

Oldham

Local

Plan

**Public Schedule of
Representations and
Responses for the Oldham
Town Centre Conservation Area
Appraisal and Management Plan
Supplementary Planning
Document**

August 2019



Oldham
Council

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1 Introduction

- 1.1 Between 15th February and 15th March 2019 the council consulted on the draft Oldham Town Centre Conservation Area Appraisal and Management Plan (CAAMP) Supplementary Planning Document (SPD). The CAAMP SPD aims to enhance Oldham Town Centre Conservation Area and proposes extensions to the conservation area boundary.
- 1.2 This document summarises the comments received as part of the consultation along with the council's response.
- 1.3 It also highlights some of the main points raised at the public drop in sessions held on the 8th and 9th March 2019 at Oldham Parish Church of St. Mary with St. Peter.
- 1.4 If you would like help in interpreting this document please contact the planning team on the following numbers: 0161 770 1670/ 4061.
- 1.5 You can also email the team at spi@oldham.gov.uk.
- 1.6 All document's connected with the [Local Plan](#) are available on the Council's Local Plan website.

2 Consultation on the Conservation Area Appraisal and Management Plan

- 2.1** As part of the preparation of the Oldham Town Centre CAAMP SPD workshops were held in September, November and December 2018 with internal and external stakeholders, including members of the Youth Council and pupils from Oldham Sixth Form College. This provided invaluable input into the preparation of the draft CAAMP SPD.
- 2.2** Public consultation on the draft SPD took place over four weeks between February and March 2019. The following methods were used to engage people:
- Public drop in sessions were held on the 8th and 9th March 2019.
 - Flyers were distributed around the conservation area and the proposed extensions advertising the consultation and drop in sessions.
 - A public notice was published in the Oldham Times.
 - A press release was prepared.
 - The council promoted the consultation through social media.
 - The draft CAAMP SPD was available on the council's website.
 - The draft SPD was available to view and comment on via our Consultation Portal.
 - The draft CAAMP SPD was available at public libraries and at the council's Planning Reception at Access Oldham, Civic Centre.
 - A letter or email was sent to those individuals and organisations on the mailing list explaining that the draft SPD was out to consultation.
 - An email was sent to the external stakeholders who inputted into the CAAMP SPD before public consultation.
 - An email was sent to Councillors.

3 Summary of representations and the Council's response

3.1 The table below sets out a summary of the main issues raised during the consultation and the council's response to these.

Table 1

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Emily Hrycan	Historic England		<p>Welcome the production of a CAAMP for Oldham Town Centre. The contribution that historic areas make to towns such as Oldham are an important part of identity and provides a footprint to their future and rapidly changing environment. The local distinctiveness of Oldham Town Centre can provide a catalyst for its regeneration and help inspire new development bringing economic and social benefits.</p> <p>Welcome the council's proactive approach to understanding how the town can be revitalised in line with the historic environment. The document will help address the reasons for the conservation areas' inclusion on the Historic England's at Risk Register and will be a positive step towards helping to deal with these various issues.</p>	Comments noted.

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			<p>The CAAMP will also contribute towards the production of the Oldham Local Plan, informing its evidence base, policies and site allocations and supporting wider regeneration strategies for the town.</p> <p><u>Conservation area appraisal</u> - Welcome the detail in the appraisal and use of images. Report contains a robust analysis of the area's special interest and identifies its character that is desirable to preserve and enhance. It provides understanding of the positive elements that needs to be preserved and the negative features that need to be improved, whilst also identifying risks to the character and appearance through decay, neglect and other threats. This provides evidence for necessary actions such as Article 4 Directions and support through intervention and partnership working.</p> <p><u>Management plan</u>. – Welcome the council's approach to producing a management plan alongside the appraisal. The management plan is clearly set out and contains detailed, specific and achievable aims and objectives, setting priority actions and goals.</p>	

