**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Tuesday 2nd April 2024**

There were present: Cllr H Bishop (Chairman)

Cllr B Beeley (Vice Chairman)

Cllrs E Adamson, R Blackmore, J Garner, L Thompson.

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

**Absent:** Cllr M Birchall

**Declarations of Interest:** Cllr Adamson declared a non-pecuniary onHOU/352462/24

**Minutes of the last meeting held on Monday 4th March 2024**

To be signed at the meeting 7 May 2024

**PLANNING APPLICATIONS**

Application No CND/352403/24

Expected Decision Level Development Control Delegation

Location 1 Rochdale Road Denshaw

Proposal Discharge of Conditions Nos 3 (Materials and 4 (Replacement Trees) relating to Application No. HOU/351385/23

Registration Date

Applicant Mr. Martin Spencer

OMBC Officer Brian Smith

**Recommendation: NOTED**

Application No HOU/352399/24

Expected Decision Level Development Control Delegation

Location 27 Lovers Lane Grasscroft

Proposal Alterations and extensions to existing dwelling and associated works, including front and rear dormers

Registration Date

Applicant HNA Architects

OMBC Officer Brian Smith

**Recommendation: APPROVED-** SPC express concerns as it overlooks house to the rear and infringes on privacy.

Proposed Cllr Beeley, seconded Cllr Garner; All in favour.

Application No HOU/352410/24

Expected Decision Level Development Control Delegation

Location Dolefield Farm, Haw Clough Lane Greenfield

Proposal Two storey side extension

Registration Date

Applicant Stuart Broadhurst

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner; All in favour.

Application No HOU/352420/24

Expected Decision Level Development Control Delegation

Location 27 Wellmeadow Lane Uppermill

Proposal Erection of a first floor front and side extension with a rear balcony

Registration Date

Applicant Mr. & Mrs. Atkinson

OMBC Officer Brian Smith

**Recommendation: APPROVED** – in principal, but SPC expressed concern that some of the trees may be put at risk.

Proposed Cllr Blackmore, seconded Cllr Adamson; All in favour.

Application No FUL/352299/24

Expected Decision Level Development Control Delegation

Location Dobcross Band Club, Platt Lane Dobcross

Proposal Replacement of existing floodlights with LED lights and reduction in hours of permitted use to four hours per day, from 6pm to 10pm, but to extend the months of use to also include 15th July to 31st July

Registration Date

Applicant Mr. Michael Lucas

OMBC Officer Abiola Labisi

**Recommendation: APPROVED**

Proposed Cllr Beeley, seconded Cllr Thompson; All in favour.

Application No FUL/352347/24

Expected Decision Level Development Control Delegation

Location The Mill House, 5 Pastures Lane, Scouthead

Proposal Erection of a balcony to upper ground floor lounge

Registration Date

Applicant Mr. Kenneth Waddington

OMBC Officer Sophie Leech

**Recommendation: REFUSAL – on the grounds that the proposed balcony overlooks a neighbouring garden, infringement of privacy.**

Proposed Cllr Beeley, seconded Cllr Bishop; All in favour.

Application No OUT/352355/24

Expected Decision Level Development Control Delegation

Location Land adjacent to 51 Coverhill Road Grotton

Proposal Outline Planning Application for an erection of one detached, two storey dwelling, access, layout, scale and appearance to be considered, landscaping is reserved. (Re-submission of approved Application PA/341788/18

Registration Date

Applicant Dr. Graham Nelmes

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner; All in favour.

Application No HOU/352430/24

Expected Decision Level Development Control Delegation

Location 4 Summershades Lane Grasscroft

Proposal Single storey rear extension, garage extension and re-roof, rear decking area and cladding to front and rear facades

Registration Date

Applicant Mrs. Deborah Hill

OMBC Officer Brian Smith

**Recommendation: REFUSAL – on the grounds that materials proposed are not in keeping with the area. Concerns that neighbouring properties will be overlooked by decking, causing lack of privacy.**

Proposed Cllr Adamson, seconded Cllr Thompson; All in favour.

