PLANNING COMMITTEE
21/10/2026 at 6.00 pm

Present: Councillor Charters (Chair)
Councillors Akhtar, Z Ali, Brooks, Harkness, Hurley, Iqbal, Jackson, Klonowski (Substitute), Nasheen (Vice-Chair) and Woodvine

Also in Attendance:

Alan Evans	Group Solicitor
Sophie Leech	Senior Planning Officer
Martyn Leigh	Development Management Team Leader
Kaidy McCann	Constitutional Services
Wendy Moorhouse	Principal Transport Officer
Peter Richards	Assistant Director Planning & Development

1 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Tarbuck.

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**

There were no public questions received.

5 **MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting held on 23rd September 2026 be approved as a correct record.

6 **OUT/355495/25 - LAND TO THE REAR OF 69 BROADWAY, ROYTON, OLDHAM, OL2 5DD**

APPLICATION NUMBER: OUT/355495/25

APPLICANT: Oakmere Homes Ltd

PROPOSAL: Residential development for up to 37 affordable dwellings with access considered (all other matters reserved).

LOCATION: Land To the Rear Of 69 Broadway, Royton, OL2 5DD

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

On being put to the vote 6 VOTES were cast IN FAVOUR OF REFUSAL and 0 VOTES were cast AGAINST with 3 ABSTENTIONS.

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

1. *The proposed vehicular access arrangements from Broadway (A663) would, by reason of the nature of the existing highway environment, traffic volumes, vehicle speeds, close proximity to other existing junctions and the relationship of the proposed access to Broadway, result in an unacceptable impact on highway safety. The proposed mitigation measures would be insufficient to overcome these concerns, and the development would result in a severe adverse impact on the transport network. As such, the proposal would be contrary to Policies JP-C8, JP-P1 and JPS1 of the adopted Places for Everyone Joint Plan, Policy 9 of the Oldham Local Plan Joint Core Strategy and Development Management Policies Development Plan Document, and the provisions of Policies TR3 and TR6 of the National Planning Policy Framework.*
2. *The application site potentially comprises land affected by historic industrial landfill and other sources of contamination. Insufficient information has been submitted with the application to fully assess the nature and extent of contamination, landfill-related materials, hazardous materials, ground gases and associated ground stability risks, nor to demonstrate that the site can be made suitable for the proposed residential use without having unacceptable risk to future occupiers, construction workers, controlled waters or the wider environment. In the absence of adequate evidence to demonstrate that the development would provide a safe and suitable environment for future residents, the proposal is contrary to Policies 1 and 9 of the Oldham Local Plan Joint Core Strategy and Development Management Policies Development Plan Document, Policies JP-S1 and JP-P1 of the Places for Everyone Joint Plan, and the provisions of the Policy P2 of the National Planning Policy Framework.*
3. *The application site comprises of 42% of the land in Flood Zone 2, abuts Flood Zone 3 to the east and contains a culverted watercourse. Insufficient evidence has been provided to demonstrate that the flood risk constraints affecting the site, including the presence of the culverted watercourse, can be satisfactorily mitigated without detriment to future occupiers or the wider environment. The proposal therefore fails to demonstrate that it would provide a safe and suitable form of development and is therefore contrary to Policies 1 and 19 of the Oldham Local Plan Joint Core Strategy and Development Management Policies Development Plan Document, Policies JP-S1 and JP-S4 of the Places for*

Everyone Joint Plan, and Policy F7 of the National Planning Policy Framework.

4. *The proposed development would result in the loss of an undeveloped parcel of land identified within the adopted development plan as a Green Corridor and Link. The development of the site would erode the openness, continuity, and environmental function of this designated green infrastructure asset, resulting in harm to its role in providing visual amenity, ecological connectivity, and landscape separation within the urban area. The Local Planning Authority considers that the benefits of the proposal do not outweigh the harm arising from the loss and fragmentation of the Green Corridor and Link designation. The proposal is therefore contrary to Policies 9, 21, and 23 of the Oldham Local Plan Joint Core Strategy and Development Management Policies Development Plan Document, together with Policies JP-P1 and JP-G8 of the Places for Everyone Joint Plan, which seek to protect, maintain and enhance green infrastructure networks, ecological connectivity and the environmental quality of the borough. The proposal is also contrary to the objectives of the National Planning Policy Framework in respect of protecting and enhancing the natural environment.*

NOTES:

1. That an Objector, the Applicant and a Ward Councillor 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 9.

7 **OUT/352888/24 - WATERSIDE MILL, CHEW VALLEY ROAD, GREENFIELD, OLDHAM, OL3 7NH**

APPLICATION NUMBER: OUT/352888/24

APPLICANT: Tanner Bros (Greenfield) Ltd

PROPOSAL: Full planning application for demolition of poor quality buildings, conversion of older buildings to 59 no. apartments, construction of 27 no. dwellings, with associated access road, parking, and landscaping (all dwellings over 55 age group).

LOCATION: Waterside Mill, Chew Valley Road, Greenfield OL3 7NH

It was MOVED by Councillor Charters and SECONDED by Councillor Nasheen that the application be DEFERRED

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

RESOLVED: That the application be DEFERRED.

8 **APPEALS UPDATE REPORT**

RESOLVED that the Appeals Update Report be noted.

9 **LATE LIST**

RESOLVED that the information contained in the Late List be noted.

The meeting started at 6.00 pm and ended at 7.29 pm