

**PLANNING COMMITTEE**  
**18/10/2023 at 6.00 pm**



**Present:** Councillor Akhtar (Chair)  
Councillors S. Bashforth, Charters (Substitute), Cosgrove, Davis (Vice-Chair), Fryer, H. Gloster, Harkness, Hince, Hobin, Iqbal, Lancaster, McLaren (Substitute) and Woodvine

Also in Attendance:

Graham Dickman	Major 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           **ELECTION OF CHAIR AND VICE-CHAIR**

**RESOLVED** that Councillor Akhtar be elected as Chair and Councillor Davis be elected as Vice-Chair for the duration of the meeting.

2           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ibrahim and Surjan.

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 of the Planning Committee held on the 20<sup>th</sup> September 2023 be approved as a correct record.

7           **FUL/350957/23 - SHAW DISTRIBUTION CENTRE**

APPLICATION NUMBER: RES/350957/23

APPLICANT: Bellway Homes

PROPOSAL: Reserved matters application for the Appearance, Landscaping, Layout, and Scale of Phase 1 of a residential development pursuant to outline application VAR/349651/22

LOCATION: Former Shaw Distribution Depot, Linney Lane,  
Shaw OL12 8HF



It was MOVED by Councillor Hince and SECONDED by  
Councillor S. Bashforth 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 the Late List.

**NOTES:**

1. That the Applicant 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/351324/23 - 6 HUNTERS LANE, OLDHAM, OL1 1QU**  
APPLICATION NUMBER: FUL/351324/23

APPLICANT: Mr T Mushtaq

PROPOSAL: Change of use from Community Centre (Sui  
Generis) to 8 bed unit House in Multiple Occupation.

LOCATION: 6 Hunters Lane, Oldham, OL1 1QU

It was MOVED by Councillor Charters and SECONDED by  
Councillor Cosgrove that the application be APPROVED.

On being put to the vote 13 VOTES were cast IN FAVOUR OF  
APPROVAL and 0 VOTES were cast AGAINST with 1  
ABSTENTIONS.

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

**NOTES:**

That the Applicant attended the meeting and addressed the  
Committee on this application.

**9 STAKEHILL REPORT**

Consideration was given to a report of the Head of Planning  
which advised members of the Consultation from Rochdale  
Borough Council on planning application 23/00650/HYBR.

Members were advised that the application was for “a garden  
village at land at Stakehill comprising outline application (access  
only) for a major mixed use development comprising up to 1147

dwelling (Class C3), local centre, extension to St Johns Primary School and MUGA together with associated access from Thornham New Road, landscaping, open space, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other ancillary works thereto and full planning application for the 233 dwellings including landscaping, SUDS pond, sub-station, footpaths and access from A664 Manchester Road”



The application site comprised most of the northern part of the proposed Stakehill allocation in the Places for Everyone Joint Development Plan (PfE). The Stakehill allocation was a cross-boundary allocation covering parts of both Rochdale and Oldham boroughs and was a mixed-use allocation, with residential development proposed solely in Rochdale to the north of the existing Stakehill industrial estate (and primarily to the north of Thornham Lane), and employment development proposed in both boroughs to the south and east of the existing Stakehill industrial estate, effectively expanding the existing employment area.

Members were advised that the Stakehill allocation in PfE was covered by proposed policy “JP Allocation 2 Stakehill” (JPA2). PfE was currently at examination stage but had reached a point where the Inspectors examining the Plan had proposed a series of main modifications to the Plan that they considered were necessary to make the Plan “sound”. These main modifications included some amendments on specific matters to the proposed policy wording for JPA2, but not to the allocation itself or the mixture of development across the allocation. As such, whilst PfE had not yet been adopted, the examination had reached a stage where PfE was a significant material consideration and a substantial amount of weight should be given to the policies as proposed to be modified by the Inspectors, including JPA2, when making planning application decisions.

Oldham Council objects to application 23/00650/HYBR, submitted by Redrow Homes, on the basis that it does not comply with proposed policy “JP Allocation 2 Stakehill” of the modified Places for Everyone Joint Development Plan (to be referred to as Policy JPA2 hereafter). Policy JPA2 included several criteria to be used when assessing planning applications within the allocation boundary. Whilst many of the criteria were of a detailed, application site based nature which Rochdale Borough Council would assess, three in particular were of a more strategic basis that affect the whole allocation (and so Oldham borough) and that Oldham Council were concerned are not being properly addressed by the submitted application. These were:

- Criterion 3: “Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development. This will include the need for an infrastructure phasing and delivery strategy in accordance with policy JP-D1. The scale of the residential development on the northern

part of the allocation provides an opportunity to adopt a 'garden village' approach to create a locally distinctive residential offer;"

- Criterion 8: "Make provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7;"
- Criterion 13: "Improve access arrangements in and around Stakehill Industrial Estate to assist in the separation of residential and employment traffic as much as possible and to make appropriate provision for lorry parking;"

Options considered:

- 1) To not make any comment on the application;
- 2) To make a comment in support of, or neutral about, the application; or
- 3) To make a comment of objection to the application.

**RESOLVED** that the Council make a comment of objection to the application.

10      **APPEALS UPDATE REPORT**

**RESOLVED** that the Appeals Update report 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 7.05 pm