

PLANNING COMMITTEE

10th September 2025

Late information

AGENDA PAGES	DETAILS
5 – 20	AGENDA ITEM 6
	FUL/354577/25 - Crompton Health Centre, High Street, Shaw
	<p><u>HMO Information</u></p> <p>Further to comments and enquiries received by the council related to the number of HMOs in the Shaw area, and how this proposed change of use would create any cumulative impact due to the clustering of HMOs in the Shaw area, officers would like to provide the following additional information to aid members in making their decision.</p> <p>Based on the best available information to the council, as of July 2025, there were only 20 HMOs in Shaw ward, with a further 4 in Crompton Ward. This is in the context of 4808 residential properties in Shaw and 4957 residential properties in Crompton. Only 1 of those HMOs is within 100m of the former Crompton Health Centre.</p> <p><u>Condition Amendment</u></p> <p>The applicant has requested an amendment to Condition 3, which currently states:</p> <p><i>“No development shall take place until a scheme to soundproof the walls between the residential units has been submitted to and approved in writing by the Local Planning Authority. All such works that form part of the approved scheme shall be implemented prior to first occupation of the development and shall be retained at all times thereafter.”</i></p> <p><u>Applicant Proposal:</u></p> <p><i>“A scheme to soundproof the walls between the residential units must be submitted to and approved in writing by the Local Planning Authority. All such works that form part of the approved scheme shall be implemented prior to first occupation of the development and shall be retained at all times thereafter.”</i></p> <p><u>Officer Comment:</u></p> <p>It is considered necessary to include a trigger point for the submission of the soundproofing details to ensure that the scheme is acceptable before</p>

	<p>the development is occupied. Amending the condition from “prior to commencement” to “prior to first occupation” is reasonable, as this would still secure the required mitigation before any resident moves in.</p> <p>Suggested condition wording:</p> <p><i>“Prior to first occupation, a scheme to soundproof the walls between the residential units shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented in full prior to first occupation of the development and shall be retained thereafter.”</i></p> <p><u>Additional Information</u></p> <p>An amended plan has been received from the applicant. The plan does not propose any fundamental changes to the scheme. The only changes are:</p> <ul style="list-style-type: none"> • The applicant has provided measurements of the proposed shared kitchen areas; and, • A toilet has been added to room 19 – its previous omission was an error. <p>Four further representations have been received since the publication of the Committee Report, which raise the following concerns (in summary):</p> <ul style="list-style-type: none"> • Risk of increased crime, anti-social behaviour, and community safety issues. • Lack of management strategy • No clear bin storage or refuse/recycling strategy. • No evidence of adequate off-street parking. • Overdevelopment of the building: small bedrooms, limited communal space, no outdoor amenity. • Proximity to Crompton War Memorial (designated heritage asset). • Area already has a concentration of HMOs and communal housing. • Concerns about transience, community cohesion, increased demand on services. • Poor Plans • No Biodiversity Net Gain proposed • No information in relation to HMO license • Traffic impacts <p>A handout was submitted 10.09.2025, which raised the following concerns (in summary):</p> <ul style="list-style-type: none"> • Parking already at capacity in the area. • Additional vehicles from HMO would create congestion.
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	<ul style="list-style-type: none"> • Overspill parking could block driveways, obstruct emergency access, and endanger pedestrians. • HMOs linked with increased comings and goings and late-night activity. • Likely to erode the quiet residential character. • Residents' peaceful enjoyment of homes would be harmed. • HMO scale would generate excessive refuse. • Risk of overflowing bins, littering, and vermin. • Public health hazard as well as visual impact. • Vulnerable residents need peace and stability. • Noise, traffic, and disruption could cause distress and confusion. • Considered a safeguarding failure under Equality Act/adult care duties. • Area already saturated with HMOs. • Further loss of family housing would undermine community cohesion. • The development fails to comply with the requirements of the Core Strategy at paragraphs: 6.10 - development would reduce residents' quality of life. 6.11 development likely to increase anxiety, intimidation, and safeguarding concerns. 6.12 proposal increases rather than reduces risks and fear of crime. <p><u>Committee Report Error</u></p> <p>There is an error in the Committee Report. It is stated that there is a petition within excess 100 signatures, this should state that there is in fact in excess 200.</p>
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AGENDA PAGES	DETAILS
21 - 34	AGENDA ITEM 7
	FUL/352774/24 - Compass House, Neville Street, Oldham
	<p><u>Additional Representations</u></p> <p>Two further representations have been received following the publication of the original report raising the following (summarised) comments:</p> <ul style="list-style-type: none"> • Objection based on infrastructure concerns, specifically the adequacy of Neville Street as the main access route. • Parking is essential during evenings and weekends when church activities take place at Firwood Church. • On-street parking during these times reduces Neville Street to a single lane, causing congestion, blockages, and occasional gridlock, which impacts both churchgoers and local residents.

	<ul style="list-style-type: none"> • While there is no objection to the proposed use of the building, concerns are raised about the increase in traffic on an already strained road network. • The planning documents indicate that anticipated parking demand exceeds the proposed on-site capacity (87 vehicles expected vs. 57 spaces provided), which would lead to overflow parking on surrounding streets. • The combination of increased traffic from the development and existing Cash and Carry operations, including HGV deliveries, would render Neville Street inadequate. • Concerns are raised about road safety, with increased risk of collisions and harm to motorists and pedestrians. • The resident queries whether a traffic management study has been undertaken, and what conclusions or recommendations have been made by the Highways Department. • The objection is reiterated on the grounds of safety and inadequate access infrastructure, including Neville Street, Daintry Road, and Prospect Road. • Grass verges are already churned up by traffic to park or gain access • The development could affect the residential home on Neville Street which needs 24 hour access for urgent medical personnel. • A request is made that the application be deferred until such a time that traffic surveys have been undertaken to better understand the impacts, management of peak period traffic, and mitigation measures. <p><u>Additional Information</u></p> <p>The applicant's agent confirmed agreement to all the recommended conditions, except for Condition 6, on 9th September 2025 as they have previously accepted that a gas membrane and under-slab ventilation are required and will be installed. As such, Condition 6 will be reworded to reflect this agreement.</p> <p><u>Officer Recommendation</u></p> <p>Amended wording of condition no. 6:</p> <p><i>“Notwithstanding any development undertaken to date, no further construction works to the fabric of the building hereby approved shall take place until a gas membrane and under-slab ventilation system has been installed in accordance with the submitted details (Ref: MS-PRJ-05/03/2024), unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of public safety, as the site is located within 250 metres of a former landfill site, in accordance with Policy 9 of the Oldham Local Plan.”</i></p>
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