

# Planning Appeals Update

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## Planning Committee

### Report of Head of Planning and Infrastructure

#### DATE OF COMMITTEE

**6 April 2022**

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 9 June 2021. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals since 1 June 2021 (until 25 March 2022) which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
MMA/346092/21	Edge End Farm, White Brook Lane, Greenfield, Oldham OL3 7PH	Allowed, 06/09/2021	21/04/2021	Removal of condition 6 (restricting permitted development rights) relating to PA/339551/17
FUL/345516/20	56 Greenbridge Lane, Greenfield, Oldham, OL3 7JR	Dismissed 02/09/2021	17/06/2021	Renovation/Extension to Existing Retail unit to provide continued use of retail unit and provision of residential development above.
PRO2D/346558/21	740 Hollins Road, Oldham, OL8 4SA	Allowed, 19/08/2021	18/06/2021	Proposed change of use for the ground floor from office to a studio flat.
HOU/345556/20	131 Chew Valley Road, Greenfield, Oldham, OL3 7JJ	Dismissed, 10/08/2021	14/06/2021	Erection of a rear dormer
ADV/346298/21	1152 Middleton Road, Chadderton, Oldham, OL1 2TG	Dismissed, 13/09/2021	17/06/2021	Upgrade of existing 48-sheet advert to support digital poster

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FUL/346461/21	1 Pingle Lane, Oldham, OL3 5EX	Dismissed, 18/10/2021	27/07/2021	Erection of 1 no. dwelling
ADV/346323/21	Gable, 1 Crompton Way, Shaw, Oldham, OL2 8RD	Dismissed, 02/09/2021	29/05/2021	Erection of an illuminated 48-sheet digital advertisement display
PA/345084/20	35 Stamford Drive, Failsworth, Oldham, M35 9WS	Dismissed, 09/07/2021	09/04/2021	Extending an existing bungalow in height to create first floor space, with a new entrance area, as well as extending the existing garage at the front and the rear.
LB/344219/19	2 Husteads Lane, Dobcross, Oldham, OL3 5RA	Dismissed, 19/07/2021	29/03/2021	Listed building consent for a single storey rear extension
HOU/345700/20	Woodside Farm, Cinder Hill Lane, Chadderton, Oldham	Part allowed, 09/08/2021	04/05/2021	Proposed rear dormer and side conservatory extension
HOU/345556/20	131 Chew Valley Road, Greenfield, Oldham, OL3 7JJ	Dismissed, 10/08/2021	14/06/2021	Erection of a rear dormer
FUL/345606/20	692 Hollins Road, Oldham, OL8 4JZ	Dismissed, 11/08/2021	12/05/2021	Change of use from existing ground floor bookmakers to hot food takeaway
CEU/346210/21	Land @ Station Road/Harrop Green Lane, Diggle, Oldham, OL3 5LJ	Allowed, 14/01/2022	27/09/2021	Certificate of lawfulness for operational land used in the development of Diggle Station and its approach road

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FUL/345656/20	1 Richmond Avenue, Royton, Oldham, OL2 5RH	Dismissed, 04/02/2022	29/09/2021	First floor extension to form extension to existing clinic
HOU/346901/21	26 Hazelwood, Chadderton, Oldham, OL9 9TB	Dismissed, 26/11/2021	27/09/2021	Retrospective 1800mm high close boarded timber boundary fence.
HOU/346930/21	20 Ribble Avenue, Chadderton, Oldham, OL9 0PN	Part allowed, 13/01/2022	05/10/2021	Retrospective application for a front porch and alteration to existing bay window.
ADV/346990/21	312 Huddersfield Road, Oldham, OL4 2RB	Allowed, 13/01/2022	04/10/2021	Internally illuminated digital advertisement poster and vertical meadow
PA/343252/19	Well I Hole Farm, Well I Hole Road, Greenfield, OL3 7HY	Dismissed, 14/09/2021	16/02/2021	Conversion of existing farmhouse to provide bed & breakfast, renovation and conversion of barn to create 4 holiday flats, erection of new building to include flexible community space, shop and toilet/showers, new 3 bed detached house, tractor shed and ancillary facilities, and re-configuration to provide 15 static caravans and 35 powered pitches at existing camping and caravanning site.
PDE/346166/21	2 Bucklow Close, Oldham, OL4 2NG	Dismissed, 15/09/2021	19/07/2021	Single storey rear extension - Length: 3.8m Height: 2.5m Height to eaves: 2.0m

