

PLANNING COMMITTEE

Agenda

Date	Wednesday 11 February 2026
Time	6.00 pm
Venue	Council Chamber, JR Clynes Building, Oldham, Greaves Street, Oldham, OL1 1AL
Notes	<ol style="list-style-type: none">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 Bougaté or Constitutional Services at least 24 hours in advance of the meeting.2. Contact email for this agenda is Constitutional Services - constitutional.services@oldham.gov.uk3. 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, 6 February 2026.4. 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.

Membership of the PLANNING COMMITTEE
Councillors Akhtar, Z Ali, Cosgrove, Davis, Harkness, Hince (Chair), Hobin, Hurley, A Hussain, S. Hussain, Iqbal, Islam, Lancaster, 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 17th December 2025 are attached for Members' approval.
- 6 FUL/354904/25 - Land at Butterworth Lane, Chadderton, Oldham (Pages 7 - 48)

Full planning application proposing the erection of a residential development with associated infrastructure, including landscaping, public open space, drainage, car and cycle parking, and access from Butterworth Lane.
- 7 OUT/355327/25 - Linens Ltd, Ram Mill, Gordon Street, Chadderton, Oldham, OL9 9RH (Pages 49 - 70)

Outline planning application (landscaping reserved) for the change of use of floors 2, 3 and 4 of former Ram Mill building to create hotel accommodation (C1) comprising 75 double bedrooms and 105 hotel aparthotel units with dedicated flexible work areas together with common space and service areas
- 8 FUL/355367/25 - 3 Kevin Avenue, Royton, Oldham, OL2 6AH (Pages 71 - 80)

Change of use to a 6 bed house in multiple occupation (HMO) and a first floor extension over garage.
- 9 Appeals Update Report (Pages 81 - 82)