

PLANNING COMMITTEE
11/03/2026 at 6.00 pm



Present: Councillor Hince (Chair)
Councillors Z Ali, Charters (Substitute), Davis, Hurley,
A Hussain, S. Hussain, Iqbal, Islam, Murphy, Nasheen, Wahid
(Substitute), Williamson (Substitute) and Woodvine (for items 1 -
5 only)

Also in Attendance:

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 Akhtar,
Cosgrove, Harkness, Hobin and Lancaster.

2 URGENT BUSINESS

There were no items of urgent business received.

3 DECLARATIONS OF INTEREST

Cllr Charters informed the Committee in the interests of
transparency that in relation to item 7 (FUL/354867/25 - Land
rear of Alexandra Centre Retail Park, Park Road, Oldham) he
had passed on emails he received from the applicant to
Transport for Greater Manchester but that he had not pre-
determined the application.

4 PUBLIC QUESTION TIME

There were no public questions received.

5 MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the previous meeting be
submitted to the following meeting.

**6 FUL/355367/25 - 3 KEVIN AVENUE, ROYTON, OLDHAM,
OL2 6AH**

APPLICATION NUMBER: FUL/355367/25

APPLICANT: Footlong (UK) Ltd

PROPOSAL: Change of use to a 6 bed house in multiple occupation (HMO) and a first floor extension over garage.

LOCATION: 3 Kevin Avenue, Royton, Oldham, OL2 6AH

It was MOVED by Councillor Wahid and SECONDED by Councillor Z. Ali that the application be DEFERRED

On being put to the vote 6 VOTES were cast IN FAVOUR OF DEFERRAL and 7 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

On being put to the vote 6 VOTES were cast IN FAVOUR OF APPROVAL and 6 VOTES were cast AGAINST with 1 ABSTENTION. The Chair used his casting vote, and 7 votes were cast IN FAVOUR OF APPROVAL.

RESOLVED: That the application be GRANTED subject to the conditions as outlined in the report

NOTES:

1. That an Objector and a Ward Member 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 11.

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FUL/354867/25 - LAND REAR OF ALEXANDRA CENTRE RETAIL PARK, PARK ROAD, OLDHAM

APPLICATION NUMBER: FUL/354867/25

APPLICANT: Mr. T. Mushtaq

PROPOSAL: Erection of a first floor extension

LOCATION: Land rear of Alexandra Centre Retail Park, Park Road, Oldham

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

RESOLVED: That the application be GRANTED subject to the conditions as outlined in the report.

NOTES: Councillors Z. Ali and Williamson left the room during the item and took no part in the discussion or vote thereon.

FUL/354817/25 - LAND ADJACENT TO OLDHAM HULME GRAMMAR SCHOOL TO THE REAR OF NO.10 YORK AVENUE, OLDHAM

APPLICATION NUMBER: FUL/354817/25

APPLICANT: Sameer Zulqurnain (KSGZ Holdings LTD)

PROPOSAL: Demolition of 2 garages and erection of 1 no. dwelling.

LOCATION: Land adjacent to Oldham Hulme Grammar School to the rear of No.10 York Avenue, Oldham

It was MOVED by Councillor S. Hussain and SECONDED by Councillor Nasheen that the application be APPROVED

On being put to the vote, it was UNANIMOUSLY cast IN FAVOUR OF APPROVAL

RESOLVED: That the application be GRANTED subject to the conditions as outlined in the report

NOTES:

Councillor Williamson left the room during this item and took no part in the discussion or vote thereon.

FUL/355356/25 - 7 SILVER STREET, OLDHAM, OL1 1HU

APPLICATION NUMBER: FUL/355356/25

APPLICANT: Mr Mohammed Waleed Hashim

PROPOSAL: Erection of a shipping container to serve hot/cold food to takeaway.

LOCATION: 7 Silver Street, Oldham, OL1 1HU

It was MOVED by Councillor Murphy and SECONDED by Councillor Williamson that the application be APPROVED for a temporary period of 12 months.

On being put to the vote 6 VOTES were cast IN FAVOUR OF APPROVAL and 6 VOTES were cast AGAINST with 1 ABSTENTIONS. The Chair used his casting vote, and 7 votes were cast IN FAVOUR OF APPROVAL.

RESOLVED: That the application be GRANTED for a temporary period of 12 months, subject to the conditions as outlined in the report and 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 11.

- 10 **APPEALS UPDATE REPORT**
RESOLVED that the Appeals Update be noted.

- 11 **LATE LIST**
RESOLVED that the information as contained in the Late List be noted.

The meeting started at 6.00 pm and ended at 9.15 pm