**Minutes from Planning Committee Meeting held on Tuesday 2nd May 2023 at the Civic Hall, Uppermill.**

 **There were present:** Cllrs. Pam Byrne – Chairman

 Barbara Beeley

 Kevin Dawson

 Linda Dawson

 Donna Simpson

**1, Apologies for absence** Cllr. Mick Scholes, Cllr. Helen Bishop, Cllr. John Hudson.

**2, Declarations of interest: None**

**3, Minutes from 3rd April 2023** - agreed as true record and signed at the meeting by the Chairman.

**4. Planning Applications**

Application No HOU/350754/23

Expected Decision Level Development Control Delegation

Location Blunder Hall Stables, Dirty Lane Strinesdale

Proposal Detached Garage

Registration Date

Applicant Chris Parkinson

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds that it is greenbelt land, no dimensions on the portal but it appears too large for just 2 cars.**

Proposed Cllr Byrne, Seconded Cllr Beeley. All in favour

Application No CND/350769/23

Expected Decision Level Development Control Delegation

Location Ron Kirkman Motors Former Ladhill Lane Greenfield

Proposal Discharge of Condition No. 8 (Tree Protection Scheme) relating to Application No. PA/343813/19

Registration Date

Applicant Mr. G. Slicker

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – SPC is against the removal of this condition on the grounds of concerns over the number of trees to be removed to facilitate parking.**

Proposed Cllr Simpson, Seconded Cllr Beeley. All in favour

Application No HOU/350694/23

Expected Decision Level Development Control Delegation

Location 19 Rivington Road Springhead

Proposal Erection of front dormer

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Brian Smith

**RECOMMENDATION:** **APPROVED.**

Proposed Cllr Beeley, Seconded Cllr Dawson. All in favour

Application No HOU/350712/23

Expected Decision Level Development Control Delegation

Location 3 David’s Lane Springhead

Proposal Single storey side extension

Registration Date

Applicant Patrick Hand

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Beeley, Seconded Cllr Simpson. All in favour

Application No HOU/350737/23

Expected Decision Level Development Control Delegation

Location Manor House Barn, Oldham Road Scouthead

Proposal Single storey extension to Eastern Elevation

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Byrne, Seconded Cllr Dawson. All in favour

Application No LBC/350738/23

Expected Decision Level Development Control Delegation

Location Manor House Barn, Oldham Road Scouthead

Proposal Single storey extension to Eastern Elevation

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Byrne, Seconded Cllr Dawson. All in favour

Application No HOU/350764/23

Expected Decision Level Development Control Delegation

Location 16 Stoneswood Road Delph

Proposal Raised deck over stepped terrace in a state of disrepair

Registration Date

Applicant Mrs. Roberta Daw

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Dawson, Seconded Cllr Beeley. All in favour

Application No FUL/350773/23

Expected Decision Level Development Control Delegation

Location Rams Head Inn, Ripponden Road Denshaw

Proposal Erection of 4 log cabin holiday lets

Registration Date

Applicant Mr. S. Taylor

OMBC Officer Sophie Leech

**RECOMMENDATION: REFUSAL – on the grounds that there are too many log cabins already in the greenbelt and also loss of amenity for neighbouring property.**

Proposed Cllr Beeley, Seconded Cllr Byrne. All in favour

Application No VAR/350771/23

Expected Decision Level Development Control Delegation

Location 2-4 Athens Way, Lees Oldham

Proposal Removal of Variation of Condition Nos. 3 (Opening times)

 And Condition 4 (Delivery Times) relating to Application No. FUL/350117/22

Registration Date

Applicant

OMBC Officer Matthew Taylor

**RECOMMENDATION: NOTED and approved**

Application No HOU/350784/23

Expected Decision Level Development Control Delegation

Location 21 Birks Avenue, Lees

Proposal Erection of a front dormer and modification of one window to Juliet Balcony and two lower ground floor windows

Registration Date

Applicant Mr. & Mrs Hayden McNally

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Beeley, Seconded Cllr Simpson All in favour

