

PLANNING COMMITTEE

19th August 2026

Late information

AGENDA PAGES	DETAILS
RELEVANT TO ALL APPLICATIONS	On Monday 17 August 2026 the government published its revised National Planning Policy Framework (NPPF) which supersedes, with immediate effect, the version of the document referenced in reports contained within the planning committee agenda papers. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in the revised NPPF are a material consideration in making these decisions and should be read alongside the policies in the development plan. Each planning application that features on this agenda has been reviewed having regard to the newly published NPPF, and a Late List entry for each application is provided below.
(Pages 11 to 22)	Agenda Item 7 FUL/355703/26 – 45 – 49 Ripponden Road, Oldham, OL1 4EW Reference is made in the published committee report in paragraph 14.1 (Page 17) to paragraph 187 in the NPPF - which has effectively been replaced with Policy N2: Improving the Natural Environment. This policy requires new development to contribute positively to the natural environment, and support nature's recovery. This new policy requirement has the same aims as the previous paragraph 187 and therefore does not alter the recommendation in the report.
(Pages 23 to 34)	Agenda Item 8 FUL/355368/25 – 74 Haigh Lane, Chadderton, Oldham, OL1 2TL <u>ADDITIONAL INFORMATION</u> The revised NPPF was published on the 17 August 2026, after the August Planning Committee agenda had been published. In the Committee Report, references were made to specific paragraphs within the NPPF which have now been superseded by new policies within the revised NPPF. This Late List highlights the referenced paragraphs and identifies the new policies that are relevant to those paragraphs. i. Paragraph 6.3 of the report refers to Chapter 5 – Delivering a Sufficient Supply of Homes; and Chapter 12 – Achieving Well Designed Places of the NPPF. As outlined above the revised NPPF was published on the 17 August 2026, after the August Planning Committee agenda had been published. In the Committee Report,

references were made to specific paragraphs within the NPPF which have now been superseded by new policies.

- ii. Paragraph 11.3 refers to paragraph 135 of the NPPF further requires that new development should secure a high standard of amenity for existing and future users. The revised amenity policy is Policy DP1 (Achieving Well-Designed Places) in the revised NPPF.
- iii. Paragraph 12.1 of the report refers to paragraph 116 of the NPPF. Paragraph 116 of the superseded NPPF states that development should only be prevented on highway grounds where impact would be severe. This is now replaced by Policy TR6 – (Assessing transport impacts) and Policy TR4 – (Street design, access and parking).
- iv. Paragraph 12.6 refers to Chapter 9 of the National Planning Policy Framework (NPPF), this has been replaced by Policy TR6 – (Assessing transport impacts) and Policy TR4 – (Street design, access and parking).
- v. Paragraph 13.1 of the committee report refers to paragraph 173 of NPPF. This has been replaced with Policy NE9 (Ground Conditions and Pollution).

ADDITIONAL REPRESENTATION

Six additional representations have been received following publication of the Committee Agenda. A number of the representations raised questions regarding the committee process, and responses were provided to those individuals where appropriate. The remaining representations raised a combination of material and non-material planning considerations.

In respect of the material planning considerations raised, many of the concerns reflect issues that have already been raised through earlier representations and are addressed within the main body of the Committee Report. These include matters relating to residential amenity, parking and highway impacts, the character of the area, design considerations, and the intensity of the proposed use. No new material planning issues have been identified that have not already been considered and assessed within the officer's report.

The additional representations have nevertheless been taken into account in the determination of the application and have been considered alongside all other consultation responses and representations received.

AMENDMENT TO RECOMMENDATION

Having regard to the revised NPPF policies set out above, together with the additional representations received, these matters have been fully considered by officers. However, the further representations and changes to national policy do not alter the assessment of the material planning considerations relevant to this application. Accordingly, the officer recommendation remains that planning permission be refused for the reasons set out within the committee report.