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Alexander Rowe	Natural England		<p>Encourage the inclusion of proposals to deal with inappropriate changes and other risks to a conservation area. Welcome the recommendations for Article 4 Directions and the need to tackle decaying and derelict buildings. The inclusion of a Gazateer is commended.</p> <p>It is also helpful that the document is provided in different formats, including interactive, making it easier to navigate to relevant sections of the document.</p>	
			<p>The topic this SPD covers is unlikely to have major effects on the natural environment, but may nonetheless have some effects.</p> <p>Do not wish to provide specific comments but advise you to consider the following issues that the SPD could consider:</p> <ul style="list-style-type: none"> Green infrastructure (GI) - making provision for GI in line with any local strategy. Urban green space provides multi-functional benefits. There may be significant opportunities to retrofit green 	<p>Comments noted. The Management Plan includes a section on Public Realm (B.4) which aims to introduce appropriate greening and landscaping. The Management Plan also includes policies concerned with protecting established and valued views of the surrounding area (B.3).</p>

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
			<p>infrastructure in urban environments. Can also consider issues relating to natural resources, including air quality, ground and surface water and soils within urban design plans.</p> <ul style="list-style-type: none"> • Biodiversity enhancement – incorporating features that are beneficial to wildlife within development. May wish to consider guidance on bat roost or bird box provision. Refers to Exeter Residential Design Guidance SPD. • Landscape enhancement – enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably and bring benefits for the local community. <p>Landscape characterisation and townscape assessments and associated sensitivity land capacity assessments provide tools to consider how development makes a positive contribution to the character and functions of the landscape.</p> <ul style="list-style-type: none"> • Other design considerations – covered by NPPF, for example impacts of lighting on landscape and biodiversity. 	

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Alexander Rowe	Natural England		Strategic Environmental Assessment (SEA) Determination Statement – Referred to comments included in response dated 11 th January 2019 on the draft Determination Statement.	Response noted and final SEA Determination made.
Alexander Rowe	Natural England		Habitats Regulations Assessment (HRA) Screening Statement – Agrees with the Screening Statement that the CAAMP will have no likely significant effects on the European designated sites listed and that the plan can be 'screened out' for no further assessment.	Comment noted. The Greater Manchester Ecology Unit confirmed that no further HRA assessment for the final SPD is required and the plan therefore remains 'screened out' for no further assessment.
Jacqui Salt	Natural England		No comments to make on the Equalities Impact Assessment.	Noted.
Sam Brown	Equality and Human Rights Commission		Provided technical guidance to help with considering the impact of planning proposals on equality for different groups of people.	Equality Impact Assessment completed.

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Jacob Brisley	Equality and Human Rights Commission		Provided technical guidance to help with considering the impact of planning proposals on equality for different groups of people.	Equality Impact Assessment completed.
Diane Clarke	Network Rail		No comments.	Noted.
Lyn Brankin	Oldham Cares, Greater Manchester Health and Social Care Partnership		<p>Really interesting document.</p> <p>More detail could be made about grants available.</p> <p>Considering the 'One Public Estate' – is it worth considering for public bodies to occupy office space within some of the larger buildings if there are issues with how the buildings are used or left empty for years, especially if the council owns the buildings. If the buildings are on the edge of town centre then the opportunity for parking and supporting the occupation of the buildings may be possible compared to being right in the middle of the town centre.</p>	<p>Comments noted.</p> <p>Grants section updated (D.2).</p> <p>The Management Plan (Recommendation A.1i) encourages Oldham Council to lead by example and use a vacant building in their ownership to demonstrate best practice to local building owners.</p> <p>Recommendation A.1IV states that future town centre redevelopment proposals should consider how they can stimulate the reuse of vacant buildings in the conservation area.</p>

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
			The upper floor occupation of premises by Local Care Organisation staff within the conservation area may bring more vibrancy.	
Alan Chorlton	Chorlton Planning		First impressions are that it is an excellent piece of work. Enquired whether there will be CAAMPS for other Conservation Areas like Uppermill.	Comment noted. Responded directly to enquiry.
Cllr P Byrne			Enjoyed absorbing the high quality document and its succinct comments. We have buildings in reasonable condition but covered in 'Tat' signage which detracts from some of the beautiful buildings. Queried what is happening with the Egyptian room, Coliseum Theatre and Banks at Mumps.	Comments noted. Direct response provided.
Neil Consterdine, Head of Service	Oldham Council		Asked how we influence wayfinding to encourage more active places.	Assessments on wayfinding and legibility should be carried out as and when specific proposals come forward.

