

PLANNING COMMITTEE
09/11/2022 at 6.00 pm



Present: Councillor Dean (Chair)
Councillors Al-Hamdani, Hobin, A Hussain, F Hussain,
S Hussain, Lancaster, Nasheen, C. Phythian, Williamson
(Substitute) and Woodvine

Also in Attendance:

Graham Dickman	Development Management Team Leader
Alan Evans	Group Solicitor
Martyn Leigh	Interim Development Management Team Leader
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
Cosgrove, Gloster, Islam and Surjam.

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 of the Planning
Committee held on 12 October 2022 be approved as a correct
record.

6 **OUT/346856/21 SPRINGHEAD QUARRY, COOPER
STREET, SPRINGHEAD, OLDHAM**

APPLICATION NUMBER: OUT/346856/21

APPLICANT: Stonebreaks Ltd

PROPOSAL: Outline planning application (all matters reserved
except for access, layout and landscaping) for a residential
development of up to 158 dwellings with associated
infrastructure. The matter of appearance is reserved for future
consideration.

LOCATION: Springhead Quarry, Cooper Street, Springhead,
Oldham

Councillors A Hussain and F Hussain attended the meeting late for this item and took no part in the discussion or voting thereon.



Oldham
Council

It was **MOVED** by Councillor Phythian and **SECONDED** by Councillor Williamson that the application be **REFUSED**.

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

DECISION: That the application be **REFUSED** for the reasons set out in the report.

NOTES:

1. That an Objector, the Applicant's Agent and a 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.

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VAR/349651/22 SHAW DISTRIBUTION CENTRE, LINNEY LANE, SHAW, OLDHAM

APPLICATION NUMBER: VAR/349651/22

APPLICANT: Estuary Property Holdings Limited

PROPOSAL: Variation of conditions to allow for phased development, including revised site drainage proposals - 2 (approved plans), 4 (design code framework), 8 (CEMP re-aligned River Beal), 9 (remediation strategy), 12 (Channel details), 13 (EU Water Framework Directive), 14 (surface and foul water drainage), 18 (energy), 19 (finished floor levels), 20 (invasive species), 21 (biodiversity), 22 (ecology surveys), 24 (internal highways details), 26 (interim travel plan) and 28 (crime impact statement) relating to application OUT/345898/20

LOCATION: Shaw Distribution Centre, Linney Lane, Shaw, Oldham

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** with 1 **ABSTENTION**

DECISION: That the application be **GRANTED** subject to the conditions set out in the report.

NOTES:

1. That the Applicant's representative attended the meeting and addressed the Committee on this application.

8 **FUL/349659/22 LAND AT WESTWAY, SHAW, OLDHAM,
OL2 8TB**

APPLICATION NUMBER: FUL/349659/22

APPLICANT: United Healthcare Developments Ltd

PROPOSAL: Three storey development of a new primary healthcare facility with associated parking and landscaping

LOCATION: Land at Westway, Shaw, Oldham, OL2 8TB

It was MOVED by Councillor Dean 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 GRANTED subject to the conditions set out in the report.

NOTES:

1. That a Ward Councillor attended the meeting and addressed the Committee on this application.

9 **FUL/349545/22 UNIT A VICTORIA TRADING ESTATE,
DRURY LANE CHADDERTON**

APPLICATION NUMBER: FUL/349545/22

APPLICANT: Maple Grove Developments

PROPOSAL: Demolition of existing industrial unit and construction of 4 No terraced units (B2/B8).

LOCATION: Unit A Victoria Trading Estate, Drury Lane Chadderton

It was MOVED by Councillor Phythian and SECONDED by Councillor Hobin 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 set out in the report.

10 **APPEALS UPDATE**
RESOLVED that the Appeals Update be noted.

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

The meeting started at 6.00 pm and ended at 7.13 pm