

**PLANNING COMMITTEE**  
**07/06/2023 at 6.00 pm**



**Present:** Councillor Surjan (Chair)  
Councillors Akhtar, Davis, Fryer, Harkness, H. Harrison  
(Substitute), Ibrahim (Vice-Chair), Iqbal, Lancaster, Wahid,  
Williamson (Substitute) and Woodvine

Also in Attendance:

Laila Chowdhury	Constitutional Services
Alan Evans	Group Solicitor
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Head of Planning
Matthew Taylor	Development Control

1           **ELECTION OF VICE-CHAIR**

**RESOLVED** that Councillor Ibrahim be elected Vice-Chair of the  
Planning Committee for the Municipal Year 2023-2024.

2           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors  
Cosgrove, H Gloster and Shuttleworth.

3           **URGENT BUSINESS**

There were no items of urgent business received.

4           **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

5           **PUBLIC QUESTION TIME**

There were no public questions received.

6           **MINUTES OF PREVIOUS MEETING**

**RESOLVED** that the minutes of the Meeting held on 5<sup>th</sup> April  
2023 be approved as a correct record.

7           **PA/343609/19 - BIRKS QUARRY, HUDDERSFIELD ROAD,  
AUSTERLANDS**

APPLICATION NUMBER: PA/343609/19

APPLICANT: Mr. H Smith

PROPOSAL: Approval of Reserved Matters in respect of  
Appearance, Landscaping, Layout and Scale for the erection of  
4 dwellings in relation to Outline approval PA/341213/17

LOCATION: Former Birks Quarry, Huddersfield Road, Austerlands.



**Oldham**  
Council

Head of Planning informed the committee that the applicant has requested deferral.

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

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

RESOLVED: That the application be DEFERRED.

**8 PA/343610/19 - BIRKS QUARRY, HUDDERSFIELD ROAD, AUSTERLANDS**

APPLICATION NUMBER: PA/343610/19

APPLICANT: Prestigious Homes NW Ltd

PROPOSAL: Approval of Reserved Matters in respect of Appearance, Landscaping, Layout and Scale for the erection of 33 dwellings in relation to Outline approval PA/337932/15

LOCATION: Former Birks Quarry, Huddersfield Road, Austerlands.

Head of Planning informed the committee that the applicant has requested deferral.

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

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

RESOLVED: That the application be DEFERRED.

**9 FUL/349826/22 - LAND OFF HUDDERSFIELD ROAD, DIGGLE**

APPLICATION NUMBER: FUL/349826/22

APPLICANT: Redrow Homes Ltd

PROPOSAL: Erection of 64 no. dwellings and 6 no. apartments with associated points of access to Huddersfield Road

LOCATION: Land to the east of Huddersfield Road, Diggle, OL3 5NU

It was MOVED by Councillor Harkness and SECONDED by Councillor Lancaster that the application be REFUSED (against Officers Recommendations).

On being put to the vote, 5 VOTES were cast IN FAVOUR OF REFUSAL and 7 VOTES were cast AGAINST with 0 ABSTENTIONS.

It was MOVED by Councillor Akhtar and SECONDED by Councillor Davis that the application be APPROVED.

On being put to the vote 7 VOTES were cast IN FAVOUR OF APPROVAL and 5 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

**NOTES:**

1. That the Applicant's Representative attended the meeting to address the Committee on this application.

10 **FUL/349908/22 - CHADDERTON AFC, ANDREW STREET, CHADDERTON**

APPLICATION NUMBER: FUL/349908/22

APPLICANT: Mr Bob Sopel

PROPOSAL: Conversion of existing floodlit grass stadium football pitch to a new floodlit 3g artificial grass pitch with storage container, improved access, parking and perimeter fencing.

LOCATION: Chadderton A F C Ltd, Andrew Street, Chadderton, Oldham, OL9 OJT

It was MOVED by Councillor Akhtar and SECONDED by Councillor Ibrahim 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.

11 **FUL/350330/22 - 250 - 252 HUDDERSFIELD ROAD, OLDHAM**

APPLICATION NUMBER: FUL/350330/22

APPLICANT: Mr T Mushtaq

PROPOSAL: Erection of a single storey dwelling with parking and associated external works

LOCATION: 250-252 Huddersfield Road, Oldham, OL4 2RB

It was **MOVED** by Councillor Harkness and **SECONDED** by Councillor Williamson 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**.

12      **VAR/350474/23 - HOUSES ON LAND FORMERLY KNOWN AS CLARKSFIELD HOUSE, CLARKSFIELD STREET AND GLENFIELD CLOSE, OLDHAM**

APPLICATION NUMBER: VAR/350474/23

APPLICANT: Mr Amanat Ali

PROPOSAL: Removal of condition 6 attached to planning permission granted under PA/032610/94 which restricted further development under permitted development rights.

LOCATION: Former Clarksfield House – Clarksfield Street and Glenfield Close

It was **MOVED** by Councillor Williamson and **SECONDED** by Councillor Akhtar 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.

13      **APPEALS UPDATE REPORT**

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

14      **LATE LIST**

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

The meeting started at 6.00 pm and ended at 6.58 pm