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Public Health and Leisure				The Management Plan does however include policies and recommendations on wayfinding.
Mrs Catherine F May			<p>The CAAMP SPD is long overdue but delighted to read the document.</p> <p>The detailed and positive plan recognises that Oldham deserves a more cohesive conservation plan.</p> <p>The town was proud to be world famous for its cotton spinning and associated trades so anything that can be done to preserve, enhance and celebrate what remains of the historic infrastructure should be welcomed and given urgent priority.</p> <p>The words of W. Churchill on the pavement outside Oldham Town Hall show the important links between buildings and people.</p>	Comments noted.

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
			I hope the CAAMP SPD is successful to tell more of the story of industrious ancestors and for the future generate more pride in Oldham's heritage.	
Mr Peter Redgrave		Should Old Bank at Mumps be included?	Questionnaire completed.	Comments noted. The appraisal considered Yorkshire Street down to Mumps (Princes Gate), however it was considered that townscape and the contribution to the established character of the conservation area diminishes in Yorkshire Street.
Mr Trevor Graeme Simpson	Simpsons Jewellers of Oldham Ltd	Needs careful consultation with business people in the town – don't proceed without it. Look at error with the trams going along Union Street.	Questionnaire completed. Restore outside market and what is left of the indoor market. No more fast food shops. When these are done then spend money elsewhere.	Comments noted. Comments shared with the Regeneration team.

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Mr Jack Butterworth			Questionnaire completed. Noted that many people on weekdays are 65+ and for some the walk from the bus station to the high street is difficult.	Comments noted. Comments shared with the Regeneration team.
Mr Graeme Simpson	Mr Simpson and Sons Ltd	Remember that the Town Centre is for trade. Don't scare the decreasing customers away. Focus on 9-6pm trade and not evening trade.	Questionnaire completed. Customers want ease of access to the High Street, not having to walk with their shopping up hills to access the bus.	Comments noted. Comments shared with Regeneration team.
Mr Neil Brock		Include Yorkshire Street.	Questionnaire completed.	The proposed extension includes part of Yorkshire Street. The appraisal considered Yorkshire Street down to Mumps (Princes Gate), however it was considered that townscape and the contribution to the established character of the conservation area diminishes in Yorkshire Street.

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Mr Grant and Mrs Sheila Somerville			Questionnaire completed. Pleased to see the 'Greaves Arms' recommended for a Local List.	Comments noted.
Anonymous		Further suggestions include: <ul style="list-style-type: none"> • Chapel – George Street; • Manchester Chambers; • St Patrick's Church; and • Jackson Pits. 	Questionnaire completed.	Comments noted. This area was considered in the appraisal, however it as felt that the Spindles Shopping centre had severed the area between the existing conservation area and the area around Jackson Pits.
Isabel Lunn			Questionnaire completed.	Comments noted.
Mrs Susan Lund			Questionnaire completed. Oldham Heritage needs to be celebrated, older buildings should be included within plans.	Comments noted. The Management Plan seeks to secure the viable reuse of vacant heritage assets to prevent their decay and dereliction. It also seeks to give the conservation area a

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				clear identity, engage the public and celebrate the heritage of Oldham.
Mrs Kathleen Thompson			<p>Questionnaire completed.</p> <p>Pleased that someone is trying to improve the town.</p> <p>Celebrate the history of this once world famous cotton spinning town.</p>	Comments noted.
Mrs Carole Schofield		<p>Build improvements around the area of the Parish Church down to the Gallery Oldham. This area can be seen as beautiful and a benefit to the centre.</p> <p>Some of the buildings around the area are also worth improving and changing use.</p>	<p>Questionnaire completed before reading SPD.</p> <p>I agree with the proposals. Some comments refer to areas outside the proposed area. This would make it easier to demolish properties to improve the appearance of the Heritage area.</p> <p>It is hard to hear people call Oldham and use inappropriate language. Oldham has a proud past and celebrating this can help regeneration needed.</p>	<p>Comments noted. Comments shared with Regeneration team.</p> <p>Section B.1 sets out policies on demolition.</p>