(Pages 35 to 50)

Agenda Item 9

FUL/354250/25 – Street Bridge Inn, 230 Roman Road, Oldham, OL8 3QH

ADDITIONAL INFORMATION (1)

Paragraph 9.3 of the Committee Report refers to the provision of 30 hotel bedrooms to support visitors to the area. This is incorrect. The proposed development will provide 28 hotel bedrooms, as correctly stated in paragraph 4.2. The reduction from 30 to 28 bedrooms arose from amendments to the scheme to increase the separation distance between the development and neighbouring properties.

ADDITIONAL INFORMATION (2)

The revised NPPF was published on the 17 August 2026, after the August Planning Committee agenda had been published. In the Committee Report, references were made to specific paragraphs within the NPPF which have now been superseded by new policies.

This Late List highlights the referenced paragraphs and identifies the new policies relevant to those paragraphs.

- i. Paragraph 6.3 (page 36) of the committee report lists the National Planning Policy Framework (2023), as noted above has been replaced by the NPPF published on 17 August 2026.
- ii. Paragraph 12.1 (page 42) of the report refers to paragraph 116 of the NPPF. Paragraph 116 of the superseded NPPF states that development should only be prevented on highway grounds where impact would be severe. This is now replaced by Policy TR6 – (Assessing transport impacts) and Policy TR4 – (Street design, access and parking).
- iii. Paragraphs 14.1 and 14.2 (page 43) of the committee report refer to paragraph 183 of NPPF. This has been replaced with Policy NE9 (Ground Conditions and Pollution).

ASSESSMENT AND CONCLUSION

The relevant decision-making policies in the new NPPF have been reviewed and are considered to favour the proposed development.

ADDITIONAL REPRESENTATION

One additional representation has been received raising objections to the proposed development. The respondent advises that existing parking associated with the public house already overflows onto nearby residential streets, including Massey Avenue, and considers that the loss of existing parking spaces would exacerbate parking pressures in the area. Concerns are also expressed regarding noise and disturbance, noting that a recent complaint had been made in relation to late-night music from the premises and that the proposed development could worsen this situation. The representation further states that the proposed alterations would be out of

	keeping with the character and appearance of surrounding properties, to the detriment of the visual amenity of the area. Finally, concern is raised that the development could negatively affect local property values. <u>AMENDMENT TO RECOMMENDATION</u> Condition no.3 noted in the committee report states: 3. “No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - In order to protect public safety, because the site is located within 250m of a former landfill site having regard to Paragraph 187 of the NPPF.” The proposed updated wording having regard to the revised NPPF published on the 17 August 2026 is as follows: 3. No development shall commence unless and until a site investigation and assessment in relation to the landfill gas risk has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition. REASON - In order to protect public safety, because the site is located within 250m of a former landfill site having regard to Policy NE9 (Ground Conditions and Pollution) of the National Planning Policy Framework (NPPF) published on 17 August 2026. <u>AMENDMENT TO RECOMMENDATION</u> Since publication of the committee report, revised NPPF policies have come into effect, and additional representations have been received. These matters have been reviewed and assessed by officers. It is considered that they do not materially alter the planning balance or the conclusions set out within the committee report. As such, the officer recommendation remains unchanged, and it is recommended that planning permission be granted, subject to the conditions set out in the committee report and the amended condition wording set out above.
(Pages 51 to 86)	Agenda Item 10 FUL/355091/25 – Land bounded by Oldham Road, Brookdale Street and Ridgefield Street, Failsworth, Oldham, M35 0BX <u>ADDITIONAL INFORMATION (1)</u> The revised NPPF was published on the 17 August 2026, after the August Planning Committee agenda had been published. In the Committee Report,

references were made to specific paragraphs within the NPPF which have now been superseded by new policies.

This Late List highlights the referenced paragraphs and identifies the new policies that are relevant to those paragraphs. It also addresses an objection received after the Committee report was published.

