

**PLANNING COMMITTEE**  
**15/02/2023 at 6.00 pm**



**Present:** Councillor Dean (Chair)  
Councillors Cosgrove, H. Gloster, Harrison (Substitute),  
A Hussain, F Hussain, S Hussain, Islam, Lancaster, Marland  
(Substitute), Nasheen, C. Phythian and Woodvine

Also in Attendance:

Emma Breheny	Senior Planning Officer
Graham Dickman	Development Management Team Leader
Alan Evans	Group Solicitor
Martyn Leigh	Interim Development Management Team Leader
Graeme Moore	Planning Officer
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Head of Planning
Paul Rogers	Constitutional Services

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Al-Hamdani, Hobin and Surjan.

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 18 January 2023 be approved as a correct record.

6           **FUL/350209/22 298 MOSTON LANE EAST, MANCHESTER, M40 3HZ**

APPLICATION NUMBER: FUL/350209/22 298

APPLICANT: MR M NAHEEM

PROPOSAL: Change of use from dwelling (use class C3) to transitional social care (use class C2). Erection of single storey side and rear extensions and first-floor rear extension

LOCATION: 298 Moston Lane East, Manchester, M40 3HZ

It was **MOVED** by Councillor Dean and **SECONDED** by Councillor F Hussain that the application be **APPROVED**.

On being put to the vote 8 VOTES were cast IN FAVOUR and 2 VOTES were cast AGAINST with 3 ABSTENTIONS.

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



**NOTES:**

1. That two Ward Councillors attended the meeting and addressed the Committee on the application.
2. In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 11.

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**RES/350225/22 LAND OFF KNOWLS LANE, LEES**

APPLICATION NUMBER: RES/350225/22

APPLICANT: Russell Homes UK Ltd

PROPOSAL: Reserved Matters application for the erection of 234 dwellings, with associated vehicular access and parking, private amenity space, and landscaping, pursuant to hybrid planning permission MMA/344723/20 (Revised scheme to previous approval of Reserved Matters RES/347759/21)

LOCATIOM: Land off Knowls Lane, Lees

It was MOVED by Councillor Woodvine and SECONDED by Councillor Lancaster that the application be REFUSED.

On being put to the vote 4 VOTES were cast IN FAVOUR OF REFUSAL and 9 VOTES were cast AGAINST with 0 ABSTENTIONS.

It was MOVED by Councillor Woodvine and SECONDED by Councillor Lancaster that the application be DEFERRED.

On being put to the vote 4 VOTES were cast IN FAVOUR of DEFERRAL and 9 VOTES were cast AGAINST with 0 ABSTENTIONS.

It was MOVED by Councillor Dean and SECONDED by Councillor F Hussain that the application be APPROVED.

On being put to the vote 9 VOTES were cast IN FAVOUR OF APPROVAL and 4 VOTES were cast AGAINST with 0 ABSENTIONS.

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

**NOTES:**

1. That an objector, applicant and Ward Councillor 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 11.

8 **FUL/349445/22 PARK BRIDGE, MEDLOCK VALLEY, OLDHAM**

APPLICATION NUMBER: FUL/349445/22

APPLICANT: Oldham Council

PROPOSAL: Construction of a new 127.5m long pedestrian and cyclist bridge across the Medlock Valley at Park Bridge, including upgrading and creation of foot and cycle links from bridge landing points to NCN Route 626.

LOCATION: Park Bridge, Medlock Valley, Oldham

It was MOVED by Councillor Dean and SECONDED by Councillor Islam that the application be APPROVED.

On being put to the vote it was UNANIMOUSLY cast in FAVOUR OF APPROVAL.

DECISION: That the application be approved subject to conditions outlined in the report. **NOTE:**

A representative of the applicant attended the meeting and addressed the Committee on this application.

9 **FUL/349317/22 POLICE STATION, BROADGATE, CHADDERTON, OLDHAM.**

APPLICATION NUMER: FUL/349317/22

APPLICANT: Mr Jeremy Fryer

PROPOSAL: Retrospective application for design changes to the car park layout and external areas plus minor additions to planning consent PA/340926/17, including non-material amendment NMA/343706/19.

LOCATION: Police Station, Broadgate, Chadderton, Oldham.

It was MOVED by Councillor Dean and SECONDED by Councillor F Hussain that the application be APPROVED.

On being put to the vote it was UNANIMOUSLY cast in FAVOUR OF APPROVAL.

DECISION: That the application be approved subject to the conditions as outlined in the report.



**Oldham**  
Council

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**APPEALS UPDATE**

**RESOLVED:** that the Appeals update 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 8.25 pm