Application No HOU/352462/24

Expected Decision Level Development Control Delegation

Location 100 Oldham Road Grasscroft

Proposal Single storey flat roof rear extension

Registration Date

Applicant Mr. Garry Bowker

OMBC Officer Brian Smith

**Recommendation: REFUSAL – on the grounds that there appears to be some inaccuracies with the measurements.**

Proposed Cllr Thompson, seconded Cllr Blackmore; All in favour.

Application No FUL/352467/24

Expected Decision Level Development Control Delegation

Location Heaven Barn, Boat Lane Diggle

Proposal Conversion and extension of stable block to form holiday lodge, outside seating area, steps and car park (Retrospective)

Registration Date

Applicant Mr. Paul Merrington

OMBC Officer Matthew Taylor

**Recommendation**: **REFUSAL – on the grounds that it is an inappropriate development which impacts on the openness of the greenbelt and the conservation area. We recommend this structure is removed. As a builder the applicant is showing contempt for the planning process.**

Proposed Cllr Bishop, seconded Cllr Blackmore; All in favour.

Application No HOU/352304/24

Expected Decision Level Development Control Delegation

Location Harropdale Farm, Standedge Road Diggle

Proposal Erection of a garden room

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation: REFUSAL – on the grounds that it is an inappropriate development in the greenbelt.**

Proposed Cllr Bishop, seconded Cllr Thompson; all in favour.

Application No HOU/352207/24

Expected Decision Level Development Control Delegation

Location 33 Huddersfield Road Denshaw

Proposal Revised application for a two storey side and rear extension

Registration Date

Applicant S. Ingram & Associates

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner; All in favour.

Application No FUL/352334/24

Expected Decision Level Development Control Delegation

Location Springhill Farm, Broad Lane Denshaw

Proposal Demolition of existing agricultural outbuilding to facilitate a dwelling house with garden curtilage

Registration Date

Applicant Mr. Gregory Oldham

OMBC Officer Brian Smith

**Recommendation**: **REFUSAL – on the grounds that it would be inappropriate development in the greenbelt and inappropriate design and materials, out of keeping with the character of the local area.**

Proposed Cllr Bishop, seconded Cllr garner; All in favour.

Application No LBC/352339/24

Expected Decision Level Development Control Delegation

Location 105 Delph Lane Delph

Proposal Installation of gas fire within the front room within the current historic fireplace, including installation of a balanced flue

Registration Date

Applicant Mr. Danny Reppe

OMBC Officer Brian Smith

**Recommendation: APPROVED – on condition that the character of the original fireplace is not altered.**

Proposed Cllr Beeley, seconded Cllr Garner, 5 in favour, 1 abstention.

Application No LBC/352368/24

Expected Decision Level Development Control Delegation

Location Broadhead, Millcroft Lane Delph

Proposal Replace existing windows and provide porch entrance

Registration Date

Applicant Mr. David Garforth

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Thompson, seconded Cllr Blackmore; all in favour.

Application No FUL/352428/24

Expected Decision Level Development Control Delegation

Location Land adjacent to Saddleworth Business Centre, Huddersfield Road Delph

Proposal Widening of highway, creation of footpath and removal of trees

Registration Date

Applicant Mr. Martin King

OMBC Officer Matthew Taylor

**Recommendation: REFUSAL – on the grounds that concern raised that the removal of trees, which are naturally protected in the conservation area, will compromise the structure of the riverbank. The trees soften the appearance of the industrial buildings on what is a popular right of way.**

Proposed Cllr Thompson. Seconded Cllr Biship; All in favour.

Application No ADV/352456/24

Expected Decision Level Development Control Delegation

Location 22-24 King Street Delph

Proposal 1. One slated non-illuminated fascia sign. 2. One face illuminated via internal LED single sided built-up 'Co-op' logo. 3. Non-Illuminated sign with acrylic letters. Item 2 - 'Co-op' Logo projecting sign - internally illuminated. Item 3 - Wall mounted car parking sign

Registration Date

Applicant Anthony Gray

OMBC Officer Brian Smith

**Recommendation: REFUSAL – on the grounds that signs are acceptable as a replacement but no illuminated signs are allowed in the conservation area.**

Proposed Cllr Bishop, seconded Cllr Adamson; All in favour.

