

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Wednesday 7th May 2008**

There were present: Cllr. Mr. R. Birse- Chairman
Cllrs. Mr. M. Buckley – Vice Chairman

Cllrs. Mr. P.W. Bagley Mr. A. Hodgkiss
Mr. K. Begley Mr. J. Hudson
Mrs. M. Bingley Mr. K.Hulme
Mr. W. Cullen Mrs. P. Lord
Mr. R. Franklin Mrs. A. McInnes
Mr. D. Heffernan Mrs. A.Parry
Adele Hayes, OMBC Planning Officer

Apologies: Cllrs. Atherton, Beeley, Davenport, B. Lord, Shaw

Ref:	Applicant	Location
PA/054679	Mr. R. Smith	Plot 6, Denshaw Vale, Denshaw Erection of one dwelling
Recommendation APPROVAL		
HH/054711	Dr. M.C. Sowden	1 Crib Fold Dobcross Single storey rear extension forming garden room (re-submission of HH/053955/07)
Recommendation APPROVAL		
CA/054794	Justine Potter	13 Midgrove Lane, Delph Demolition of front garden wall to facilitate provision of parking space
Recommendation APPROVAL		
PA/054806	Mr. M. Eley	Land adjacent to Moss Lynn, Stonesbreaks Road Springhead Outline application for one detached dwelling with layout and access to be considered. Scale, appearance and landscaping to be reserved
Recommendation APPROVAL		
PA/054893	Tamewater Developments	Tamewater Mill, Delph New Road, Dobcross Alterations to road turning and substitution of house types on Plots 25, 26 and 27
Recommendation APPROVAL		
AD/054925	CWS Retail Financial Services	66 High Street, Uppermill 1 illuminated fascia sign and one wall mounted projecting sign
Recommendation APPROVAL		
LB/054873	Mr. P. Wilkinson	5 Quick Road Lydgate Erection of garden store
Recommendation APPROVAL		

HH/054872	Mr. P. Wilkinson	5 Quick Road, Lydgate Erection of garden store
Recommendation APPROVAL		
LB/054797	Mr. T. DiNardo	5 Thornley Lane, Grotton Single storey rear extension forming kitchen and breakfast room
Recommendation APPROVAL		
HH/054796	Mr. T. DiNardo	5 Thornley Lane Grotton Single storey rear extension forming kitchen and breakfast room
Recommendation APPROVAL		
PA/054355	Mr.C. Ruddy	Oakdene Farm, Deanhead, Diggle Construction of game bird rearing pen to smallholding
Recommendation APPROVAL		
HH/054380	D.&J. Builders (NW) Ltd	Plot 3 The Stables, Andrew Mill, Chew Valley Road Greenfield Single storey rear extension forming lounge
Recommendation APPROVAL		
HH/054867	Mr. A. Collins	8 Lane Brow, Grotton Front dormer extension
Recommendation APPROVAL		
PA/054870	Mr. & Mrs. Bottomley	Land adjacent to 160 Huddersfield Road, Diggle Reserved matters application for erection of one dwelling house, All matters to be considered.
Recommendation APPROVAL		
PA/054879	Mr. H. Lomax	Stables at Drybridge, Huddersfield Road, Diggle Change of use from stables to holiday let accommodation Failed to demonstrate no agricultural use
Recommendation REFUSAL		
HH/054883	Mr. H. Whyatt	22 Ambrose Crescent, Diggle Part single storey/part two storey rear extension forming lounge and bedroom First floor rear extension forming bedroom
Recommendation APPROVAL		
PA/054888	Mrs. J. Akin	Burnside, 25 Thornley Lane, Grotton Change of use of existing ancillary living accommodation to form independent dwelling for over 50's occupancy only Will result in poor living environment
Recommendation REFUSAL		
HH/054896	Mr. M. Murtaza	44a Oldham Road Grasscroft Extension at first floor level and construction of balcony
Recommendation APPROVAL		

PA/054904	C. Andrews	Applebys, Mossley Road/Oldham Road, Grasscroft Reserved matters application for two storey office block Appearance and landscaping to be considered. (Re-submission of PA/052892/07)
Recommendation REFUSAL		Highway concerns and design
PA/054905	Mr. A. Jackson & Mr.&Mrs. Eyre	Heights Cottage, Heights Lane, Delph Change of use of land to car park
Recommendation REFUSAL		Inappropriate development in green belt
PA/054927	Mr. J. Saxon	Land adjacent to Higher Broadmeadow Farm, Ox Hey Lane Denshaw. Erection of three loose box stables (Re-submission of PA/053350/07)
Recommendation APPROVAL		
PA/054934	Mr. E. Stacey	28 Carr Lane, Greenfield Erection of detached house with basement accommodation
Recommendation APPROVAL		
HH/054939	Mr. A. Jones	391 Oldham Road, Lydgate Single storey rear extension
Recommendation APPROVAL		
HH/054951	Hollow Oak Ltd	Greenfield Farm, Chew Valley Road Greenfield Front conservatory and detached garage
Recommendation APPROVAL		
HH/054968	Mr. W. Maher	27 The Meadows, Grotton First floor front extension forming bedroom
Recommendation APPROVAL		
HH/054969	Mr. S. Pickup	12 Brookway, Grasscroft Two storey rear extension forming kitchen, dining room, bedroom and bathroom Single storey side extension forming utility room and workshop Raised decked area to rear
Recommendation APPROVAL		
HH/054981	Mr. J. Stanford	2 Wharmton View Greenfield Replacement of single storey rear extension with two storey rear extension forming bedroom, en-suite, utility room and sun room
Recommendation APPROVAL		
PA/054489	Mr. M.J. Skinkis	Highlands House, 15 Rochdale Road Denshaw Agricultural Storage Building
Recommendation APPROVAL		Support if evidence of agricultural need

