

PLANNING COMMITTEE
05/06/2024 at 6.00 pm



Present: Councillor Hince (Chair)
Councillors Akhtar, Z Ali, Cosgrove, Davis, Harkness (Vice-Chair), Hobin, Hurley, Iqbal, Nasheen, Quigg, Williamson and Woodvine

Also in Attendance:

Graham Dickman	Special Projects Development Lead
Alan Evans	Group Solicitor
Abiola Labisi	Planning Officer
Sophie Leech	Planning Officer
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 Councillor Charters.

2 **URGENT BUSINESS**

There were no items of urgent business received.

3 **DECLARATIONS OF INTEREST**

Councillor Akhtar declared an interest at item 7 by virtue of being on the board for Jigsaw Homes.

4 **PUBLIC QUESTION TIME**

There were no public questions received.

5 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting held on 17th April 2024 be approved as a correct record.

6 **VAR/352405/24 - LAND OFF HAVEN LANE, MOORSIDE**

APPLICATION NUMBER: VAR/352405/24

APPLICANT: Andy Roberts

PROPOSAL: Variation of Condition 17 of PA/338917/16 to revise the approved traffic calming scheme and for the timing of implementation to permit the occupation of no more than 15 dwellings prior to completion of the traffic calming scheme

LOCATION: Land off Haven Lane, Moorside, Oldham OL4 2QH

It was MOVED by Councillor Williamson and SECONDED by Councillor Davis that the application be REFUSED against Officer recommendations.



On being put to the vote 7 VOTES were cast IN FAVOUR OF REFUSAL 5 and VOTES were cast AGAINST with 1 ABSTENTIONS.

DECISION: That the application be REFUSED for the following reasons:

The proposed traffic calming scheme would result in the loss of on-street car parking facilities adding to increased pressures in adjacent areas to the detriment of the amenity of local residents and contrary to Policy 9 of the Oldham Local Plan.

NOTES:

That an Objector, the Applicant and Ward Members attended the meeting and addressed the Committee on this application.

7 FUL/352158/23 - FOUNDRY STREET, OLDHAM

APPLICATION NUMBER: FUL/352158/23

APPLICANT: Eden Planning & Development Ltd

PROPOSAL: Erection of a part single, two storey building comprising 15 one bedroom supported living apartments (Use Class C3 (b)) with ancillary staff and communal facilities and associated parking and garden areas.

LOCATION: Foundry Street, Oldham, OL8 1FR

It was MOVED by Councillor Davis and SECONDED by Councillor Nasheen 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 15.

8 VAR/352459/24 - "LITTLE WEMBLEY" TRAINING PITCH, OLDHAM ATHLETIC FOOTBALL CLUB, BOUNDARY PARK, OLDHAM

APPLICATION NUMBER: VAR/352459/24

APPLICANT: Oldham Athletic Football Club

PROPOSAL: Variation of condition 10 (hours of use) relating to application FUL/351570/23 to permit use between 09.00 and 18.00 hours on Saturdays and between 09.00 and 21.00 hours on all other days (previously approved hours between 09.00 and 21.00 hours on Monday to Friday, 10.00 and 18.00 hours on Saturday and 10.00 and 21.00 hours on Sunday)

LOCATION: Little Wembley training pitch, Oldham Athletic Football Club, Boundary Park, Hilbre Avenue, Oldham, OL1 2PA

It was MOVED by Councillor Harkness and SECONDED by Councillor S. 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 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.

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FUL/352308/24 - LAND ADJACENT TO 4 STOCKPORT ROAD, LYDGATE

APPLICATION NUMBER: FUL/352308/24

APPLICANT: Mr S Leigh

PROPOSAL: Erection of one detached dwelling and installation of dropped kerb.

LOCATION: Land Adjacent To 4 Stockport Road, Lydgate, OL4 4JL

It was MOVED by Councillor Woodvine and SECONDED by Councillor Williamson that the application be REFUSED against Officer recommendations

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

DECISION: That the application be REFUSED for the following reasons:

Visually the application site formed part of a larger open area which adjoined the green belt. By virtue of its topography and appearance it represented an important part of the rural and historic character of Lydgate including the significance of the



Lydgate Conservation Area and the setting of the grade II listed White Hart Public House and St Annes Church buildings. The proposed development, by virtue of its location and height, would harm this established character and be detrimental to the appearance of the local area. As such, the development would be contrary to the requirements of Local Plan Policies 9 (Local Environment), 24 (Historic Environment), and Policies JP-P1 (Sustainable Places) and JP-P2 (Heritage) of the Places for Everyone Joint Development Plan.



NOTES:

1. That an Objector and a Ward Member 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 15.

10 **HOU/352460/24 - BELVEDERE, GREENBRIDGE LANE, GREENFIELD**

APPLICATION NUMBER: HOU/352460/24

APPLICANT: Mrs A Sheldon

PROPOSAL: Erection of a two-storey rear extension.

LOCATION: Belvedere, Greenbridge Lane, Greenfield, OL3 7JR

It was **MOVED** by Councillor Woodvine and **SECONDED** by Councillor Cosgrove 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.

11 **VAR/52279/24 - YEW TREE COMMUNITY SCHOOL, ALCESTER STREET, CHADDERTON**

APPLICATION NUMBER: VAR/352279/24

APPLICANT: Mr. Rais Bhatti

PROPOSAL: Variation of Condition 3 relating to application PA/341172/17 to allow for use of pitch from 9.00am to 9.30pm for school use and wider community use, 7 days a week.

LOCATION: Yew Tree Community School, Alcester Street, Chadderton.

It was MOVED by Councillor Harness and SECONDED by Councillor Akhtar 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 1 ABSTENTIONS.

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

NOTES:

1. That an Objector, the Applicant and a Ward Member 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 15.

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HOU/352265/24 - 66B CHEW VALLEY ROAD, GREENFIELD

APPLICATION NUMBER: HOU/352265/24

APPLICANT: Mr and Mrs Alan Gill

PROPOSAL: Construction of patio, consisting of a steel frame topped with GRP decking, on the first floor of the back elevation to the dwelling.

LOCATION: 66B Chew Valley Road, Greenfield, Oldham, OL3 7DB

It was MOVED by Councillor Nasheen and SECONDED by Councillor Woodvine 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.

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HOU/352544/24 - 1 WOODFIELD CENTRE, OLDHAM

APPLICATION NUMBER: HOU/352544/24

APPLICANT: Dr Z Chauhan

PROPOSAL: Erection of a first-floor rear/side extension.

LOCATION: 1 Woodfield Centre, Oldham, OL8 4ER

It was MOVED by Councillor Nasheen and SECONDED by Councillor S. 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 as outlined in the report.



14 **APPEALS UPDATE REPORT**

RESOLVED that the Appeals Update be noted.

15 **LATE LIST**

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

The meeting started at 6.30 pm and ended at 10.13 pm