

PLANNING COMMITTEE
23/09/2026 at 6.00 pm



Present: Councillor Charters (Chair)
Councillors Akhtar, Z Ali, Harkness, Hurley, Iqbal, Klonowski
(Substitute), Nasheen (Vice-Chair) and Tarbuck

Also in Attendance:

Alan Evans	Group Solicitor
Abiola Labisi	Senior Planning Officer
Sophie Leech	Senior Planning Officer
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Dave Richards	Senior Planning Officer (Development Management)
Peter Richards	Assistant Director Planning & Development

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brooks, Jackson and Woodvine.

2 URGENT BUSINESS

Members were advised of the recent changes to the Scheme of Delegation. The National Scheme of Delegation identifies specific planning application types and groups them into two schedules:

- Those in Schedule 1 must be determined by officers under delegated powers and cannot go to Planning Committee.
- Those in Schedule 2 should also be determined under delegated powers unless the Nominated Member and Nominated Officer consider that it needs to go to Planning Committee.

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 19 August 2026 be approved as a correct record.

**6 FUL/355686/26 - LAND OFF FAILSWORTH RD,
FAILSWORTH**

APPLICATION NUMBER: FUL/355686/26

APPLICANT: Redwaters Estates and Redwaters Fitfield (Failsworth)

PROPOSAL: Erection of 68 no. affordable dwellings (100% affordable housing scheme) with associated works such as access road, turning points and green infrastructure.

LOCATION: Land off Failsworth Road, Failsworth.

It was MOVED by Councillor Akhtar and SECONDED by Councillor Iqbal that the application be REFUSED.

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

RESOLVED: That the application be REFUSED for the reasons outlined in the report.

NOTES:

1. That an Objector, the Applicant and Ward Members 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/356274/26 - 121 LONG LANE, CHADDERTON

APPLICATION NUMBER: FUL/356274/26

APPLICANT: MWIJ Properties Ltd

PROPOSAL: Change of use of vacant takeaway unit (ground floor) and residential unit (first floor) into a 7 bedroom HMO.

LOCATION: 121 Long Lane, Chadderton, OL9 8AY

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

On being put to the vote 2 VOTES were cast IN FAVOUR OF APPROVAL and 7 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

On being put to the vote 7 VOTES were cast IN FAVOUR OF REFUSAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

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



The applicant has failed to demonstrate that the proposed change of use to a seven-bedroom House in Multiple Occupation (sui generis), which provides no off-street parking, would not adversely affect traffic levels, on-street parking demand, and the safety of road users. In the absence of such evidence, the Local Planning Authority cannot be satisfied that the additional and sustained residential demand for on-street parking would not displace existing users, lead to inappropriate or obstructive parking, and thereby give rise to an unacceptable impact on highway safety, including the safety of children, parents and other pedestrians using the nursery and the parade. The proposal is therefore contrary to Policies 9 and 11 of the Oldham Joint Core Strategy and Development Management Policies DPD (2011), Policy JP-C8 of the Places for Everyone Joint Development Plan (2024), and Policy TR4(e) of the National Planning Policy Framework (2026).

NOTES:

1. That an Objector and Ward Members attended the meeting and addressed the Committee on this application.

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FUL/355490/25 - LAND AT JUNCTION OF BROADGATE AND GRIMSHAW LANE, CHADDERTON

APPLICATION NUMBER: FUL/355490/25

APPLICANT: Mr Brooks

PROPOSAL: Application for full planning permission for the erection of a new two-storey multi-use commercial building comprising a restaurant at ground floor level and a function and events space at first floor level.

LOCATION: Land at Junction of Broadgate and Grimshaw Lane, Chadderton

It was MOVED by Councillor Iqbal and SECONDED by Councillor Harkness 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.

NOTES:

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/355201/25 - LAND AT SOUTHLINK, OLDHAM

APPLICATION NUMBER: FUL/355201/25

APPLICANT: Vistry Group (Manchester & Cheshire East)

PROPOSAL: Full planning application for the erection of residential development units with associated access, parking, amenity spaces and landscaping.

LOCATION: Land At Southlink, Oldham

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

On being put to the vote 7 VOTES were cast IN FAVOUR OF APPROVAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

NOTES:

That the Applicant attended the meeting and addressed the Committee on this application.

10 **APPEALS UPDATE REPORT**

RESOLVED that the Appeals Update Report be noted.

11 **LATE LIST**

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

The meeting started at 6.00 pm and ended at 8.32 pm

