**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 2 September 2024**

There were present: Cllr H Bishop (Chairman)

Cllrs B Beeley, E Adamson, R Blackmore, J Garner,

**Apologies for Absence**: Cllrs K Dawson, L Dawson, P Gaul, L Thompson

**Absent:** Cllr M Birchall.

**Declarations of Interest:** None were declared.

**Minutes of the last meeting held on Monday 5 August 2024**

The minutes were accepted as a true record and signed by the Chairman, proposed Cllr Beeley, seconded Cllr Adamson. Carried.

**PLANNING LIST FOR SEPTEMBER 2024**

Application No FUL/352945/24

Expected Decision Development Control Delegation

Location Garage adjacent to 15 and 16 Treetops Close Dobcross

Proposal Conversion of garage to provide one bedroom dependant relatives living accommodation with associated living

Accommodation with associated outdoor living amenity space and car parking

Registration Date

Applicant Ms. Jo Potts

OMBC Officer Brian Smith

**Recommendation APPROVED**

However, SPC are concerned the plans don’t show if there is sufficient parking for all three properties and request OMBC Planning check this.

Proposed Cllr Bishop, seconded Cllr Adamson, carried.

Application No HOU/353033/24

Expected Decision Development Control Delegation

Location 16 Ripponden Road Denshaw

Proposal Retention of raised land level and outbuilding

Registration Date

Applicant Mrs. Roslyn Martin

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that new information has come to light**

**which casts doubt on the implementation of this plan, we request**

**OMBC Planning carry out a site visit.**

Proposed Cllr Garner, seconded Cllr Bishop, carried.

Application No HOU/353181/24

Expected Decision Development Control Delegation

Location 37 Delph Lane Delph

Proposal First floor rear extension

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Sophie Leech

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Adamson, carried.

Application No CND/353205/24

Expected Decision Development Control Delegation

Location 1 Littlemoor Lane Diggle

Proposal Discharge of Condition No. 4 (Visibility) relating to Application No. PA/343487/19

Registration Date

Applicant Mr. Nicholas Eastwood

OMBC Officer Brian Smith

**Recommendation NOTED**

Application No CND/353242/24

Expected Decision Development Control Delegation

Location Carr Head Cottage, Standedge Road Diggle

Proposal Discharge of condition No. 3 (Extraction fan details) relating to Application No. LBC/352305/24

Registration Date

Applicant Mr. Phillips Calverley

OMBC Officer Brian Smith

**Recommendation NOTED**

Application No FUL/352936/24

Expected Decision Development Control Delegation

Location Land to the East of 19 Manchester Road Greenfield

Proposal Erection of one dwelling with undercroft self-contained car parking and amendments to parking arrangements for existing dwellings with associated works

Registration Date

Applicant Lizzie Schofield

OMBC Officer Matthew Taylor

**Recommendation REFUSAL – on the grounds that:**

**Loss of parking spaces for other apartments at no 19**

**Design out of character with adjacent gothic property**

**Design materials not in keeping with the area.**

Proposed Cllr Garner, seconded Cllr Blackmore. Carried.

Application No HOU/353047/24

Expected Decision Development Control Delegation

Location 10 Oak Dene Close Greenfield

Proposal Retention of replacement fence and new gate

Registration Date

Applicant Mr. Mark Whittaker

OMBC Officer Brian Smith

**Recommendation REFUSAL – we are aware this application has caused issues and**

**anxiety for neighbours on Gladstone Terrace. We understand mature**

**trees have been cut down without approval. We would advise the**

**applicants to resort to considerations of the original application.**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No CBS2D/353191/24

Expected Decision Development Control Delegation

Location 42 High Street Lees

Proposal Change of use from a shop (Class E) to a flat (Class C3) Registration Date