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Mrs Linda Newton		<p>Encourage public to have reasons to move in the area between Yorkshire and Union Street.</p> <p>Demolition of buildings should be considered as part of the plan.</p>	Questionnaire completed.	Comments noted. Comments shared with Regeneration team who are looking into options for the market proposals.
		<p>Should include the indoor market and possibly the permanent stalls adjacent, if not all Tommyfield Market.</p> <p>The indoor market may not have a striking exterior but inside it is a bustling, thriving market.</p> <p>Tommyfield is historically important to Oldham. In comparison the new library building is included in the area, showing it is not just about protecting</p>		

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
Karen Murray		old buildings but conserving the purpose and character of the area.	<p>Any vision for Oldham town centre needs to recognise that it is surrounded by some of the poorest wards nationally. The communities living here use the centre and need affordable shops.</p> <p>Salvaging a few buildings won't help the long term stagnation of the centre.</p> <p>You need to think realistically and long term. The future of retail is the internet.</p> <p>Large centres such as Manchester will survive and affluent centres, offering a unique experience. Oldham will not compete. A very small shopping centre catering for the immediate community will suffice. The rest of the town centre would be better as a retail park.</p> <p>Trying to salvage the market on any scale, other than small, is madness.</p>	Comments noted. Comments shared with Regeneration team.

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
			<p>Alternately, build social housing here. You need to make better provision for the families and communities who have come to live in Oldham.</p> <p>Going into Oldham centre is a depressing experience, these proposals will not change that.</p> <p>You need to stop thinking about recovering the past and think about changing Oldham centre, so that it has a future.</p> <p>The vision of attracting affluent young people and families to live in luxury apartments in Oldham centre is unrealistic. A few pretty buildings and limited retail centre will not work.</p> <p>By saving millions on Oldham town centre you can instead enhance the centres of the other local towns - Royton, Chadderton, Shaw, etc. There is a chance of attracting customers to these local centres - boosting income and boosting the image people have of Oldham borough.</p>	

Name	Organisation	Suggestions regarding potential extensions of the Oldham Town Centre Conservation Area	Comments on the Oldham Town Centre CAAMP SPD	Council's response
			<p>The attempts to revitalise Oldham Town Centre are wasteful. Other areas have been neglected and you have failed to recognise how enhancing other town centres would improve perceptions of the borough. If you want to improve revenue receipts, working people have to see Oldham as a desirable place to live and businesses see it as a desirable place to locate. Your plans for, and focus on Oldham town centre will not achieve this.</p>	
Mr Antony Greenwood			<p>Questionnaire completed. It is fragmented at the moment. Needs something of interest to prompt returning visits. Better transport (a town centre vintage tram). Turn the old arcade into a shop.</p>	<p>Comments noted. Comments shared with Regeneration team.</p>
Mrs Val Bergin-Joyce			<p>Questionnaire completed. Questionnaire is very policy speak. It could be more user friendly. Should provide a box to post questionnaires in. Library is amazing.</p>	<p>Comments noted. We will aim to make future questionnaires more user friendly in future.</p>

3.2 Questionnaire responses

Table 2

Question	Responses	Additional Comments	Council response
How often do you visit Oldham Town centre?	<ol style="list-style-type: none"> 1. Yearly - 0 2. Monthly - 2 3. Weekly – 8 4. Daily - 4 	<p>The majority of respondents, completing the questionnaire, visit the town centre on a weekly basis.</p> <p>Some people commented that they work in the town centre (visit daily); that they visit 2-3 times a week; or fortnightly; that they are trying to visit more often as they have started to use the cinema and go often to the gallery.</p>	The majority of people that completed questionnaires visit Oldham Town Centre regularly.
How do you view the Oldham Town Centre Conservation Area as an inviting place for residents and visitors to dwell and spend time at present?	<ol style="list-style-type: none"> 1. Needs substantial improvement – 6 2. Needs some improvement – 8 3. Needs no improvement - 0 	<p>The majority of respondents feel that the Conservation Area needs some improvement followed by substantial improvement to make it an inviting place for visitors and residents to dwell and spend time.</p> <p>Further comments are that there are some beautiful buildings, the area has been enhanced by the Town Hall area improvements. More venues and opportunities are</p>	This indicates that there is a need for the CAAMP SPD to enhance the conservation area and improve its identity.

