

PLANNING COMMITTEE
08/07/2026 at 6.00 pm



Present: Councillor Harkness (Chair)
Councillors Z Ali, Brooks, Charters, Iqbal, Jackson, Nasheen
and Tarbuck (Substitute)

Also in Attendance:

Alan Evans	Group Solicitor
Stephen Gill	Senior Planning Officer
Sophie Leech	Senior Planning Officer
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning & Development

1 ELECTION OF CHAIR

RESOLVED that Councillor Harkness be elected Chair for the duration of the meeting.

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Akhtar, Hurley, Pinder and Woodvine.

3 URGENT BUSINESS

The Committee was informed of an item of urgent business.

Ward Councillor Planning Application Referrals.

The Constitution (para 1.6 of Part 8, Appendix 2) included a protocol for a referral procedure for planning applications by Ward Councillors. This involved Ward Members contacting the Assistant Director Planning & Development with valid planning reasons why an application that was delegated to Officers should instead be brought to Planning Committee for a decision. The Assistant Director Planning & Development would then have to consult with the Chair or Vice Chair of Planning Committee before arriving at their decision on whether to refer the application to Committee.

In light of the Council's current position without a permanent Chair or Vice Chair of Planning, the procedure cannot be undertaken. Two options were therefore proposed to the Committee for an interim basis until such time that a Chair and Vice Chair of Planning Committee are appointed by Council

Para 1.6 currently states:

1.6 The Assistant Director for Planning, Transport & Housing Delivery will, in consultation with the Chair or Vice Chair of the

Planning Committee confirm or reject the 'referral' based on the significance of the development and validity of the planning reasons.



Option A, changing the above to read:

1.6 The Assistant Director for Planning, Transport & Housing Delivery will, in consultation with the member elected by the Committee to be Chair at the most recent Planning Committee meeting, confirm or reject the 'referral' based on the significance of the development and validity of the planning reasons.

Option B, changing the above to read:

1.6 The Assistant Director for Planning, Transport & Housing Delivery will, in consultation with one nominated member of the Planning Committee from each political group represented on the committee, confirm or reject the 'referral' based on the significance of the development and validity of the planning reasons.

RESOLVED that Option B be approved and the following Members be nominated from each political group represented on the Committee: Councillors Z. Ali, Brooks, Charters, Harkness, Hurley and Woodvine.

4 **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

5 **PUBLIC QUESTION TIME**

There were no public questions received.

6 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting held on 15th April 2026 be approved as a correct record.

7 **FUL/349488/22 - ST PAULS CHURCH, ROCHDALE ROAD, SHAW**

APPLICATION NUMBER: FUL/349488/22

APPLICANT: Mr. Mohammed Hussain-Ahmed

PROPOSAL: 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 19th Century 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

LOCATION: Saint Paul's Methodist Church, Rochdale Road, Shaw, OL2 8AD



It was MOVED by Councillor Iqbal and SECONDED by Councillor Nasheen that the application be APPROVED.

On being put to the vote 4 VOTES were cast IN FAVOUR OF APPROVAL and 3 VOTES were cast AGAINST with 1 ABSTENTIONS.

RESOLVED: That the application be GRANTED subject to the conditions outlined in the report..

NOTES:

1. That the Applicant (via written submission) 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 12.

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LBC/349489/22 - ST PAULS CHURCH, ROCHDALE ROAD, SHAW

APPLICATION NUMBER: LBC/349489/22

APPLICANT: Mr. Mohammed Hussain-Ahmed

PROPOSAL: 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

LOCATION: Saint Paul's Methodist Church, Rochdale Road, Shaw, OL2 8AD

It was MOVED by Councillor Iqbal and SECONDED by Councillor Charters that the application be APPROVED.

On being put to the vote 4 VOTES were cast IN FAVOUR OF APPROVAL and 4 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

On being put to the vote 4 VOTES were cast IN FAVOUR OF REFUSAL and 4 VOTES were cast AGAINST with 0 ABSTENTIONS.



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The Chair used their casting vote IN FAVOUR OF REFUSAL.

RESOLVED: That the application be REFUSED for the following reason:

The proposed works would consolidate and formalise the permanent loss of the former chapel, which historically formed the principal component of the Grade II Listed Building. By failing to provide for its reconstruction, the development would cause substantial harm to the significance of the designated heritage asset. The Local Planning Authority is not satisfied that the identified public benefits of the proposal outweigh the substantial harm, nor that the requirements of paragraph 214 of the National Planning Policy Framework have been met. The proposal is therefore contrary to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 24 of the Oldham Local Plan 2011, Policy JP-P2 of Places for Everyone 2024, and Chapter 16 of the National Planning Policy Framework 2024

NOTES:

1. That an Objector (via written submission) and a Ward Member attended the meeting and addressed the Committee on this application.

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FUL/354901/25 – HILL TOP FARM, HEALDS GREEN, CHADDERTON

APPLICATION NUMBER: FUL/354901/25

APPLICANT: Mrs Hayley Rennie

PROPOSAL: Hill Top Farm, Healds Green, Chadderton, OL1 2SB

LOCATION: Change of use of existing building from part agricultural, part B8 industrial, to use class E (children's day nursery) with new car parking.

It was MOVED by Councillor Harkness and SECONDED by Councillor Iqbal that the application be APPROVED.

On being put to the vote 4 VOTES were cast IN FAVOUR OF APPROVAL and 3 VOTES were cast AGAINST with 1 ABSTENTIONS.

RESOLVED: That the application be GRANTED subject to the conditions as outlined in the report.

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 12.

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FUL/355703/26 – 45 TO 49 RIPPONDEN ROAD, OLDHAM

APPLICATION NUMBER: FUL/355703/26

APPLICANT: Mrs Faiza Mushtaq

PROPOSAL: 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.

LOCATION: 45 - 49 Ripponden Road, Oldham, OL1 4EW

It was MOVED by Councillor Z. Ali and SECONDED by Councillor Harkness that the application be APPROVED

On being put to the vote 3 VOTES were cast IN FAVOUR OF APPROVAL and 5 VOTES were cast AGAINST with 0 ABSTENTIONS.

It was MOVED by Councillor Charters and SECONDED by Councillor Tarbuck that the application be DEFERRED.

On being put to the vote 6 VOTES were cast IN FAVOUR OF DEFERRAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

RESOLVED: That the application be DEFERRED.

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APPEALS UPDATE REPORT

RESOLVED that the Appeals Update Report be noted.

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LATE LIST

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

The meeting started at 6.00 pm and ended at 8.48 pm