Paragraph 6.3 (page 56) of the Committee Report refers to:

- i. Paragraphs 7-11 of the superseded NPPF addresses the presumption in favour of sustainable development. This is now replaced by Policy S3 – (Presumption in favour of sustainable development).
- ii. Paragraph 61 of the superseded NPPF which related to significant weight being given to the need to support supply of homes. This is now replaced by Policy HO7 (Meeting the need for homes).
- iii. Paragraphs 96-103 of the superseded NPPF address healthy, inclusive and safe places. These paragraphs are now replaced by the following policies - HC3 – (Community facilities and public service infrastructure serving new development); HC4 – (Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits); HC5 – (Hot food takeaways); HC6 – (Retention of key community facilities and public service infrastructure); HC7 - (Development affecting existing recreational land and facilities), and HC8 – (Development affecting Local Green Space).
- iv. Paragraph 116 of the superseded NPPF states that development should only be prevented on highway grounds where impact would be severe. This is now replaced by Policy TR6 – (Assessing transport impacts).
- v. Paragraph 124 – 129 of the superseded NPPF assigns weight to effective use of land. This is now replaced by Policy L2 – (Making effective use of land).
- vi. Paragraphs 131 – 136 of the superseded NPPF addresses high quality design. These are now replaced by Policy DP3 – (Key principles for well-designed places).
- vii. Paragraphs 196 – 197 of the superseded NPPF relate to land suitability having regard to ground condition and contamination. These are replaced by Policy P2 – (Ground conditions).

Paragraph 11.3 (page 62) of the Committee Report refers to:

- i. Paragraph 112 of the superseded NPPF requires parking provision to reflect accessibility and local context. This is now replaced by Policy TR4 – (Street design, access and parking).

	<u>ASSESSMENT AND CONCLUSION</u> The relevant decision-making policies in the new NPPF have been reviewed and are considered to favour the proposed development. In particular, the new policies support significant weight being assigned to factors such as brownfield regeneration, housing delivery benefits, proximity to public transport, support for higher-density development in sustainable locations. The proposal to build 28 new homes which include affordable housing on a vacant, underutilised brownfield site remains strongly aligned with the new national policy objectives. The proposal therefore benefits from the NPPF's strengthened support for sustainable development, housing delivery and the effective use of previously developed land within settlements. <u>ADDITIONAL INFORMATION (2)</u> In addition to the revised NPPF, an objection was received after the publication of the agenda. The objection came from the operator of a metal fabrication business opposite the site and the issues raised in the objection include on-street parking which makes it difficult for their site to be accessed, potential for the driveways serving the new dwellings being blocked by delivery vehicles, noise disturbance from the commercial operations and safety of children near a production site. <u>RESPONSE TO ISSUES RAISED IN THE OBJECTION</u> The proposal was assessed by the Council's Highway Engineer as well as Environmental Health Officers and in relation to highway issues, officers have been advised by the Highway Engineer that they do not have any objection to the proposal, subject to the applicant undertaking some works to be secured by a legal agreement between the applicant and the Local Highway Authority. Similarly, the Environmental Health Officers have not raised any objection on grounds relating to noise. It is noted that to the immediate west of the metal fabrication site is a relatively new residential development with older residential development to the immediate east. Having regard to the existing pattern of development in the immediate vicinity, it is considered that the commercial use can co-exist with residential use in the area. <u>AMENDMENT TO RECOMMENDATION</u> Having regard to the foregoing, officer recommendation remains that the application be approved, subject to conditions set out in the report.
(Pages 87 to 100)	Agenda Item 11 FUL/355970/26 – Land north of Ellen Street, Oldham, OL9 6QR <u>ADDITIONAL INFORMATION (1)</u> The revised NPPF was published on the 17 August 2026, after the August Planning Committee agenda had been published. In the Committee Report, references were made to specific paragraphs within the NPPF which have now been superseded by new policies.

