

PLANNING COMMITTEE
17/12/2025 at 6.00 pm



Present: Councillor

Councillors Akhtar, Z Ali, Charters (Substitute), Cosgrove, Davis (Vice-Chair), Harkness, Hobin, A Hussain, S. Hussain, Iqbal, Lancaster, Murphy, Nasheen and Woodvine

Also in Attendance:

Laila Chowdhury	Constitutional Services
Stephen Gill	Planning Service OMBC
Abiola Labisi	Planning Services OMBC
Martyn Leigh	Planning Services - OMBC
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning, Transport and Housing Delivery

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hince (Chair), Hurley and Islam (Substitute Councillor Charters).

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 for this meeting of the Planning Committee to consider.

5 MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on 05th November 2025 be approved, as a correct record.

6 FUL/353940/25 - LAND TO THE SOUTH OF LILAC VIEW CLOSE AND WEST OF KNOWL ROAD, SHAW, OLDHAM

APPLICATION NUMBER: **FUL/353940/25**

APPLICANT: BLJD Land

PROPOSAL: Residential development of 21 No. dwellings with associated landscaping and access arrangements.

LOCATION: Land to the South of Lilac View Close and to the West of Knowl Road, Shaw.

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

On being put to the vote 6 VOTES were cast IN FAVOUR OF REFUSAL and 7 VOTES were cast AGAINST with 1 ABSTENTION.



It was MOVED by Councillor S Hussain and SECONDED by Councillor N Iqbal that the application be APPROVED, with an amendment to condition 15.

On being put to the vote 7 VOTES were cast IN FAVOUR OF APPROVAL and 6 VOTES were cast AGAINST with 1 ABSTENTION.

DECISION: That the application be GRANTED subject to the prior completion of a section 106 agreement relating to the provision of affordable housing and open space management and subject to the conditions referred to in the report and the amended condition 15 as detailed below and the Assistant Director for Planning, Transport and Housing Delivery be authorised to issue the decision.

Condition 15 - No tree or shrub clearance or demolition of any building on site shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to works and written confirmation provided that no active bird nests are present on or adjacent to the site boundary, which has been agreed in writing by the Local Planning Authority.

REASON - In the interest of biodiversity, in accordance with relevant provisions of Section 15 of the National Planning Policy Framework.

NOTES:

1. That an Objector, Applicant and Ward Councillors attended the meeting and addressed the Committee on this application.

7

FUL/354869/25 - LAND TO THE SOUTH OF ROSARY ROAD, OLDHAM, OL8 2RW

APPLICATION NUMBER: FUL/354869/25

APPLICANT: Isla Brady – Vistry Group

PROPOSAL: Erection of a residential development with associated access, parking, amenity spaces and landscaping.

LOCATION: Land to the south of Rosary Road, Oldham, OL8 2RW

It was MOVED by Councillor Charters and SECONDED by Councillor S Hussain 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 prior completion of a section 106 agreement relating to off site open space provision and subject to the conditions as outlined in the report and in the Late List and the Assistant Director for Planning, Transport and Housing Delivery be authorised to issue the decision.

NOTES:

1. That the Applicant attended the meeting and addressed the Committee on this application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 9.

8

APPEALS UPDATE REPORT

RESOLVED that the Appeals Update be noted.

9

SUPPLEMENTARY LATE INFORMATION LIST

RESOLVED that the information as contained in the Late List be noted.

The meeting started at 6.00 pm and ended at 7.56 pm