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FUL/346864/21	53A Main Road, Chadderton, Oldham, OL9 6JY	Dismissed, 17/01/2022	01/11/2021	First floor rear extension
FUL/346178/21	61 Chew Valley Road, Greenfield, Oldham, OL3 7JG	Dismissed, 08/02/2022	22/11/2021	New driveway access onto Chew Valley Road.
FUL/346052/21	Land At Buckstones Road Shaw Oldham	Allowed, 18/10/2021	04/05/2021	Dwellinghouse with lower ground floor and associated garden and parking area
HOU/346816/21	31 Hollinhall Street, Oldham, OL4 3EJ	Dismissed, 27/01/2022	26/11/2021	First floor rear extension on top of existing extension.
HOU/347071/21	5 Brook Street, Chadderton, OL9 6NN	Dismissed, 17/01/2022	08/11/2021	Single storey rear extension
FUL/346887/21	164 Wall Hill Road, Oldham, Lancs, OL3 5BL	Allowed, 17/01/2022	25/11/2021	Erection of a first floor extension and conversion of garage to a one bedroomed annex.
HOU/346589/21	7 Crompton Hall, Shaw, Oldham, OL2 8FN	Allowed, 17/01/2022	25/11/2021	Retention of garden shed, decking and external flue on the dwelling
FUL/347375/21	59, 59a, 59b, 59c and 61 High Street, Uppermill, Oldham, OL3 6AP	Ongoing	19/01/2022	Various alterations/extensions to mixed commercial/residential building including four storey rear extension, two storey side extension, and the creation of top floor outdoor seating area.

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HOU/346670/21	1A Lower Tunstead, Tunstead Lane, Greenfield Oldham, OL3 7NT	Ongoing	04/02/2022	Single and two storey rear extensions
LBC/346671/21	1A Lower Tunstead, Tunstead Lane, Greenfield Oldham, OL3 7NT	Ongoing	04/02/2022	Single and two storey rear extensions
ADV/346943/21	390 Manchester Road, Oldham, OL9 7PG	Dismissed, 20/01/2022	25/11/2021	
PA/342885/19	Jubilee Mill, Milnrow Road, Shaw, OL2 8PN	Ongoing	02/03/2022	1) Demolition of existing mill 2) Proposed residential development of 11 dwellings 3) Associated works
MMA/345836/20	Former Delph Chapel, Newbuild Cottages 2 No. Delph Lane, Delph, OL3 5HW	Ongoing	02/03/2022	Variation of condition 3 and 6 (parking arrangements) of approval PA/341040/17
HOU/346804/21	89 Broadway Street, Oldham, OL8 1LJ	Dismissed, 01/03/2022	29/12/2021	Retrospective two storey rear extension
HOU/347558/21	10 Spurn Lane, Diggle, Oldham, OL3 5QP	Dismissed, 15/03/2022	03/02/2022	Retrospective application for a timber fence adjacent to Standedge Road
HOU/345600/20	The Coach House 1A Diglea Diggle	Dismissed, 22/12/2021	20/09/2021	Car Port

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HOU/346372/21	4 Sharon Avenue Grasscroft Oldham	Ongoing	09/03/2022	Single storey side extension, new balcony, including extending existing balcony to the South Elevation and render & feature stone to the external walls of the property
HOU/346501/21	2 High Grove Road Grasscroft Oldham	Ongoing	14/03/2022	Proposed outbuilding.
ADV/347067/21	Gable Of 334 Abbey Hills Road Oldham OL8 2DH	Dismissed, 11/03/2022	14/01/2022	Replacement of existing 48 sheet advertisement sign with an internally illuminated digital display screen
FUL/347087/21	166 Trent Road Shaw Oldham	Ongoing	14/03/2022	Change of use from shop (Class A1) to hot food takeaway (sui generis), food to be delivered only from the premises.
FUL/347257/21	326 Lees Road Oldham OL4 1NZ	Ongoing	18/01/2022	Change of use of ground floor to a cafe (Class E) and a two storey side extension with apartment to first floor.
HOU/347522/21	Hodge Clough Farm Wilkes Street Oldham	Ongoing	18/03/2022	Single storey extension to existing detached garage, amended application relating to HOU/345894/20.
ADV/347754/21	Unit 8 Propulsion Works Duchess Street Industrial Estate	Ongoing	09/03/2022	Two temporary banners - Height: 2.8m x Width: 7.5m

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**RECOMMENDATION -** That the report be noted.

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The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act.

If any person has any questions regarding these appeals and decisions, they can request further information from the Planning Service by contacting Martyn Leigh (Development Management Team Leader) via [planning@oldham.gov.uk](mailto:planning@oldham.gov.uk)