

PLANNING COMMITTEE
02/07/2025 at 6.00 pm



Present: Councillor Hince (Chair)
Councillors Adams, Akhtar, Z Ali, Cosgrove, Davis (Vice-Chair),
Harkness, Hobin, Hurley, A Hussain, S. Hussain, Iqbal, Murphy,
Nasheen 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	Assistant Director Planning, Transport and Housing Delivery

1 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

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 4th June
2025 be approved as a correct record.

**6 OUT/354338/25 - FORMER CIVIC CENTRE & QUEEN
ELIZABETH HALL, WEST STREET, OLDHAM**

APPLICATION NUMBER: OUT/354338/25

APPLICANT: Muse Places Limited

PROPOSAL: Hybrid planning application seeking: - 1.
Permission for demolition of existing buildings. 2. Full planning
permission for residential development (Block A) (Use Class C3)
with associated access, servicing, parking, public realm and
landscaping. 3. Outline planning permission for development of
a mix of uses, comprising residential units (Use Class C3);
ancillary commercial, business and service uses (Use Classes E
and F1) with associated access, servicing, parking, public realm

and landscaping. All matters reserved for future determination save for primary access

LOCATION: Former Civic Centre and Queen Elizabeth Hall, West Street, Oldham, OL1 1UT

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

On being put to the vote 14 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:

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 12.

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OUT/354323/25 - FORMER MAGISTRATES COURT, KING STREET, OLDHAM

APPLICATION NUMBER: OUT/354323/25

APPLICANT: Muse Places Limited

PROPOSAL: Outline planning application comprising residential development (Use Class C3); with associated access, servicing, parking, public realm and landscaping. All matters reserved for future determination save for primary access

LOCATION: Former Magistrates' Court, King Street, Oldham

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 subjected to the conditions as outlined in the report.

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 12.

OUT/354324/25 - FORMER LEISURE CENTRE, ROCK STREET, OLDHAM

APPLICATION NUMBER: OUT/354324/25

APPLICANT: Muse Places Limited

PROPOSAL: Outline planning application comprising residential development (Use Class C3) alongside ancillary non-residential floorspace (Use Class E); with associated access, servicing, parking, public realm and landscaping. All matters reserved for future determination save for primary access

LOCATION: Former Leisure Centre, Rock Street, Oldham

It was MOVED by Councillor Hobin 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.

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 12.

FUL/354326/25 - LAND AT PRINCE'S GATE, PRINCE STREET, OLDHAM

APPLICATION NUMBER: FUL/354326/25

APPLICANT: Muse Places Limited

PROPOSAL: Full planning application for residential development (Use Class C3) alongside ancillary non-residential floorspace (Use Classes E and F1), with associated access, servicing, parking, public realm and landscaping improvements.

LOCATION: Land at Prince's Gate, Prince Street, Oldham, OL1 3TL

It was MOVED by Councillor Hobin 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.

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 12.

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OUT/354325/25 - MANCHESTER CHAMBERS, WEST STREET, OLDHAM

Councillor Hurley left the room during consideration of this item and therefore took no part in the vote or discussion thereon.

APPLICATION NUMBER: OUT/354325/25

APPLICANT: Muse Places Limited

PROPOSAL: Outline planning application comprising the partial demolition of existing buildings, and extension to provide new floorspace (Use Class E and F1) with associated public realm and associated works. All matters reserved for future determination save for primary access

LOCATION: Manchester Chambers, West Street, Oldham, OL1 1LF

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.

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 12.

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FUL/354322/25 - CIVIC CENTRE, WEST STREET, OLDHAM

APPLICATION NUMBER: FUL/354322/25

APPLICANT: Muse Places Limited

PROPOSAL: Change of use of Civic Centre Tower from office (Use Class E(c)) to hotel (Use Class C1)

LOCATION: Civic Tower, West Street, Oldham, OL1 1UT

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

On being put to the vote 14 VOTES were cast IN FAVOUR OF APPROVAL and 1 VOTES were cast AGAINST with 0 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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LATE LIST

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

The meeting started at 6.00 pm and ended at 8.04 pm