returning to its principal use thereafter.
- 9.5 In addition, the site has an established use as a place where large numbers of people congregate. The proposed uses would be similar in nature to the existing in this regard. Since the proposals would not lead to any significant harm to the openness of the Green Belt, and with the use of the site for purposes that involve congregations of large numbers of people already established, the proposal to vary the conditions to facilitate the temporary use of the site for two days per year is considered 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:
 - a. Follow the mitigation hierarchy of:
 - i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - ii. Adequately mitigating any harm to biodiversity, then
 - iii. Adequately compensating for any remaining harm to biodiversity
 - b. Avoid fragmenting or severing connectivity between habitats;

- c. Achieve a measurable net gain in biodiversity of no less than 10%;
 - d. Make appropriate provision for long-term management of habitats and geological features connected to the development.
- 10.3 By virtue of the existing ecological value of the site as well as the nature of the current use, it is not considered that the proposal would lead to any additional adverse impact on biodiversity. The requirement for biodiversity net gain does not also apply given the nature of the proposal.
- 10.4 With regard to ecology, it is considered that the only potential impact would be effect of lighting on wildlife. However, taking into account the additional periods of time that the lighting would be on for, as well as the time of the year, it is considered that having the floodlights on for an extended period for just two days in a year would not lead to a significant adverse impact on ecology and wildlife.

11. DRAFT EVENT MANAGEMENT PLAN

- 11.1 Unlike the proposal submitted under planning ref. VAR/353080/24, a draft Event Management Plan (EMP) has been submitted with the current application. The EMP sets out the management procedures and practices that would be employed on event days to deal with issues such as public consultation, human and vehicular traffic, noise disturbance, waste management etc. Whilst the level of information provided within the EMP may not be detailed, it is however considered sufficient to understand how the issues would be dealt with on event days.
- 11.2 The noise management plan as well as the traffic management plan as set out within the EMP are considered acceptable in principle. Significantly, the EMP has been reviewed by the Council's Highway Engineer and Environmental Health Officers and they have not raised any objection, subject to a condition that a detailed EMP be provided prior to the events being held.

12. RESIDENTIAL AMENITY

- 12.1 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 light pollution.
- 12.2 Whilst the proposal has the potential to generate elevated noise levels, it is however pertinent to consider the likelihood of the current lawful use generating a similar noise level. There is currently no restriction on noise levels in relation to the existing use and there is no requirement to control noise.
- 12.3 However, with the proposed use of the site for non-football purposes, the Environmental Health Officers have reviewed the draft Event Management Plan and do not have any objection to the proposal in principle as the applicant has stated that a more detailed Event Management Plan would be submitted for consideration prior to the events taking place. This would give the Local Planning Authority the opportunity to assess the proposals and to be satisfied that adequate measures will be put in place for each event to protect the amenity of local residents. This issue can be addressed with relevant planning conditions.

- 12.4 With regard to light pollution, the proposal does not include any alterations to luminance levels. The only amendment sought in this regard is an extension of the time that the lights could be used.
- 12.5 It is proposed that the lights be used until 11.00pm at the latest for two days each year, during the summer months. Whilst this would generate some impacts on residential amenity, given that such events would take place during the summer months it is considered that the additional impacts from extended use of floodlighting would not be significant.

13. INTEGRATION WITH LOCAL CHARACTER/LANDSCAPE CHARACTER

- 13.1 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.
- 13.2 The proposal does not include the erection of any permanent structures and in this regard, would not lead to any significant adverse impact on the character of the area. With regard to the nature of the proposed uses, these are considered similar to the existing lawful use which is one that attracts a large congregation of people.

14. HIGHWAY SAFETY

- 14.1 The proposal would utilise existing parking and access arrangements and the applicant has advised that the number of persons expected at the events is not expected to be significantly higher than the number of spectators that come to watch football games on site. The applicant has also stated within the draft Event Management Plan that measures would be put in place on event days for the management of both human and vehicular traffic.
- 14.2 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.
- 14.3 Having regard to the nature of the proposed use, as well as the nature of the existing use, it is considered that as the proposed uses would not generate a significantly higher number of spectators than the existing use, and with the proposed traffic management plan, the proposal would not lead to any severe, unacceptable impact on highway safety. Its impact would be unlikely to be significantly worse than the impact of the current use.
- 14.4 The proposal has been reviewed by the Council's Highway Engineer and they have not raised an objection subject to submission of details relating to how vehicular traffic would be managed prior to the events being held, retention of parking spaces for the use of spectators as well as the retention of cycle sheds for the use of spectators.

