



Minutes of the **PLANNING** Committee meeting
held in the Matthias Pilling Room, 1 Kershaw Street East, Shaw OL2 8AB.
on the **24 June 2025**

The meeting started at 6:00pm.

PRESENT: Councillors Baker, Beeston, Dunne (Vice-Chair) Sarah Hince, Reilly and the Administration Officer.

Councillor Lee Navesey in the Chair.

9 Members of the public were present.

25/07 Apologies for absence: None

25/08 Declarations of interest: None received.

25/09 Minutes of the previous meeting: It was **RESOLVED** to approve the minutes of the Planning Committee meeting held on the 27 May 2025.

25/10 Public Participation: Several residents present spoke about
*FUL/354577/25 - Former Crompton Health Centre, High Street, Shaw, Oldham OL2 8ST:

Change of use from health centre (Use Class E) to House in Multiple Occupation (HMO) - 20 units (Sui Generis)

Concerns were expressed about the proposal citing potential issues, namely the crime (fear of crime) committed by the would-be residents of the HMO, noise from the development and loss of business.

25/11 Planning Application:

Consideration was given to the aforementioned* application FUL/354577/25 for planning permission in the Parish which had been received from Oldham MBC.

It was **resolved** that the Council's recommendations be as follows: -
Refusal on the following material grounds: -

1. **Overdevelopment:** The proposal to convert this property into 20 HMO units exceeds what the building's size and footprint can accommodate. This overdevelopment compromises the quality of life for the intended residents, prioritising maximum occupancy over their privacy, health, and well-being.

2. **Impact on Local Character:** This development is on the edge of a densely populated residential area with many families and children. Adjacent to the property are bungalows occupied by elderly residents. The introduction of a large HMO in this context is unacceptable and will negatively affect the privacy, health, and well-being of current local residents. The conversion of this property will alter the neighbourhood's character, especially since the area is predominantly single-family homes and retirement bungalows.
3. **Noise and Disturbance:** Evidence suggests that HMOs can lead to higher levels of noise and disturbance, affecting the quality of life for neighbouring residents. A development of this scale will undoubtedly have a negative impact on nearby residents.
4. **Safety Concerns/Crime (and fear of):** Residents are concerned that such a property might attract undesirable occupants, negatively affecting the area unless occupancy is appropriately restricted.
5. **Economic impact - loss of business infrastructure:** Converting this non-residential property into an HMO will reduce the availability of business premises with parking, which this property is ideally suited for due to its single-level construction ample parking and previous use.

CND/**354523**/25 – Former Bulls Head, Ripponden Road Oldham OL4 2JY

Discharge of conditions 3 (Materials Approval) and 7 (Construction Management Plan) relating to app no FUL/349889/22.

Recommendation: Approved

TEL/354566/25 – Land at Smallbrook Road, Shaw Oldham OL4 8BE

Installation of a 20m high Hutchinson Orion pole on root foundation along with 6 no. antennas, 2 no. dishes, 2 no. cabinets, GPS Module and ancillary development thereto.

Recommendation: Refusal on the grounds of health and safety and visual design impact concerns.

25/12 Dates and times of Future Meetings: Tuesday at 6:30pm unless otherwise stated: 29 July, 26 August, 30 September, 28 October 2025

The Chair thanked everybody for their attendance and contributions and closed the meeting at 6:55pm.

Meeting duration 55 Minutes