Question	Responses	Additional Comments	Council response
<p>Do you believe that policies within the Conservation Management Plan should be designed and enforced to address the visitor experience?</p>	<p>Yes - 12 No - 1</p>	<p>The majority of respondents feel that policies within the Management Plan should be designed and enforced to address visitor experience.</p> <p>Further comments are that policies must be enforced.</p> <p>Some of the old shop areas need to be demolished and others converted to housing. The historical buildings would then look more attractive to visitors.</p>	<p>Adoption of the SPD will allow greater weight to be given to the CAAMP SPD in planning decisions.</p>
<p>Do you think Oldham Town Centre Conservation Area is an attractive location for businesses to be located at present?</p>	<p>1. Very attractive - 1 2. Needs some improvement - 13 3. Not attractive – 1</p>	<p>The majority of respondents feel that Oldham Town Centre needs some improvement to make it an attractive location for businesses to be located.</p> <p>Further comments were that:</p> <ul style="list-style-type: none"> The roads needs repainting; 	<p>This indicates that there is a need for the CAAMP SPD to enhance the conservation area through for example uplifting the human experience of the conservation area at ground floor level; securing the viable use of vacant heritage assets</p>

Question	Responses	Additional Comments	Council response
		<ul style="list-style-type: none"> • Ensure buses continue to use the High Street; and • The town has great potential to attract visitors and not just shoppers. Less reliance on retail required. 	<p>and ensuring that the conservation area is managed.</p> <p>Comments have also been shared with the Refrigeration team.</p>
<p>Do you believe that policies within the Conservation Management Plan should be designed and enforced to address the attractiveness of Oldham Town Centre Conservation Area as a location for business to be located?</p>	<p>Yes – 13</p> <p>No - 2</p>	<p>The majority of respondents felt that policies should be designed and enforced to address the attractiveness of Oldham Town Centre Conservation Area as a location for business to be located (1 respondent answers yes to designed and no to enforced as enforcement could be difficult).</p> <p>Further comments included to concentrate on attracting business that bring more footfall into the area – not just offices.</p>	<p>Adoption of the SPD will allow greater weight to be given to the CAAMP SPD in planning decisions.</p>
<p>How do you view the present condition of the buildings and townscape within Oldham town centre?</p>	<ol style="list-style-type: none"> 1. Needs substantial improvement - 4 2. Needs some improvement – 10 3. Neutral condition – 0 4. Good condition – 0 	<p>The majority of respondents felt that the present condition of buildings and townscape within Oldham town centre needed some improvement, followed by substantial improvement.</p>	<p>This indicates that there is a need for the CAAMP SPD to enhance the conservation area. Policies on</p>

Question	Responses	Additional Comments	Council response
	5. Very good condition - 0	<p>Further comments were that this applied to some buildings more than others. The library and old library were noted as nice buildings.</p> <p>Some areas of retail should be demolished and some improved or re-used. Change the historical use of buildings from retail.</p>	enhancement, regeneration and management should help this.
Do you see a benefit to implementing and enforcing local policies intended to uplift the present condition of Oldham Town Centre conservation area?	<p>Yes – 13</p> <p>No - 0</p>	<p>All respondents felt that there are benefits to implementing and enforcing local policies intended to uplift the present condition of Oldham Town Centre Conservation Area.</p> <p>Further comments are:</p> <ul style="list-style-type: none"> • Anything that will encourage pride in the town. • Depends what local policies are. • Need to encourage all age groups into the area. A lot is 	<p>This indicates that there is a need for the CAAMP SPD to enhance the conservation area. Policies on enhancement, regeneration and management should help this.</p> <p>The Management Plan includes policies and recommendations on identity and well-being; and additional powers, which includes available funding streams.</p>