15. AMENDMENT TO CONDITIONS AS PROPOSED BY APPLICANT

- 15.1 The applicant's proposed amendments to Conditions 13 and 14 of PA/339093/16 are considered acceptable as they reflect the original purpose of these conditions but modified slightly taking into consideration the proposed use of the pitch for other events two days a year. Appropriately worded conditions have been recommended as part of the list of conditions attached to this report, albeit not necessarily numbered as Conditions 13 and 14.
- 15.2 Condition 15 of PA/339093/16 however relates to a Community Use Scheme. The scheme addresses details of pricing policy, hours of use, access by non-members, management responsibilities and include a mechanism for review. The applicant's proposed amendment to Condition 15 of PA/339093/16 however only addresses the issue of Event Management Plan and not a Community Use Scheme. As the applicant now proposes the use of the pitch for other purposes apart from playing of football, it would be necessary to amend the Community Use Scheme accordingly and not replacing it with an Event Management Plan which mainly addresses the use of the pitch for other events two days in a year.
- 15.3 The purpose of Condition 15 of PA/339093/16 is to guarantee community access to the sport facility. It is noted that the pitch is not used for the playing of football every day of the year and therefore it is not considered that the inclusion of the proposed events for two days in a year into the Community Use Scheme would detract significantly from the availability of the pitch for the playing of football. Importantly, the applicant has stated that the events to be held two days in a year would be held on days that the pitch is not needed for the approved sporting use. Furthermore, the applicant has stated that these events would help to raise funds to support the club financially. The events would therefore contribute towards the continued availability and use of the pitch for football without significantly detracting from the community's access to the facility and therefore, it is considered that the proposal is acceptable in principle.
- 15.4 Significantly, the proposal has been reviewed by Sport England and they have not raised an objection in principle. In conclusion, whilst the applicant's proposed replacement wording for Condition 15 is not acceptable in itself, the proposal to hold two events in a year on the pitch is considered acceptable and as such, Condition 15 only needs to be amended to reflect the addition of these two events to the use of the pitch.

16. CONCLUSION

- 16.1 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 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.
- 16.2 As such, the proposal would be in accordance with relevant provisions of Policies JP-G8 (A Net Enhancement of Biodiversity and Geodiversity), JP-G9 (The Green Belt), JP-P1 (Sustainable Places) and JP-S1 (Sustainable Development) of the Places for Everyone Joint Plan.

17. RECOMMENDED CONDITIONS

1. Prior to the use of the pitch for any of the events during the four days for which such events are hereby permitted, an Event Management Plan shall be submitted to the Local Planning Authority for written approval. The Event Management Plan shall contain details including nature of the event, date of events, expected number of spectators (which should not exceed the current level of match day spectators and associated employees/players), noise management plan, traffic management plan, waste management plan etc. The Plan shall be submitted to the Local Planning Authority for approval no less than four weeks prior to the date of the event. The event shall thereafter be held in accordance with the approved details. REASON: In the interest of amenity and highway safety, in accordance with Policies 5 and 9 of the Oldham Local Plan.
2. Prior to the commencement of the use of the pitch for any of the proposed events, a revised Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-members, management responsibilities in relation to the use of the pitch for the playing of football and the holding of the events hereby approved, and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development. REASON: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the grass playing field and accord with Policy 23 – Protection and Open Spaces.
3. The floodlights illuminating the new 3G pitch shall not be illuminated outside the hours of 08.00 and 22.00 from Mondays to Fridays and between 08.00 and 20.00 hours on Saturdays and Sundays, except on days which other events (which shall not exceed two days in a year during the summer months (May, June, July, August and September) and prior notice of which must have been given to the Local Planning Authority for written approval) are held. On such days, the floodlights shall not be illuminated outside the hours of 08.00 and 23.00. REASON: To minimise the impact of the floodlights and protect adjacent occupiers' residential amenity, in accordance with Policy 9 of the Oldham Local Plan.
4. The use of the pitch for the playing of football shall not operate outside the hours of 08.00 and 22.00 hours from Mondays to Fridays and between 08.00 and 20.00 hours on Saturdays and Sundays. The use of the pitch for other events (which shall not exceed two days in a year during the summer months (May, June, July, August and September) and prior notice of which must have been given to the Local Planning Authority for written approval) shall only take place between the hours of 08.00 and 23.00 on any of the two days. REASON: To protect the residential amenity of adjacent residents from noise and disturbance.
5. If any of the dense scrub and tall ruderal vegetation to the north and east of the '3G artificial turf' playing area needs to be removed to facilitate the scheme, then this vegetation should be removed by hand, outside of the optimum bird nesting season (which is between March and July inclusive). REASON: To minimise the impact of the proposed development on breeding birds and to ensure the removal of vegetation does not affect other wildlife unduly.
6. Waste management on the site shall be in accordance with the details approved under planning ref. CD/340147/17. This shall be complemented by any additional waste management measure that may be approved for the days that the site would