Applicant Mr. Nick Goodchild

OMBC Officer Emma Breheny

**Recommendation NOT IN PARISH AREA**

Application No HOU/353201/24

Expected Decision Development Control Delegation

Location 46 Brookway Lees

Proposal Front Dormer

Registration Date

Applicant Mohammed Yaseen

OMBC Officer Brian Smith

**Recommendation NOT IN PARISH AREA**

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| Application No. | FUL/352979/24 |
| Expected Decision | Development Control Delegation |
| Location: | Top O Th, Meadows Lane, Srinesdale |
| Proposal: | Change of use of existing stables to dwellinghouse with associated amenity space and off street parking. |
| Registration Date |  |
| Applicant | Mr Warren Greenway |
| OMBC Officer | Emma Breheny |
| **Recommendation** | **REFUSAL – on the grounds that it is an inappropriate development in the greenbelt and is a circumvention of the planning process.** |
|  | Proposed Cllr Beeley, seconded Cllr Garner, carried. |
| Application No. | HOU/353021/24 |
| Expected Decision | Development Control Delegation |
| Location: | 6 Rochdale Road, Denshaw, OL3 5SE |
| Proposal: | Detached double garage to rear with pitched roof |
| Registration Date |  |
| Applicant | S Ingram and Associates |
| OMBC Officer | Sophie Leech |
| **Recommendation** | **APPROVED**  Proposed Cllr Beeley, seconded Cllr Adamson, 3 in favour, 1 refusal, 1 abstention, carried. |
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| Application No. | CND/353244/24 |
| Expected Decision | Development Control Delegation |
| Location: | Land opposite Roebuck Low Farm, Roebuck Lane, Strinesdale, OL4 3RA |
| Proposal: | Discharge of condition no. 5 (Drainage) relating to app no. FUL/351790/23. |
| Registration Date |  |
| Applicant | S Ingram and Associates |
| OMBC Officer | Sophie Leech |
| **Recommendation** | **NOTED** |
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| Application No. | LBC/353211/24 |
| Expected Decision | Development Control Delegation |
| Location: | Holly Grove House, ward Lane, Diggle, OL3 5JW |
| Proposal: | 1) Replacement windows and external doors to dwelling 2) Removal of fireplace to living room and replacement with new fireplace with log burner with installation of external flue to western elevation |
| Registration Date |  |
| Applicant | Mrs Caroline Tamworth |
| OMBC Officer | Paula Stebbings |
| **Recommendation** | **REFUSAL – on the grounds that the proposed flu is out of keeping with a listed building; we suggest an external stone chimney.**  Proposed Cllr Garner, seconded Cllr Bishop, carried. |
| Application No. | HOU/353247/24 |
| Expected Decision | Development Control Delegation |
| Location: | Friamere House, Rochdale Rd, Denshaw, OL3 5UE |
| Proposal: | Two storey front extension, re-rendering with alterations to existing elevations. |
| Registration Date |  |
| Applicant | Mr Adam Hegab |
| OMBC Officer | Brian Smith |
| **Recommendation** | **APPROVED**  Proposed Cllr Beeley, seconded Cllr Garner, 3 in favour, 2 abstentions, carried. |
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| Application No. | FUL/353187/24 |
| Expected Decision | Development Control Delegation |
| Location: | Greenfield Farm, Chew Valley Rd, Greenfield, OL3 7NF |
| Proposal: | Change of use from dwelling to café at ground floor with flat above |
| Registration Date |  |
| Applicant | Mr Steven Mellor |
| OMBC Officer | Matthew Taylor |
| **Recommendation** | **REFUSAL – This is at Dovestones and NOT Chew Valley Road. There is no application form on the portal. Parking and access and traffic congestion concerns. OMBC no longer funding marshals which will add to traffic congestion**.  Proposed Cllr Bishop, seconded Cllr Garner, carried. |
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| Application No. | CND/353228/24 |
| Expected Decision | Development Control Delegation |
| Location: | 11 High Grove, Grasscroft, OL4 4HG |
| Proposal: | Discharge of condition no. 3 (Flooring) relating to app no. LBC/351363/23 |
| Registration Date |  |
| Applicant | John Barnes |
| OMBC Officer | Paula Stebbings |
| **Recommendation** | **NOTED** |
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| Application No. | HOU/353241/24 |
| Expected Decision | Development Control Delegation |
| Location: | 4 Buckley St, Uppermill, OL3 6BP |
| Proposal: | Erection of a single storey rear extension and installation of enlarged rooflight to rear |
| Registration Date |  |
| Applicant | Mr David Worthington |
| OMBC Officer | Brian Smith |
| **Recommendation** | **APPROVED**  Proposed Cllr Blackmore, seconded Cllr Garner, carried. |
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Application No CND/353270/24

