

**PLANNING COMMITTEE**  
**04/06/2025 at 6.00 pm**



**Present:** Councillor Hince (Chair)  
Councillors Adams, Akhtar, Z Ali, Cosgrove, Harkness, Hurley,  
A Hussain, S. Hussain, Iqbal, Lancaster (Substitute), Murphy  
and Nasheen

Also in Attendance:

Graham Dickman	Major Projects Development Lead
Alan Evans	Group Solicitor
Abiola Labisi	Senior Planning Officer
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning, Transport and Housing Delivery
Matthew Taylor	Senior Planning Officer

**1            APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Hobin  
and Woodvine.

**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 23<sup>rd</sup> April  
2025 be approved as a correct record.

**6            FUL/353032/24 - CROMPTON AND ROYTON GOLF CLUB,  
HIGH BARN STREET, ROYTON**

Councillors S Hussain and Murphy joined the meeting during  
discussion of this item and therefore took no part in the vote or  
discussion thereon.

APPLICATION NUMBER: FUL/353032/24

APPLICANT: Mr Kevin Pearson

PROPOSAL: 1. The re-profiling of the existing driving range  
and adjacent golf course by the importation of dry, inert fill

material. 2. Improvements to an existing access track by resurfacing. 3. The creation of a new driving range facility with covered shelter. 4. Creation of a new course hole. 5. Improvements to the existing course and alterations to three existing holes within the course, including level changes, putting greens, new water features and landscaping.

LOCATION: Crompton And Royton Golf Club, High Barn Street, Royton, Oldham, OL2 6RW

It was MOVED by Councillor Nasheen and SECONDED by Councillor Iqbal 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 contained in the Late List.

**NOTES:**

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 12.

7

**VAR/353080/24 - THE VESTACARE STADIUM,  
WHITEBANK ROAD, OLDHAM**

APPLICATION NUMBER: VAR/353080/24

APPLICANT: Mr Charlie O'Brien

PROPOSAL: Vary Conditions 13 (Hours of Operation of floodlights), 14 (Hours of use) and 15 (Community Use Scheme) of PA/339093/16 for hours of operation until 11pm 4 nights per year, in the summer months.

LOCATION: The Vestacare Stadium, Whitebank Road, Oldham

It was MOVED by Councillor Lancaster and SECONDED by Councillor Akhtar that the application be REFUSED (against Officer recommendations).

On being put to the vote 11 VOTES were cast IN FAVOUR OF REFUSAL and 2 VOTES were cast AGAINST with 1 ABSTENTIONS.

DECISION: That the application be REFUSED.

**NOTES:**

1. That an Objector, the Applicant 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 12.

8

**FUL/353426/24 - FORMER INDUSTRIAL PREMISES AT  
PRETORIA ROAD, OLDHAM**

APPLICATION NUMBER: FUL/353426/24

APPLICANT: Eco Village Industries Ltd

PROPOSAL: Erection of 30 residential units, including flats and maisonettes spread over 3 housing blocks around a communal garden, communal room/café, and two semi-detached houses, new vehicle access, parking, servicing and landscape works following demolition of industrial units and removal of existing vehicle access

LOCATION: Former industrial premises at Pretoria Road, Oldham OL8 4NH

It was MOVED by Councillor Iqbal and SECONDED by Councillor S Hussain 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 reasons set out in the report.

**NOTES:**

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

9

**FUL/353585/24 - RILEY'S SNOOKER CLUB, KING STREET,  
OLDHAM**

APPLICATION NUMBER: FUL/353585/24

APPLICANT: Mohammed Ahmad Aldallal

PROPOSAL: Demolition of former Snooker Club and erection of a six, nine and eleven storey residential development with ground floor car parking and commercial space.

LOCATION: Riley's Snooker Club, King Street, Oldham, OL8 1EU

It was MOVED by Councillor Akhtar 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.



**NOTES:**

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

10

**FUL/354024/25 - LAND AT PROFILES POINT, DRURY LANE, CHADDERTON**

APPLICATION NUMBER: FUL/354024/25

APPLICANT: The P. P. Group of Companies Limited

PROPOSAL: Erection of 2 no. industrial buildings.

LOCATION: Land At Profiles Point, Drury Lane, Chadderton

It was MOVED by Councillor S. Hussain and SECONDED by Councillor Iqbal 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

**APPEALS UPDATE REPORT**

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

12

**LATE LIST**

**RESOLVED** that the information as contained in the late list be noted.

The meeting started at 6.00 pm and ended at 8.33 pm