

PLANNING COMMITTEE
19/08/2026 at 6.00 pm



Present: Councillor Charters (Chair)
Councillors Z Ali, Brooks, Harkness, Harrison (Substitute),
Hurley, Nasheen, Quigg (Substitute) and Tarbuck

Also in Attendance:

Alan Evans	Group Solicitor
Abiola Labisi	Senior Planning Officer
Sophie Leech	Senior Planning Officer
Martyn Leigh	Planning Services - OMBC
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Matthew Taylor	Senior Planning Officer

1 ELECTION OF CHAIR

RESOLVED that Councillor Charters be elected Chair for the duration of the meeting.

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Akhtar, Iqbal, Jackson and Woodvine.

3 URGENT BUSINESS

The Committee were advised of one item of urgent business.

The Committee was informed that on Monday 17 August 2026 the government published its revised National Planning Policy Framework (NPPF) which superseded, with immediate effect, the version of the document referenced in reports contained within the planning committee agenda papers.

Planning law required 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 were a material consideration in making those decisions and should be read alongside the policies in the development plan.

Each planning application that features on the agenda had been reviewed having regard to the newly published NPPF, and a Late List entry for each application was provided in the Late List.

4 DECLARATIONS OF INTEREST

There were no declarations of interest received.

5 PUBLIC QUESTION TIME

A public question had been received from Matthew Broadbent:

“At the full council meeting in December, I submitted a question regarding the Planning Inspectorate's decision to award costs against Oldham Council for "unreasonable behaviour", for failing to meet the various deadlines to submit paperwork to them, regarding the planning committee's decision to refuse permission to a Battery Energy Storage System at Medlock Road in Failsworth. The Mayor requested an update at the next council meeting, but it was not forthcoming. Will the council explain why it didn't request a routine extension to the deadline in order to submit the necessary paperwork, and how much was awarded against Oldham Council?”

The following response was provided:

“The planning application was considered under reference FUL/353405/24 and proposed the installation and operation of a 30 Megawatt Battery Energy Storage System (BESS), together with access arrangements and associated infrastructure, on land to the south-east of Medlock Road, Failsworth.

The application was recommended for approval by officers but refused by the planning committee in April 2025 on the basis that the benefits of the proposal had not been demonstrated to clearly outweigh the identified impacts.

During the subsequent appeal process, the Local Planning Authority submitted the appeal questionnaire, committee report, and copies of the representations received in relation to the application. Officers did subsequently request to extend the deadline for submitting the Statement of Case, but the Planning Inspectorate declined that request.

Notwithstanding this, the Statement of Case could only have addressed the committee's reason for refusal and sought to explain that position to the Inspector. The reason for refusal was already a matter of public record and, in allowing the appeal, the Inspector concluded that the reason for refusal was unreasonable.

Furthermore, the Inspector made clear in their costs decision that the principal reason for the award of costs against the council was the unreasonable nature of the reason for refusal itself. The agreed costs award amounted to £12,826.95.”

6 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting held on 8th July 2026 be approved as a correct record.

7 **FUL/355703/26 - 45 - 49 RIPPONDEN ROAD, OLDHAM, OL1 4EW**

APPLICATION NUMBER: FUL/355703/26

APPLICANT: Mrs Faiza Mushtaq

PROPOSAL: 1) Conversion of lower ground (storage) and ground floors into Class E (office). 2) Alterations to existing store frontages. 3) Conversion of first floor (residential) into a 5 bed house in multiple occupation. 4) New rear access staircase.

LOCATION: 45 - 49 Ripponden Road, Oldham, OL1 4EW

It was MOVED by Councillor Z. ALi and SECONDED by Councillor Tarbuck that the application be APPROVED.

On being put to the vote 2 VOTES were cast IN FAVOUR OF APPROVAL and 7 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

On being put to the vote 7 VOTES were cast IN FAVOUR OF REFUSAL and 2 VOTES were cast AGAINST with 0 ABSTENTIONS.

RESOLVED: That the application be REFUSED for the following reason:

“The proposed House in Multiple Occupation (HMO) would result in an undue concentration of such uses in the area to the detriment of the established character of the locality. The proposal is therefore contrary to Policy 11 of the Oldham Local Plan.”