Expected Decision Development Control Delegation

Location 33 Huddersfield Rd, Denshaw, OL3 5SB

Proposal Discharge of condition no. 3 (Materials) relating to app no. HOU/352207/24.

Registration Date

Applicant Mr John Wright

OMBC Officer Sophie Leech

**Recommendation NOTED**

Application No HOU/353264/24

Expected Decision Development Control Delegation

Location 12 Ravenstones Drive, Diggle, OL3 5JU

Proposal Erection of a single storey rear extension.

Registration Date

Applicant Mr Lee Hollinworth

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No HOU/353177/24

Expected Decision Development Control Delegation

Location 9 Oldham Rd, Uppermill, OL3 6HY

Proposal 1) Part single storey (part subterranean), part two storey side extension following demolition of existing outbuilding and removal of balcony 2) Formation of new entrance to the side elevation and replacement of existing entrance door to front elevation with window. 3) Relocation of steps providing access to garden area

Registration Date

Applicant Mr Adam Hegab

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that the materials are incompatible with the aesthetics of the local area. Otherwise we consider the design itself acceptable.**

Proposed Cllr Blackmore, seconded Cllr Adamson, carried.

Application No HOU/353255/24

Expected Decision Development Control Delegation

Location 46 Burnedge Fold Rd, Grasscroft, OL4 4EE

Proposal Erection of a three storey rear extension

Registration Date

Applicant Mr Kevin Foey

OMBC Officer Brian Smith

**Recommendation REFUSAL - on the grounds that it is too big a structure and overdevelopment.**

Proposed Cllr Adamson, seconded Cllr Garner, 3 in favour, 1 abstention, carried.

Application No VAR/353277/24

Expected Decision Development Control Delegation

Location 63 Oldham Rd, Grasscroft, OL4 4JE

Proposal Variation of condition 2 (approved plans) relating to application HOU/348259/22

Registration Date

Applicant Mr Ryan Gee

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that it is not in keeping with the original plans. We feel the applicant is continually and deliberately pushing the boundaries through this planning process.**

Proposed Cllr Bishop, seconded Cllr Beeley, carried.

Application No FUL/353295/24

Expected Decision Development Control Delegation

Location Land adjacent to Moss Grove (off Shaw Hall Bank Road Greenfield

Proposal Erection of 4 dwellings (Apartments)

Registration Date

Applicant Agent

OMBC Officer Emma Breheny

**Recommendation REFUSAL – on the grounds that there is**

**insufficient space for this development**

**lack of parking**

**increased traffic on Shaw Hall Bank Rd**

**concerns over the stability of this land as it falls away into the canal**

**further loss of TPOs, removal of mature trees**

**increased flood risk**

Proposed Cllr Adamson, seconded Cllr Garner, carried.

**Any Other Business**

Cllr Adamson proposed an earlier start time for this meeting to 7pm. After some discussion it was agreed to defer this proposal to the next meeting for further discussion when more members will be present.

*(post meeting note Clerk advises that the terms of reference in the adopted standing orders advise this meeting will start at 7.30pm. Any changes to this time will need to be ratified at full council and standing orders amended.)*