be used for other events apart from the playing of football. REASON: In the interests of public health and safety.

7. Foul and surface water shall be drained on separate systems. REASON: To secure proper drainage and to manage the risk of flooding and pollution.
8. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted foul and surface water drainage design drawing no. 07 Rev 00 - dated 21 September 2016 which was prepared by SSL and submitted as part of planning ref. PA/339093/16

For the avoidance of doubt and unless otherwise agreed in writing by the local planning authority, no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details. REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

9. Prior to the commencement of use of the grass training pitch, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and,
 - b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan. REASON: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

10. The existing car parking area shall always remain available for users of the development and the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles. Should the parking area be severed from the development, the use hereby permitted shall cease. REASON: To ensure that adequate off-street parking facilities are provided for the development so that parking does not take place on the highway to the detriment of highway safety.
11. The secure cycle parking facilities provided in accordance with the details approved under planning ref. CD/340147/17 shall remain available for users of the development at all times. REASON: To ensure adequate cycle storage facilities are available to users of the development.

SITE LOCATION PLAN (NOT TO SCALE):



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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

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Planning Appeals Update

Planning Committee

Report of Assistant Director Planning, Transportation & Housing Delivery

DATE OF COMMITTEE

5 November 2025

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 10 September 2025. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 25 August and Friday 24 October 2025 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
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
FUL/351985/23	Land Off Carr Lane, Diggle	Dismissed, 10/10/2025	15/04/2025	Erection of 1 no. dwelling and associated landscaping.
VAR/353273/24	Land Off Haven Lane, Moorside Oldham	Dismissed, 24/09/2025	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	Ongoing	01/07/2025	Erection of 2 dwellings
HOU/354041/25	579 Broadway Chadderton Oldham	Dismissed, 22/09/2025	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	Dismissed, 29/08/2025	30/06/2025	Erection of a rear dormer
FUL/354201/25	63H Heron Street Oldham	Ongoing	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	Allowed, 21/10/2025	24/07/2025	Installation and operation of a 30 MW Battery Energy Storage System (BESS), including access and associated infrastructure.
HOU/354175/25	1 Alexander Avenue, Failsworth	Ongoing	15/08/2025	First floor front extension and new roof to side garage
VAR/353936/25	Asda, Greenfield Lane Shaw, OL2 8QP	NEW	15/09/2025	Removal of conditions 1 (service hours), 9 (vehicle types) and 10 (service vehicles) relating to application PA/336191/14 in order to allow 24 hours per day deliveries.
FUL/353859/24	317 Abbey Hills Road Oldham OL4 5LX	NEW	23/09/2025	Change of use to ground floor from a cafe to a hot food take away
ADV/354398/25	IMO Car Wash Shaw Road Oldham OL1 3JA	NEW	06/10/2025	Erection of a freestanding D-Poster LED advertisement.
ADV/354609/25	Land On Middleton Road Mills Hill Bridge M24 2EH	NEW	08/10/2025	Replacement of 2 x static advertisement boards with a single digital advertisement board to a digital

				poster (D-poster) format.
HOU/354823/25	13 Jowett Street Oldham OL1 4JQ	NEW	29/09/2025	Retention of an outbuilding

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.

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

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