

**PLANNING COMMITTEE**  
**12/10/2022 at 6.00 pm**



**Present:** Councillor Dean (Chair)  
Councillors Al-Hamdani, Cosgrove, S Hussain, Islam, Lancaster,  
Nasheen, C. Phythian, Surjan (Vice-Chair), Williamson  
(Substitute) and Woodvine

Also in Attendance:

Laila Chowdhury	Constitutional Services
Graham Dickman	Special Projects Development Lead
Alan Evans	Group Solicitor
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Head of Planning

**1            APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors H  
Gloster, Hobin and F Hussain.

**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 21<sup>st</sup>  
September 2022 be approved as a correct record.

**6            FUL/348898/22 - LAND AT SNIPE CLOUGH, OLDHAM**

APPLICATION NUMBER: FUL/348898/22

APPLICANT: Northern Roots (Oldham) Ltd

PROPOSAL: Hybrid planning application seeking full/part  
outline consent comprising: (a) Full application for the erection  
of a visitor centre, events building with meeting pods, learning  
centre, forestry depot, ground mounted solar PV array and  
associated works, relocation of football pitch provision,  
necessary infrastructure, hard and soft landscaping, site wide  
vehicular, cycle parking and pedestrian improvements, including  
car park on Nether Hey Street., (b) Outline application (all

matters reserved except for access) for a community growing allotment and swimming pond.

LOCATION: Land at Snipe Clough, Oldham

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

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

**DECISION:** That the application be **GRANTED** subject to the conditions as outlined in the report and conversations be encouraged between the applicant and Ward Members.

**NOTES:**

1. That an Objector, the Applicant and Ward Councillors 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 9.

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**OUT/349440/22 - LAND AT BROADWAY GREEN BUSINESS PARK, FOXDENTON LANE, CHADDERTON**

APPLICATION NUMBER: OUT/349440/22

APPLICANT: Aldi Stores Ltd

**PROPOSAL:** Hybrid planning application for mixed-use development comprising: (1) Detailed planning permission sought for the erection of a Use Class E foodstore with internal vehicular access road, car parking, servicing area, and hard and soft landscaping; and (2) Outline planning permission (with all matters reserved) sought for a flexible use commercial unit capable of operating within Use Classes E(a) and / or E(b).

LOCATION: Land at Broadway Green Business Park, Foxdenton Lane, Chadderton

It was **MOVED** by Councillor Surjan and **SECONDED** by Councillor Nasheen 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 **1 ABSTENTION**.

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

**NOTES:**

1. That an Objector, the 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 9.

8 **APPEALS UPDATE**

**RESOLVED** that the Appeals Update be noted.

9 **LATE LIST**

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

The meeting started at 6.00 pm and ended at 7.49 pm