	This Late List highlights the referenced paragraphs and identifies the new policies that are relevant to those paragraphs. i. Paragraph 9.2 (page 90) of the Committee Report refers to paragraph 85 of the superseded NPPF which provides that planning policies and decisions planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. This is now replaced by Policy E2 – (Meeting the need for business land and premises). ii. Paragraph 12.1 (page 91) of the Committee Report refers to paragraph 115 of the superseded NPPF which requires that planning decisions should ensure safe and suitable access to a site can be achieved for all users. This is now replaced by Policy TR4 – (Street design, access and parking). iii. Paragraph 12.9 (page 92) of the Committee Report refers to paragraph 116 of the superseded NPPF which requires that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe. This is replaced by Policy TR6 – (Assessing transport impacts). iv. Paragraph 13.4 (page 92) of the Committee Report refers to paragraph 193 of the superseded NPPF which requires that planning decisions should ensure that opportunities to improve biodiversity in and around developments should be integrated as part of their design. This is now replaced by Policy N2 – (Improving the natural environment). v. Paragraph 14.1 (page 93) of the Committee Report refers to paragraphs 181 and 182 while paragraph 14.4 (page 93) of the report refers to Section 14 of the superseded NPPF, all of which address the issue of flooding. These are now replaced by Policies F7 – (Ensuring development is safe from flooding) and F8 – (Sustainable drainage systems and watercourses) while Section 14 is replaced by Section 18. <u>ASSESSMENT AND CONCLUSION</u> The relevant decision-making policies in the newly published NPPF have been reviewed and it is considered that the proposal would still accord with the relevant new provisions of the NPPF. In conclusion, none of the new provisions of the NPPF require amendments to the recommendations made in the published committee report. <u>ADDITIONAL INFORMATION (2)</u> Consultee comments were received from the Lead Local Flood Authority and they recommended some additional drainage conditions.
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ASSESSMENT OF THE ADDITIONAL DRAINAGE CONDITIONS

It is considered that the additional drainage conditions would be in accordance with relevant provisions of Section 18 (Managing flood risk and coastal change) of the revised NPPF.

AMENDMENT TO RECOMMENDATION

There is no amendment to the officer recommendation for approval. However, the following conditions as recommended by the LLFA should be added to the list of conditions.

1. Pre-commencement Drainage Strategy Revision

No development shall commence until a revised surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The updated drainage strategy shall restrict post-development surface water run-off rates to greenfield rates including climate change. Reason – Restricting surface water discharge run-off rates to greenfield in accordance with National Planning Policy Framework, the Non-Statutory Technical Standards for Sustainable Drainage Systems 2025 and the Greater Manchester Sustainable Drainage Systems Guide.

2. Pre-commencement Condition – CCTV Survey of the Culverted Watercourse in Waddington Street

No development shall commence until a CCTV survey of the existing culverted watercourse has been submitted to and approved in writing by the Local Planning Authority. The survey shall include the full extent of the culvert within the red line boundary of the site and capture the network in both an upstream and downstream direction to the next manhole. Reason – In order to prevent flooding of neighbouring sites, in accordance with relevant provisions of Section 18 of the NPPF

3. Drainage Hierarchy Condition

No development shall commence until detailed Surface Water Drainage proposals has been submitted to and approved in writing by the Local Planning Authority. The drainage proposals shall demonstrate that the surface water scheme has been designed in accordance with the drainage hierarchy:

1. Collected for non-potable use.
2. Infiltration to the ground, supported by site-specific BRE-365 infiltration testing and in accordance with LLFA testing requirements.
3. Discharge to a surface water body.
4. Discharge to a surface water sewer, highway drain or other surface water system.
5. Discharge to a public combined sewer.

The approved drainage scheme shall be implemented in full prior to first occupation and shall thereafter be maintained in accordance with the approved details. Reason – In accordance with relevant provisions of Section 18 of the NPPF

	4. <u>Pre Occupation Verification Report</u> Prior to the development being brought into use, a surface water drainage verification report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the approved detailed surface water drainage scheme has been constructed in accordance with the approved details. The report should include, but not limited to: 1. An independent As-Built topographical survey (PDF and 3D CAD files to be submitted). The survey should detail dimensions, levels and inverts of all drainage infrastructure. The survey should confirm finished floor levels have been constructed above the modelled design flood level (including appropriate freeboard allowance) and exceedance flow routes have been constructed in accordance with the approved scheme. 2. Photographic evidence of construction of all drainage features, prior to backfilling. Photographs should include a suitable reference point. Any departures from the approved drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Reason – In accordance with relevant provisions of Section 18 of the NPPF.
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