**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 2nd December 2024**

There were present: Cllr Bishop (Chairman), Cllr B Beeley (Vice Chairman)

Cllrs E Adamson, R Blackmore, P Gaul, L Thompson

**Apologies for Absence**: Cllrs K Dawson, L Dawson, J Garner

**Absent**: Cllr M Birchall

**Declarations of Interest:** None declared

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

The minutes were accepted as a true record and signed by the Chairman, Proposed Cllr Gaul,

seconded Cllr Beeley.

**Planning List**

Application No HOU/353560/24

Expected Decision Development Control Delegation

Location 7 Sharon Avenue Grasscroft

Proposal 1. Demolition of existing conservatory and erection of a two storey and single storey rear extension with external alterations. 2. Erection of a single storey garden annexe

Registration Date

Applicant Mrs. Tracey Maxwell

OMBC Officer Sophie Leech

**Recommendation**

PLEASE NOTE THIS APPLICATION WAS DISCUSSED AT THE NOVEMBER 2024 SPC PLANNING MEETING AND COMMENTS ALREADY RECEIVED

Application No LBC/353557/24

Expected Decision Development Control Delegation

Location Manor Farm, Knowls Lane Oldham,

Proposal 1. Replacement of window frames and glazing with slimline double glazing. 2. Replacement roof. 3. Replacement porch to side elevation. 4. Re-pointing of stonework. 5. Rebuilding of chimney to the gable end. 6. Removal of internal plaster work to expose beams and reconfiguration of first floor to improve layout

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation**

PLEASE NOTE THIS APPLICATION WAS DISCUSSED AT THE NOVEMBER 2024 SPC PLANNING MEETING AND COMMENTS ALREADY RECEIVED

Application No LBC/353556/24

Expected Decision Development Control Delegation

Location Manor Farm, Knowls Lane Oldham,

Proposal 1. Replacement of window frames and glazing with slimline double glazing. 2. Replacement roof. 3. Replacement porch to side elevation. 4. Re-pointing of stonework. 5. Rebuilding of chimney to the gable end. 6. Removal of internal plaster work to expose beams and reconfiguration of first floor to improve layout

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation**

PLEASE NOTE THIS APPLICATION WAS DISCUSSED AT THE NOVEMBER 2024 SPC PLANNING MEETING AND COMMENTS ALREADY RECEIVED

Application No CND/353515/24

Expected Decision Development Control Delegation

Location The Grapes, 161 Saint John Street Lees

Proposal Discharge of Condition No. 5 (Landfill Gas and

Contamination) Condition No. 6 (Drainage) and

Condition No. 7 (Tree Protection) relating to

Application FUL/351515/23

Registration Date

Applicant Mrs. Gillian Worden

OMBC Officer Sophie Leech

**Recommendation NOTED.**

**We have received no response to our query regarding removal of the stone wall and replaced with a wooden fence without permission. Has Enforcement inspected?**

Application No HOU/353549/24

Expected Decision Development Control Delegation

Location 28 Gatehead Croft Delph

Proposal Addition of rooflights to South West elevation to

serve new bedroom and bathroom

Registration Date

Applicant Mrs. Roberta Daw

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Thompson, carried.

Application No FUL/353483/24

Expected Decision Development Control Delegation

Location 1 Pingle Lane Delph

Proposal Demolition of three garages and erection of one detached dwelling

Registration Date

Applicant Charlotte Wharton

OMBC Officer Sophie Leech

**Recommendation REFUSED - on the grounds that concern expressed regarding the impact on mature trees, request these are inspected.**

**Concern of access of other users of this lane, which includes HGVs accessing a large textile mill. There is nowhere to turn on site, so vehicles would need to reverse onto/off Pingle Lane where visibility is limited.**

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

Application No HOU/353589/24

Expected Decision Development Control Delegation

Location 1 Bankside Close, Uppermill

Proposal Part single, part two storey side extension, single storey rear extension, single storey front extension with catslide roof, front dormer, alteration to existing elevations, rendering of existing brickwork with associated landscaping works

Registration Date

Applicant Mr. N. Rose

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds of overdevelopment and impact on the street scene, inappropriate materials used.**

Proposed Cllr Blackmore, seconded Bishop, carried.

Application No OUT/353484/24

Expected Decision Development Control Delegation

Location Grounds of Fernthorpe Hall and Hawthorpe Hall, Church Road Uppermill

Proposal Outline application for erection of three new dwellings with layout and means of access to be considered and all other matters reserved

Registration Date

Applicant Geoff Chapman, Adrian Barrass

OMBC Officer Sophie Leech

**Recommendation REFUSED – on the grounds of concern over access via a single track and the impact on residents. Impact on the mature trees affected by either removal or disturbed roots. The heritage and character of these historic buildings and their grounds will be affected. Impact on the Pennine bridleway/open spaces.**

Proposed Cllr Bishop, seconded Cllr Adamson, carried.