Application No CND/352421/24

Expected Decision Level Development Control Delegation

Location 64 Stockport Road Lydgate

Proposal Discharge on Condition No. 3 (Materials) No. 4 (Window and door detail) and No. 5 (Black coloured flue) relating to Application No. HOU/352021/23

Registration Date

Applicant Mr. Steven Mellor

OMBC Officer Brian Smith

**Recommendation**: **NOTED**

Application No HOU/352460/24

Expected Decision Level Development Control Delegation

Location Belvedere, Greenbridge Lane Greenfield

Proposal Erection of two storey rear extension

Registration Date

Applicant Mr. Kenneth Waddington

OMBC Officer Sophie Leech

**Recommendation: APPROVED**

Proposed Cllr Garner, seconded Cllr Thompson; All in favour.

Application No CND/352485/24

Expected Decision Level Development Control Delegation

Location Wenlock, Ryefields Drive Uppermill

Proposal Discharge of Condition No. 3 (Arboricultural Method Statement) relating to Application No. HOU/350804/23

Registration Date

Applicant Mr. Matthee Hurst

OMBC Officer Brian Smith

**Recommendation: NOTED**

Application No ADV/352254/24

Expected Decision Level Development Control Delegation

Location Land at St. Edwards Parish Centre, Spring Lane, Lees

Proposal 1. One square sign x 1.5m x 1.5m. 2.One square sign 1.5m x 1.5m. 3. One square sign 1.2m x 1.2m

Registration Date

Applicant Mr. Ricky Davies

OMBC Officer Brian Smith

**Recommendation: NOT IN PARISH AREA**

Application No HOU/352324/24

Expected Decision Level Development Control Delegation

Location 11 Carr House Road Springhead

Proposal Two storey rear extension

Registration Date

Applicant S. Ingram & Associates

OMBC Officer Sophie Leech

**Recommendation: APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner; All in favour.

Application No HOU/352490/24

Expected Decision Level Development Control Delegation

Location 7 Riverbank, Dobcross

Proposal 1. Increase in ridge height to create a two storey dwelling. 2. Two storey rear extension. 3. Single storey side extension. 4. New porch to front elevation. 5. Increase in ridge height to existing garage at front of property to form a two storey building

Registration Date

Applicant Mr. & Mrs. J and D. Wolfenden

OMBC Officer Brian Smith

**Recommendation: REFUSED – on the grounds that it is over development; as from the plans it appears to be erecting an additional residence in the garden.**

**NB our main issue is not with the extension to the main house.**

Proposed Cllr Garner, seconded Cllr Blackmore; All in favour.

Application No HOU/352532/24

Expected Decision Level Development Control Delegation

Location 125 Manchester Road Greenfield

Proposal 1. Single storey rear extension. 2. Single storey front extension.

3. Enlargement of existing front dormer

Registration Date

Applicant Mr. Kent Brown

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Garner, seconded Cllr Beeley; All in favour.

Application No FUL/352259/24

Expected Decision Level Development Control Delegation

Location Saddleworth Rangers RFC, Shaw Hall Bank Road Greenfield

Proposal Erection of a two storey building to provide training room and function room with associated external works

Registration Date

Applicant Mr. Alan Davies

OMBC Officer Emma Breheny

**Recommendation: SPC cannot make a decision on this as there are anomalies on the application form.**

**It refers to the loss of 60 parking spaces, which needs clarifying.**

**SPC expresses concerns about the loss of mature trees.**

Application No CND/352504/24

Expected Decision Level Development Control Delegation

Location 7 Strawberry Lane Lydgate

Proposal Discharge of Condition No. 5 (Compensatory tree planting and Condition No. 6 Manure stead) relating to Application FUL/348635/22

Registration Date

Applicant Maxine Parker

OMBC Officer Brian Smith

**Recommendation: NOTED**