PA/054596	Miss A. Dronsfield	Field House, off Oldham Road Dobcross
		(i) Change of use from veterinary rooms to additional living accommodation to be used in association with existing house and elevational alterations
		(ii) Change of use from agricultural land to garden
	Recommendation APPROVAL	(i)
	Recommendation REFUSAL	(ii) Inappropriate development UDP OE1.5
PA/054635	Mr.& Mrs. Vizard	Farm land to the rear of 39, 41 and 43 Wool Road, Dobcross
		Change of use of farm land to private gardens
	Recommendation REFUSAL	Contrary to UDP Policy DE1.5
PA/054705	Springhead Liberal Club	Land to rear of 136 Oldham Road Springhead
		Erection of shelter and storage shed
	Recommendation APPROVAL	
PA/054716	Mr.&Mrs. Wilkinson	Land adjacent to 27 Clifton Holme Delph
		Erection of one detached dwelling (Re-submission of PA/052887/07)
	Recommendation REFUSAL	Scale and Design and contrary to UDP D1.1
		<i>Mrs. Rigby objected to the application</i>
		<i>Mr. Wilkinson supported the application</i>
HH/054768	Mr. Woodward	9 Rush Hill Terrace Uppermill
		Rear balcony
	Recommendation APPROVAL	
HH/054777	Mr. R. Cormode	3 Millwood, Denshaw Road Delph
		Single storey side extension forming greenhouse
	Recommendation APPROVAL	
HH/054807	Mr. & Mrs. Cockburn	1 Brookway, Grasscroft
		Two storey side extension forming lounge, utility room and bedroom with en-suite bathroom
		First floor extension forming en-suite bathroom to existing bedroom and
		Erection of fence on top of existing boundary wall
	Recommendation APPROVAL	
HH/054808	Mr. & Mrs. N. Stocks	1 Heathfields Road, Uppermill
		Two storey rear extension forming dining room, lounge and bedrooms
	Recommendation APPROVAL	
HH/054816	D.&J. Builders (NW) Ltd	Plot 2 the Stables, Andrew Mill, Chew Valley Road, Greenfield
		Rear conservatory
	Recommendation APPROVAL	
HH/054824	Mr. A. Garforth	Daisy Hill Farm, Thorpe Lane, Austerlands
		Single storey side extension forming conservatory
		First floor rear extension forming bedroom
		Side balcony
	Recommendation APPROVAL	Of extensions
	Recommendation REFUSAL	On side balcony

HH/054829 Mr. T. Richards

109 Delph Lane, Delph
Single storey side extension forming utility room, and sun room
with pitched roof extending above existing garage

Recommendation APPROVAL

PA/054834 Mr. J. Harris

Land adjacent to 10 Dellhide close, Springhead
Outline application for one detached dwelling
Layout, scale, appearance and access to be considered,
Landscaping to be reserved

Recommendation REFUSAL

Cramped form of development and out of character

HH/054838 Ms. Jill Brookfield

76 Clough Lane, Grasscroft
Part single storey/part two storey side extension forming
utility, room, garage and en-suite bathroom to existing
bedroom

Recommendation APPROVAL

HH/054840 Mr. Mark Hampshire

10 Brooklet Close, Springhead
Single storey side extension forming garage

Recommendation APPROVAL

HH/054842 Mr.&Mrs. M. Barnes

9 Slades View Close Diggle
Single storey rear extension forming kitchen and dining room

Recommendation APPROVAL

HH/054851 Mr. I. Appleton

24 Summershades Lane, Grasscroft
Two storey side and rear extension forming dining room,
utility room, kitchen, living room and bedrooms

Recommendation APPROVAL

PA/054859 Mrs. M. Wigley

Land off Broad Lane, Delph
Erection of agricultural building for sheep housing and
fodder/general storage (Re-submission of PA/054199)

Recommendation APPROVAL

Subject to need for agriculture

PA/054861 Mr. M. Coates

150 Oldham Road, Springhead
Conversion of existing detached house into two dwellings

Recommendation APPROVAL

Subject to Highway Engineers report

HH/054863 Miss M.L. Nield

3 Station Lane, Grotton
Single storey rear extension forming lounge

Recommendation APPROVAL

HH/054821 Ms. N. Shook

7 Hollin Crescent Greenfield
First floor side extension forming bathrooms and bedroom

Recommendation APPROVAL

Planning Training

Councillors were reminded that Oldham MBC are offering two Planning Training sessions in July