

PLANNING COMMITTEE
15/04/2026 at 6.00 pm



Present: Councillor Hince (Chair)
Councillors Cosgrove, Davis, Hobin, Hurley, A Hussain (items 7 & 8 only), S. Hussain, Iqbal (items 7 & 8 only), Islam (items 7 & 8 only), Lancaster, Nasheen and Woodvine

Also in Attendance:

Graham Dickman	Major Projects Development Lead
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Sumayya Rawat	Solicitor
Peter Richards	Assistant Director Planning, Transport and Housing Delivery

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Harkness and Murphy.

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

The following question was submitted by Bev Macyna:

What are the implications of a site being cleared prior to development, how does this affect the biodiversity net gains and how would the council calculate the additional loss?

The Chair replied as follows:

Generally, clearance of vegetation, habitats or other features supporting the ecological value of a site before planning permission is granted does not reduce planning obligations.

This is because national planning guidance states that where habitat value has been lost prior to the submission of a planning application, the site's pre-development biodiversity value should be assessed as being that which existed immediately before those works took place.

Any pre-existing ecological value can be verified by aerial imagery, previous records, as well as professional judgement obtained from consulting with the Greater Manchester Ecology Unit.

The following question was submitted by Alison Smith:

When the committee considers planning applications located in flood zone 2 (not recommended in the local plan) do they use the worst case scenario as shown on the Flood Map for planning?

The Chair replied as follows:

Flood risk is a material planning consideration meaning that it is relevant for the purposes of assessing planning applications. All Major and Minor planning applications falling within Flood Zones 2, 3, and 3b (which have a greater risk of flood risk than Flood Zone 1), must be submitted with a Flood Risk Assessment, as set out in the Council's adopted Planning Validation Checklist.

Depending on the circumstances consultees on the planning application might include the Environment Agency or Lead Local Flood Authority. Their advice would be sought in relation to flood risk and drainage.

Where a site spans more than one Flood Zone consideration will be given to all flood risks across the whole development site.

5 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meetings held on the 11th February 2026 and 11th March 2026 be approved as a correct record.

6 **FUL/355510/25 - BOUNDARY PARK, HILBRE AVENUE/FURTHERWOOD ROAD, OLDHAM**

APPLICATION NUMBER: FUL/355510/25

APPLICANT: Sportstown Ltd

PROPOSAL: 1) Creation of three open netball courts with associated acoustic and security fencing, 2) Changing room building (alternative location to that approved under application VAR/352459/24), 3) Introduction of terraced seating overlooking the recently completed Little Wembley training pitch, 4) Reconfiguration of the existing car/coach park with access from Hilbre Avenue and introduction of a pedestrian 'Bee Way' route, 5) New/replacement lighting within the car park and along the Bee Way, 6) Provision of bin and cycle stores, 7) Creation of a formalised ground crew compound, 8) Modification of concourse immediately in front Boundary Park stadium including relocation of 2 existing food concession stands, 9) Erection of a public art feature combining the OAFC owl and 'The Oldham Embryo'; 10) Reconfiguration of Boundary Drive turning head, and 11) associated hard and soft landscaping.

LOCATION: Boundary Park, Hilbre Avenue/ Furtherwood Road, Oldham OL1 2PB

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

On being put to the vote 8 VOTES were cast IN FAVOUR OF APPROVAL and 1 VOTE was cast AGAINST with 0 ABSTENTIONS.

RESOLVED: 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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FUL/355746/26 - NOV PROCESS AND FLOW TECHNOLOGIES UK LIMITED, GREENGATE, CHADDERTON

APPLICATION NUMBER: FUL/355746/26

APPLICANT: Stephen Ashworth

PROPOSAL: Installation of a two-storey modular building to be used as office facilities for a temporary period of 10 years (Retrospective application)

LOCATION: Nov Process and Flow Technologies UK Ltd, Greengate, Chadderton, M24 1SA

It was MOVED by Councillor Hince and SECONDED by Councillor S. Hussain 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.

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APPEALS UPDATE REPORT

RESOLVED that the Appeals Update be noted.

The meeting started at 6.00 pm and ended at 6.39 pm