Question	Responses	Additional Comments	Council response
		<p>done for families – what about older age groups?</p> <ul style="list-style-type: none"> Imagine businesses will need financial help to improve the condition of their premises. 	
<p>How well is the location of Oldham Town Centre Conservation Area presently defined?</p>	<ol style="list-style-type: none"> 1. I don't know where the conservation area is – 2 2. Somewhat unclear – 6 3. Somewhat clear – 2 4. Very clear - 4 	<p>The majority of respondents are somewhat unclear about how well the conservation area is presently defined.</p> <p>Further comments were:</p> <ul style="list-style-type: none"> I understand the location of the conservation area now following the presentation. I don't think the general population are engaged with the significance of Oldham. 	<p>The Management Plan aims to give the conservation area a clear identity.</p>
<p>Do you see a benefit to implementing local policies intended to better define the 'identity' of the conservation area?</p>	<p>Yes – 13</p> <p>No - 0</p>	<p>All respondents could see benefit in implementing local policies intended to better define the identity of the conservation area.</p> <p>Further comments were:</p> <ul style="list-style-type: none"> Depends on the policies. Newer residents can be encouraged to see the history and similarity of the 	<p>The Management Plan aims to give the conservation area a clear identity and promote well-being through policies and a recommendation to develop proposals to engage the community with the conservation area and its heritage assets.</p>

Question	Responses	Additional Comments	Council response
How does the town centre of Oldham presently reflect and celebrate the history and heritage of Oldham?	<ol style="list-style-type: none"> 1. Very unsuccessfully – 4 2. Somewhat unsuccessfully – 6 3. Somewhat successfully – 4 4. Very Successfully - 0 	<p>populations of incomers in the past.</p> <p>The majority of respondents felt that that the town centre reflects and celebrates the history and heritage of Oldham somewhat unsuccessfully.</p>	<p>This demonstrates the need to adopt the SPD to implement its policies on community engagement.</p>

3.3 Main issues raised at drop in sessions

Table 3

Drop in session key issues	Responses
<p>Friday 8th March 2019</p> <ul style="list-style-type: none"> • The park in the town centre is the best thing Oldham Council have done. People respect this because it is well done. If we improve the town centre, people will start to respect it more – less litter and anti-social behaviour. • Suggestions of the market being a food court that represents Oldham’s different cultures. • Discussion around the conservation area boundary including more of Yorkshire Street and the arcade by Chambers. • Pleased to see Greaves Arms included on the local list. 	<ul style="list-style-type: none"> • Comments noted. Uplift of the conservation area and associated benefits of people better caring for it is referenced within the SPD. • Ideas passed onto regeneration team. • Accepted reasons for not including wider areas within the conservation area and timescales for review are stated within the SPD. • Examples were provided. • Issues of topography included.

Drop in session key issues	Responses
<ul style="list-style-type: none"> • Questioned whether we can uplift shop fronts? • Topography of the town centre is seen as a big barrier. • Some expressed dislike to the proposal to refuse future external roller shutters due to insurance reasons. However less opposed when we explained that we would not be asking businesses with existing permitted rollers to remove them, the policy is to address future development management decisions. 	<ul style="list-style-type: none"> • Roller shutter policy wording amended to say that external solid roller shutters will not be permitted unless the need for them can be robustly justified.
<p>Saturday 9th March 2019</p> <ul style="list-style-type: none"> • Some mobile food stalls detracts significantly from the area. • Issue of external roller shutters raised again. • Asked why the coliseum is not included. • Hope town centre living does increase. This could draw more activity which will help generate the market for filling empty buildings. • Prudential building mentioned frequently – importance of this building being used as a key gateway building to the conservation area. It is directly visible from Oldham central tram stop. • Discussion around using art e.g. owls on the top of positive buildings in the short term to encourage people to look at the buildings. These could be decorated by colleges / schools / businesses and sponsored locally. This would help define the conservation area, engage the community and encourage people to come into Oldham to do an ‘owl heritage trail’. 	<ul style="list-style-type: none"> • Explained external lattice shutters are acceptable. Roller shutter policy wording amended. • Explained the area around Oldham Coliseum was looked at, however with uncertainty of the future of the coliseum plans it was felt best to review this location on the next CAAMP review. • Potential for regeneration to reuse vacant buildings addressed. • Emphasis on the position of the Prudential at the gateway to the conservation area is included in the Appraisal. • Public art policy, in recommendations as means of engagement included. • Funding stream policy section updated.