

Agenda Item 8

Planning and Licensing Committee 4 June 2026

Update Report

AGENDA ITEM 6 – Change of use from nursing home to student accommodation together with associated car parking and landscaping at Briarmede, 426-428 Rochdale Road, Middleton, Rochdale, M24 2QW

Middleton Planning Panel comments

The application was discussed at a meeting of the Middleton Township Planning Panel in December 2025. The following comments were received from the panel:

Members hold concerns that the application is disingenuous given that the ground floor of the property includes such expansive amenities that are not commensurate to 11 occupants, and in light of the previously withdrawn application and previous complaints from residents about the use of the property.

It does not appear that there is an adequate level of demand for student accommodation from nearby educational institutions for this development. The level of objection raised by members of the public demonstrates the level of concern by existing residents, and also demonstrates that the proposals would undermine community cohesion in the area, and could give rise to further tensions and potential safety issues for occupiers of the application building.

Township members subsequently request that the application is deferred by the Committee to provide the applicant opportunity to clarify the intended use of the building.

Officer Response: These matters, including the intentions of the applicant and the circumstances surrounding the application, and the need for the proposed use, have been addressed in the main report.

It is considered by officers that the intended use of the building has been established with as much clarity as is reasonably possible in the context of an assessment of an application for planning permission.

Additional public comments

Since the committee meeting agenda was published, additional comments have been received from three members of the public, two of whom had previously objected to the application.

The additional comments broadly reiterated concerns raised previously and summarised and addressed in the main report, including doubt that there is demand for the proposed student accommodation in the area, concerns about alleged planning breaches at the address, and impacts on highways safety and disruption to

neighbouring residents in comparison to the previous use as a care home. New points raised were:

- Concern about gates needing to be opened for vehicles to drive onto the property meaning that vehicles will be stopped across the pavement
- Querying whether the proposed use of the building will be enforced effectively
- *"The Labour Party will be losing many votes if they do not understand their voters"*
- The proposal has and will cause tension to residents nearby

Officer Response: Access arrangements have been considered by the Highways officers and they have raised no concerns in relation to the issue noted.

The main report recommends that planning permission should be subject to a planning condition (number 3) reiterating the approved use of the building and clarifying that other uses would not be permitted by the permission. This condition would support effective planning enforcement, should this be necessary.

The other points raised are not considered to be material planning considerations.

Statement from Councillor Kathryn Bromfield

Ward Councillor Bromfield is unable to attend the committee meeting but has provided the following written statement for committee members' consideration:

Hello, my name's Kath Bromfield and I am the North Middleton Councillor asking to speak to you today about the Briarmede application.

Firstly I would like to state that I'm really happy to work with the owner to find an appropriate use for this building that will fit with the community and will work for everybody. I have concerns that the planning has been consistently breached as well as the enforcement team being involved and the owner has not been truthful to intent.

You can see what I've written a statement many months ago but just to go through a number of things as to why it is really important that this application is not successful today. So for me there's a number of important things about residents and the privacy of residents. This application will not blended into the area and will affect the quality of life because these buildings are very close proximity to one another which does not allow for a public building of this kind. I would like to also point out here that I would be objecting if this was a Christian, Catholic, Jewish or Sikh application for residential student accommodation. It is not an appropriate setting for that.

I would really urge the planning to visit particularly at the busy times when Cardinal Langley and Hopwood Hall are arriving or leaving. The capacity on the road at this point for another building which would have similar times is really not helpful for the surrounding area.

In the property grounds there is not sufficient parking facilities for the planning that has been applied for and there is no room on the main road for such things. We've already seen in recent months when people have visited the property that parking becomes

a massive issue on the road. I really do urge you to visit the property and consider that this is not the best use for this property and will cause undue distress to the quality of life for residents. The idea that frosted glass gives neighbours some privacy, does not work when they are so close. The noise from younger people will be significantly different than the older residents before. I think when you see this in person you will understand it more. Thank you for listening to me and thank you to all the residents who've been in touch sharing their issues with this development.

Officer Response: As set out in the main report, the application is for student accommodation and in principle, this use is considered to be appropriate in this location, being a mainly residential area. Supporting information submitted with the application indicates that the accommodation is intended for students of all denominations.

Impacts from other previous uses (including any unauthorised uses) of the building are not material to the assessment of the current application.

The proposal is not considered to give rise to any significant concerns in terms of impacts upon neighbour privacy, including in comparison to the existing use of the building as a care home.

The proposal would include 23 off-street parking spaces. The Highways officer has noted that this provision is more than sufficient for the proposal level of occupation, comprising 11 bedrooms with 17 bedspaces.

Apple Maps listing

It has been brought to officers' attention that the building is listed on Apple Maps as 'Alsadiq Academy'. The Apple Maps listing links to the website mentioned in the main report which now describes the property as prospective student accommodation. It is unclear when the listing was added to Apple Maps.

As with other circumstances described at paragraphs 1.11-1.21 in the main report, this matter is not material to the determination of the planning application, and is solely included in this note for committee members' information.

The officer's recommendation of grant subject to conditions remains unchanged.