

**PLANNING COMMITTEE**  
**11/02/2026 at 6.00 pm**



**Present:** Councillor Hince (Chair)  
Councillors Akhtar, Z Ali, Cosgrove, Davis, Harkness, Hurley,  
A Hussain, S. Hussain, Iqbal, Islam, Kenyon (Substitute),  
Lancaster, Nasheen and Woodvine

Also in Attendance:

Laila Chowdhury	Constitutional Services
Alan Evans	Group Solicitor
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 Councillor Hobin.

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 17<sup>th</sup>  
December 2025 be approved as a correct record.

6           **FUL/354904/25 - LAND AT BUTTERWORTH LANE,  
CHADDERTON, OLDHAM**

APPLICATION NUMBER: FUL/354904/25

APPLICANT: Rowland Homes

PROPOSAL: 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.

LOCATION: Land at Butterworth Lane, Chadderton, Oldham

It was **MOVED** by Councillor S Hussain and **SECONDED** by  
Councillor Iqbal that the application be **APPROVED**.

On being put to the vote 10 **VOTES** were cast **IN FAVOUR OF**  
**APPROVAL** and 3 **VOTES** were cast **AGAINST** with 1  
**ABSTENTION**.

**RESOLVED:** That the application be **GRANTED** subject to the  
conditions as outlined in the report and the completion of a

section 106 agreement requiring financial contributions of £586,262.90 for public open space, £1,407,737.10 for education provision and £6,000 towards a TfGM monitored CCTV camera at the Broadway/Hollinwood Avenue junction as detailed in the report and the Assistant Director Planning Transport and Housing Delivery be given delegated authority to issue the planning permission after the completion of the section 106 agreement.



**NOTES:**

1. That an Objector, the Applicant and a Ward Member 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 **OUT/355327/25 - LINENS LTD, RAM MILL, GORDON STREET, CHADDERTON, OLDHAM, OL9 9RH**

APPLICATION NUMBER: OUT/355327/25

APPLICANT: Mr Javid Akbar

PROPOSAL: 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

LOCATION: Ram Mill, Gordon Street, Chadderton, Oldham, OL9 9RH

It was **MOVED** by Councillor Hince and **SECONDED** by Councillor Kenyon that the application be **APPROVED**.

On being put to the vote, it was **UNANIMOUSLY** cast **IN FAVOUR OF APPROVAL**.

**RESOLVED:** That the application be **GRANTED** subject to the conditions as outlined in the report and subject to condition 8 being amended as detailed in the Late List.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 10.

8 **FUL/355367/25 - 3 KEVIN AVENUE, ROYTON, OLDHAM, OL2 6AH**

APPLICATION NUMBER: FUL/355367/25

APPLICANT: Footlong (UK) Ltd

**PROPOSAL:** Change of use to a 6-bed house in multiple occupation (HMO) and a first-floor extension over garage.

**LOCATION:** 3 Kevin Avenue, Royton, Oldham, OL2 6AH

Members noted that Kevin Avenue was subject to a permit parking scheme and queried whether all the occupiers of the proposed HMO would be entitled to parking permits.

It was **MOVED** by Councillor Davis and **SECONDED** by Councillor Hurley that the application be **DEFERRED**.

On being put to the vote 7 **VOTES** were cast **IN FAVOUR OF DEFERRAL** and 6 **VOTES** were cast **AGAINST** with 2 **ABSTENTIONS**.

**RESOLVED:** That the application be **DEFERRED** pending further information and clarification about the allocation of on-street parking permits for properties on Kevin Avenue issued through a Traffic Regulation Order (TRO).

**NOTES:**

1. Item 8 was heard after Item 5.
2. Councillor A Hussain left the meeting after Item 8.
3. That an Objector and a Ward Member attended the meeting and addressed the Committee on this application.
4. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 10.

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 6.14 pm and ended at 8.28 pm