NOTES:

In reaching its decision, the Committee took into consideration the information as set out in the Late List attached at Item 13

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FUL/355368/25 - 74 HAIGH LANE, CHADDERTON, OLDHAM, OL1 2TL

APPLICATION NUMBER: FUL/355368/25

APPLICANT: Footlong (Uk) Ltd

PROPOSAL: Change of use from Residential (C3) to a 5-bed House in Multiple Occupancy (C4)

LOCATION: 74 Haigh Lane, Chadderton, Oldham, OL1 2TL

It was MOVED by Councillor Quigg and SECONDED by Councillor Harkness that the application be REFUSED.

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

RESOLVED: That the application be REFUSED for the reasons as set out in the report.

NOTES:



1. That Ward Members 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 13

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FUL/354250/25 - STREET BRIDGE INN, 230 ROMAN ROAD, OLDHAM, OL8 3QH

APPLICATION NUMBER: FUL/354250/25

APPLICANT: Mr Carl Garrity

PROPOSAL: First and second floor extension to existing building and a three-storey side extension in addition to front canopy and alteration extension to existing car park to form motel addition to existing Public House.

LOCATION: Street Bridge Inn, 230 Roman Road, Oldham, OL8 3QH.

It was MOVED by Councillor Charters and SECONDED by Councillor Harrison that the application be APPROVED.

On being put to the vote 7 VOTES were cast IN FAVOUR OF APPROVAL and 1 VOTE was cast AGAINST with 1 ABSTENTION.

RESOLVED: That the application be GRANTED subject to the conditions as outlined in the report, the amended condition 3 contained in the Late List and the following additional conditions:

14. Prior to the first use of the hotel and restaurant hereby approved, the car parking areas shown on the approved plans shall be fully laid out, surfaced, marked out and made available for use. The car parking areas shall thereafter be retained and kept available for the parking of vehicles associated with the approved development at all times and shall not be used for any other purpose. REASON: To ensure that adequate off-street parking is provided and retained in the interests of highway safety and the free flow of traffic, in accordance with Policy 5 and Policy 9 of the Oldham Local Plan and the National Planning Policy Framework.

15. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period and shall include details of:

- a) Construction traffic routing and site access arrangements;
- b) The parking of contractors', operatives' and visitors' vehicles;

- c) Loading, unloading and storage of plant, equipment and materials;
- d) Measures to control dust, dirt, noise and vibration arising from the development;
- e) Wheel washing and highway cleaning measures;
- f) Site operating hours and delivery times;
- g) Measures to protect pedestrian and highway safety; and
- h) Where the existing public house remains open during the construction period, details of the measures to ensure that an appropriate area of the existing car park remains available, safe and accessible for customers, staff and deliveries associated with the public house throughout the duration of the works.

The development shall thereafter be carried out in full accordance with the approved CEMP. REASON: In the interests of highway safety, the amenity of neighbouring occupiers and to ensure the continued safe operation of the existing public house during the construction period, in accordance with Policy 5 and Policy 9 of the Oldham Local Plan and the National Planning Policy Framework.

NOTES:

1. That 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 13

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FUL/355091/25 - LAND BOUNDED BY OLDHAM ROAD, BROOKDALE STREET AND RIDGEFIELD STREET, FAILSWORTH, OLDHAM, M35 0BX

APPLICATION NUMBER: FUL/355091/25

APPLICANT: Mr Chris Twist – City Shape LLP

PROPOSAL: Erection of 28 no dwellings with associated access, parking and landscaping works.

LOCATION: Land Bounded by Oldham Road, Brookdale Street and Ridgefield Street, Failsworth, Oldham, M35 0BX

It was MOVED by Councillor Harkness and SECONDED by Councillor Harrison that the application be APPROVED.

On being put to the vote 5 VOTES were cast IN FAVOUR OF APPROVAL and 4 VOTES were cast AGAINST with 0 ABSTENTIONS.

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

NOTES:

1. That 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 13.

11 **FUL/355970/26 - LAND NORTH OF ELLEN STREET,
OLDHAM, OL9 6QR**

APPLICATION NUMBER: FUL/355970/26

APPLICANT: Shurgard UK Ltd

PROPOSAL: Erection of a new household and business storage facility (Use Class B8) and associated access, parking, and landscaping

LOCATION: Land north of Ellen Street, Oldham

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

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

RESOLVED: That the application be GRANTED subject to the conditions as outlined in the report and the additional conditions recommended by the Lead Local Flood Authority contained 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 13.

12 **APPEALS UPDATE REPORT**

RESOLVED that the Appeals Update Report be noted.

13 **LATE LIST**

The meeting started at 6.05 pm and ended at 8.30 pm