

## ***PLANNING COMMITTEE Regulatory Committee Agenda***

Date Wednesday 8 July 2026

Time 6.00 pm

Venue Council Chamber, JR Clynes - The JR Clynes Building, Greaves Street, Oldham, OL1 1AL

- 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 email [constitutional.services@oldham.gov.uk](mailto: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, 3 July 2026.
  4. Filming - This meeting will be recorded for live and/or subsequent broadcast on the Council's website. The whole of the meeting will be recorded, except where there are confidential or exempt items and the footage will be on our website. This activity promotes democratic engagement in accordance with section 100A(9) of the Local Government Act 1972. The cameras will focus on the proceedings of the meeting. As far as possible, this will avoid areas specifically designated for members of the public who prefer not to be filmed.

Disruptive and anti social behaviour will always be filmed. Any member of the public who attends a meeting and objects to being filmed for the Council's broadcast should advise the Constitutional Services Officer who will instruct that they are not included in the filming. Members of the public and the press may also record / film / photograph or broadcast this meeting when the public and the press are not lawfully excluded.

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](https://www.oldham.gov.uk/homepage/1449/attending_council_meetings)



**Oldham**  
Council

Membership of the PLANNING COMMITTEE  
Councillors Akhtar, Z Ali, Brooks, Charters, Harkness, Hurley, Iqbal,  
Jackson, Nasheen, Pinder and Woodvine

Item No

- 1 Election of Chair  
The Panel is asked to elect a Chair for the duration of the meeting.
- 2 Apologies For Absence
- 3 Urgent Business  
Urgent business, if any, introduced by the Chair
- 4 Declarations of Interest  
To Receive Declarations of Interest in any Contract or matter to be discussed at the meeting.
- 5 Public Question Time  
To receive Questions from the Public, in accordance with the Council's Constitution.
- 6 Minutes of Previous Meeting (Pages 5 - 8)  
The Minutes of the meeting of the Planning Committee held on 15 April 2026 are attached for Members' approval.
- 7 FUL/349488/22 - St Pauls Church, Rochdale Road, Shaw (Pages 9 - 32)  
Partial rebuild of the chapel walls, formation of salvaged stone storage enclosure within the footprint of the chapel. Restoring the existing graveyard to the front of the chapel and Refurbishment/Repair of 19thC iron railings. Erection of New Permanent Gable wall to Sunday School/Chapel. Replacement to Entrance Door Sets to Sunday School and Internal works including repairing damaged timber floors, repairs to Escape Staircase
- 8 LBC/349489/22 - St Pauls Church, Rochdale Road, Shaw (Pages 33 - 52)  
Partial rebuild of the chapel walls, formation of salvaged stone storage enclosure within the footprint of the chapel. Restoring the existing graveyard to the front of the chapel and Refurbishment/Repair of 19thC iron railings. Erection of New Permanent Gable wall to Sunday School/Chapel. Replacement to Entrance Door Sets to Sunday School and Internal works including repairing damaged timber floors, repairs to Escape Staircase
- 9 FUL/354901/25 – Hill Top Farm, Healds Green, Chadderton (Pages 53 - 64)  
Change of use of existing building from part agricultural, part B8 industrial, to use class E (children's day nursery) with new car parking.
- 10 FUL/355703/26 – 45 to 49 Ripponden Road, Oldham (Pages 65 - 74)



1) Conversion of lower ground (storage) and ground floors into Class E (office).  
2) Alterations to existing store frontages. 3) Conversion of first floor (residential)  
into a 5 bed house in multiple occupation. 4) New rear access staircase

11 Appeals Update Report (Pages 75 - 78)