

Planning Appeals Update

Planning Committee

Report of Assistant Director Planning, Transportation & Housing Delivery

DATE OF COMMITTEE

17 December 2025

An update on Planning Appeals was last provided to the Planning Committee at the meeting on 5 November 2025. The table below provides a comprehensive list of appeals submitted and decisions taken on appeals between Monday 27 October and Friday 28 November 2025 which is to be noted by the Committee.

Application No.	Site Address	Appeal Decision	Appeal Lodged Date	Description
FUL/350640/23	Land to the Southern Side of Cragg Road, Chadderton	Ongoing	26/02/2025	Demolition of existing outbuildings and erection of 4 no. detached dwellings with associated landscaping
FUL/346290/21	Land to the rear of 16 Propps Hall Drive, Failsworth	Dismissed, 05/11/2025	01/07/2025	Erection of 2 dwellings
FUL/354201/25	63H Heron Street Oldham	Dismissed, 07/07/2025	07/07/2025	Change of use from garage/storage (Use Class B8) to self-contained flat (Use Class C3) with a single storey front extension.
HOU/354175/25	1 Alexander Avenue, Failsworth	Dismissed, 26/11/2025	15/08/2025	First floor front extension and new roof to side garage
VAR/353936/25	Asda, Greenfield Lane Shaw, OL2 8QP	Ongoing	15/09/2025	Removal of conditions 1 (service hours), 9 (vehicle types) and 10 (service vehicles) relating to application PA/336191/14 in order to allow 24

				hours per day deliveries.
FUL/353859/24	317 Abbey Hills Road Oldham OL4 5LX	Ongoing	23/09/2025	Change of use to ground floor from a cafe to a hot food take away
ADV/354398/25	IMO Car Wash Shaw Road Oldham OL1 3JA	Ongoing	06/10/2025	Erection of a freestanding D-Poster LED advertisement.
ADV/354609/25	Land On Middleton Road Mills Hill Bridge M24 2EH	Allowed, 04/11/2025	08/10/2025	Replacement of 2 x static advertisement boards with a single digital advertisement board to a digital poster (D-poster) format.
HOU/354823/25	13 Jowett Street Oldham OL1 4JQ	Dismissed, 04/11/2025	29/09/2025	Retention of an outbuilding
FUL/353485/24	The Barn, Diggle, Diggle	NEW	28/11/2025	Erection of 1 no. two storey dwellinghouse and garage.
FUL/354054/25	Clough Manor, Rochdale Road, Denshaw	NEW	06/11/2025	Change of use to a touring caravan site including new access to highway.
CEA/351888/23	Land At Station Road / Harrop Green Lane Diggle	Dismissed, 07/11/2025	11/04/2024	<p>New access from Harrop Green Lane including hard-standing for two vehicles and turning area</p> <p>Gabion stone wall for retention of the rear wall</p> <p>Services connected at the junction of Sam Road and Station Road.</p> <p>Building construction 10 metres from Sam Road boundary building length 19</p>

				<p>metres 2 bedroom stone bungalow to a depth of build of 6 metres, stepped internal from Station road / Harrop Green Lane boundary</p> <p>1 metre high wire fence situated to the rear of Fatherford Close and Cydesdale Rise properties when required</p>
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RECOMMENDATION - That the report be noted.

The following is a list of background papers on which this report is based in accordance with the requirements of Section 100D (1) of the Local Government Act 1972. It does not include documents, which would disclose exempt or confidential information as defined by that Act.

If any person has any questions regarding these appeals and decisions, they can request further information from the Planning Service by contacting Martyn Leigh (Development Management Team Leader) via planning@oldham.gov.uk