Application No HOU/353599/24

Expected Decision Development Control Delegation

Location 1-2 Wade Row Top, Wade Row Uppermill

Proposal Two storey front extension

Registration Date

Applicant S. Ingram & Associates

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Thomson, carried.

Application No FUL/353546/24

Expected Decision Development Control Delegation

Location 7-9 New Street Uppermill

Proposal Change of use of ground floor of No. 9 New Street to enable extension of existing pharmacy, including internal and external alterations

Registration Date

Applicant Mr. A. Chorlton

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No LBC/353547/24

Expected Decision Development Control Delegation

Location 7-9 New Street Uppermill

Proposal Change of use of ground floor of No. 9 New Street to enable extension of existing pharmacy, including internal and external alterations

Registration Date

Applicant Mr. A. Chorlton

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No HOU/353643/24

Expected Decision Development Control Delegation

Location 46 Hillside Avenue Grotton

Proposal Erection of a two storey side extension and a single storey rear extension

Registration Date

Applicant S. Ingram & Associates

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Thompson, carried.

Application No HOU/353583/24

Expected Decision Development Control Delegation

Location Knowl Farm, Knowl Top Lane Uppermill

Proposal Erection of a first floor rear extension and alterations to ground floor resulting in blocking up an existing door and providing external access door to a utility room

Registration Date

Applicant Mr. Ian Whitworth

OMBC Officer Brian Smith

**Recommendation APPROVAL**

**Initially refusal, but following a vote this was amended to approval, subject to the following condition that the mullioned windows are not being replaced by modern patio doors, which are not in keeping with the listed building.**

Proposed Cllr Gaul, seconded Cllr Blackmore, carried.

Application No LBC/353584/24

Expected Decision Development Control Delegation

Location Knowl top Farm, Knowl Top Lane Uppermill

Proposal Erection of a first floor rear extension and alterations to ground floor resulting in blocking up an existing door and providing external access door to a utility room, and works to the interior including removal of walls

Registration Date

Applicant Mr. Ian Whitworth

OMBC Officer Brian Smith

**Recommendation APPROVAL**

**Initially refusal, but following a vote this was amended to approval, subject to the following condition that the mullioned windows are not being replaced by modern patio doors which are not in keeping with the listed building.**

Proposed Cllr Gaul, seconded Cllr Blackmore, carried.

Application No HOU/353658/24

Expected Decision Development Control Delegation

Location 4 High Grove Road Grasscroft

Proposal Replacement of existing car port and garage with a double garage

Registration Date

Applicant Mr. Steve Shiels

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Gaul, carried.

Application No VAR/353670/24

Expected Decision Development Control Delegation

Location 92 High Street Uppermill

Proposal Variation of Conditions No. 2 and 3 relating to Application FUL/346013/20

Registration Date

Applicant Mr. Michael Brown

OMBC Officer Abiola Labisi

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No HOU/353680/24

Expected Decision Development Control Delegation

Location 165 Stamford Road Lees

Proposal Raise patio and sidescreens and stepped access to rear garden

Registration Date

Applicant Mr. & Mrs. R. Mayers

OMBC Officer Sophie Leech

**Recommendation NOT IN PARISH AREA**

**5, I Higher Kinders, Greenfield**

Cllr Bishop advised she had received a concern from a resident that work was being carried out on this grade ii \* listed building without planning permission or listed building consent having been granted or even applied for. There was some discussion around this. Because no planning application has been received, neither OMBC, Saddleworth Parish Council, or residents have been given their right to act as a consultee.

Cllr Bishop advised she had already been in touch with the Planning Officer with these concerns.

After more discussion it was agreed the clerk would forward a letter from the Council to the Head of Planning, copying in Planning Enforcement listing their concerns.

**6, NP/0/1124/1212 Diggle House Farm Consultation.**

This consultation document has been received from PEAK. Cllr Thompson explained the applicants

wants to remove a condition, set in 2011, that each holiday unit is not let for more than 28 days to any occupant, and the owners have to keep a register of lets so that can be verified.  The reasons are that the properties (3 in a former barn) are **not suitable for long-term habitation** and that the national park authority wants to keep control of the building due to its sensitive location in open countryside.

After some discussion it was agreed that SPC agree with PEAK’s original condition set in 2011 and would recommend refusal of this application on the grounds that they agree with PEAK’s original decision as they are still considered unsuitable for long term habitation.

It was agreed the Clerk respond on behalf of the Committee. Proposed Cllr Thompson, seconded Cllr Blackmore, carried.

**7, AOB**

Cllr Bishop advised she had been informed by a concerned resident about signs being installed in Uppermill without planning permission:

2020 Opticians – illuminated sign

Hope Menswear – large sign on the side of the building.

It was agreed the clerk would send these concerns to Planning Enforcement on behalf of the Committee.

Cllr Blackmore advised he had been notified by a concerned resident of a bicycle advertising Grand Pa Greens in Uppermill Park. It was agreed he would refer this to Planning Enforcement for a response.

**Date of Next meeting: Monday 6 January 2025 at 7.00pm**