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**PLANNING COMMITTEE**  
**05/11/2025 at 6.00 pm**



**Present:** Councillor Hince (in the Chair)  
Councillors Adams, Zaheer Ali, Charters (Substitute for Cllr Sajed Hussain), Cosgrove, Davis (Vice-Chair), Harkness, Hobin, A Hussain, Iqbal, Islam, Nasheen, Wahid (Substitute for Cllr Akhtar) and Woodvine

Also in Attendance:

Peter Richards – Assistant Director Planning, Transport and Housing Delivery

Martyn Leigh – Development Management Team Leader

Alan Evans – Group Solicitor (Environment)

Abiola Labisi – Senior Planning Officer (Development Management)

Sophie Leech – Senior Planning Officer (Development Management)

Matthew Taylor – Senior Planning Officer (Development Management)

Peter Thompson – Constitutional Services

1           **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Akhtar, Hurley, Sajed Hussain and Murphy.

2           **URGENT BUSINESS**

The Chair advised the meeting that he was minded to vary the order of the agenda by allowing the consideration of planning application VAR/354748/25, in respect of: The Vestacare Stadium, Whitebank Road, Oldham, at item 6 (instead of item 8 as listed on the agenda for the meeting).

3           **DECLARATIONS OF INTEREST**

There were no declarations of interest received.

4           **PUBLIC QUESTION TIME**

There were no public questions for this meeting of the Planning Committee to consider.

5           **MINUTES**

Resolved:

That the Minutes of the meeting of the Planning Committee held 10<sup>th</sup> September 2025 be approved, as a correct record.

6           **VAR/354748/25 - THE VESTACARE STADIUM,  
WHITEBANK ROAD, OLDHAM**

APPLICATION NUMBER: VAR/354748/25

APPLICANT: Mr Charlie O'Brien

PROPOSAL: Variation of conditions 13 (Hours of Operation of floodlights), 14 (Hours of use) and 15 (Community Use Scheme)

relating to application PA/339093/16 for hours of operation until 11pm 2 nights per year, in the summer months.

LOCATION: The Vestacare Stadium, Whitebank Road, Oldham

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

On being put to the vote 9 VOTES were cast IN FAVOUR OF REFUSAL and 3 VOTES were cast AGAINST with 2 ABSTENTIONS.

DECISION: That the application be REFUSED.

**NOTES:**

1. That an Objector and 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/354606/25 - ROYTON MEDICAL PRACTICE, CHAPEL STREET, ROYTON**

APPLICATION NUMBER: FUL/354606/25

APPLICANT: Dr Z. Chauhan

PROPOSAL: Erection of a two-storey side extension.

LOCATION: Royton Medical Practice, Chapel Street, Royton, OL2 5QL

It was MOVED by Councillor Harkness 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.

**NOTES:**

1. The application has been referred to Planning Committee for determination in accordance with the Scheme of Delegation as the Applicant is a Councillor for the Alexandra Ward.

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**FUL/354805/25 - GRAPE MILL, NEW COIN STREET, OLDHAM**

APPLICATION NUMBER: FUL/354805/25



**Oldham**  
Council

APPLICANT: Rosefield Ltd

PROPOSAL: Erection of 14 no. starter units (Use Class B2 - General Industrial).

LOCATION: Grape Mill, New Coin Street, Royton, Oldham, OL2 6JZ.



It was **MOVED** by Councillor Hince 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.

9 **APPEALS UPDATE REPORT**

Resolved:  
That the Appeals Update report be noted.

10 **LATE LIST**

Resolved:  
That the information detailed in the Late List be noted.

The meeting started at 6.00pm and ended at 7.45pm

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