Application No HOU/350782/23

Expected Decision Level Development Control Delegation

Location 1 Treetops Close Dobcross

Proposal Erection of a two storey side extension

Registration Date

Applicant Mr. P. Stewart

OMBC Officer Sophie Leech

**RECOMMENDATION:** **APPROVED.**

Proposed Cllr L Dawson, Seconded Cllr K Dawson. All in favour

Application No LBC/350781/23

Expected Decision Level Development Control Delegation

Location 11 Stonesbreaks Road Springhead

Proposal Repair the roof of the property and a gable wall

Registration Date

Applicant Ms. Octavia Williamson

OMBC Officer Paula Stebbings

**RECOMMENDATION: APPROVED.**

Proposed Cllr Beeley, Seconded Cllr K Dawson. All in favour

Application No FUL/350793/23

Expected Decision Level Development Control Delegation

Location 17 Owls Gate, Lees

Proposal Erection of an outbuilding to be situated at the side of my house towards the front elevation

Registration Date

Applicant Mr. David Newton

OMBC Officer Brian Smith

**RECOMMENDATION: NOT IN SADDLEWORTH**

Application No HOU/350760/23

Expected Decision Level Development Control Delegation

Location 10 Alderman Close Greenfield

Proposal Single storey rear extension

Registration Date

Applicant Mr. Martin Kay

OMBC Officer Katherine Williamson

**RECOMMENDATION: REFUSAL – on the grounds of loss of amenity of neighbouring properties.**

Proposed Cllr Simpson. Seconded Cllr Byrne. All in favour

Application No LBC/350703/23

Expected Decision Level Development Control Delegation

Location 2 Platt Lane Dobcross

Proposal Replacement of all existing window frames with upvc ones

Registration Date

Applicant Mr. Daniel Atherton

OMBC Officer Paula Stebbings

**RECOMMENDATION: REFUSAL – on the grounds that it is inappropriate in a listed building; should be wooden to fit in with surrounding buildings.**

Proposed Cllr Byrne. Seconded Cllr Beeley. All in favour

Application No HOU/350755/23

Expected Decision Level Development Control Delegation

Location 2 Platt Lane Dobcross

Proposal Replacement of all existing window frames with upvc ones

Registration Date

Applicant Mr. Daniel Atherton

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds that it is inappropriate in a listed building; should be wooden to fit in with surrounding buildings.**

Proposed Cllr Byrne. Seconded Cllr Beeley. All in favour

Application No HOU/350812/23

Expected Decision Level Development Control Delegation

Location Brightwood, Greenbridge Lane Greenfield

Proposal Erection of s single storey side extension

Registration Date

Applicant Mr. Simon Patrick

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED. Please note concern that** **attention needed to adequate drainage - flooding issues (run-off) on GB Lane (Highways).**

Proposed Cllr Simpson, Seconded Cllr K Dawson. All in favour

Application No CEU/350749/23

Expected Decision Level Development Control Delegation

Location Brooklands Lodge, Denshaw road Delph

Proposal The construction of two ancillary outbuildings within the garden of Brooklands Lodge

Registration Date

Applicant Mr. Gareth Salthouse

OMBC Officer Sophie Leech

**RECOMMENDATION: APPROVED.**

Proposed Cllr Byrne, Seconded Cllr Beeley. All in favour

Application No CND/350774/23

Expected Decision Level Development Control Delegation

Location 7 Denshaw Road Delph

Proposal Discharge of Condition No. 3 (Colour scheme – external surfaces) relating to Application No. HOU/350115/22

Registration Date

Applicant Mr. Andrew Baxendale

OMBC Officer Brian Smith

**RECOMMENDATION:** **APPROVED.**

Proposed Cllr Beeley, Seconded Cllr K Dawson. All in favour

Application No HOU/350746/23

Expected Decision Level Development Control Delegation

Location 36 Burnedge Lane Grasscroft

Proposal 1) Erection of a single storey sid extension. 2) Erection of a rear decked area. 3) Re-cladding of existing rear dormer and 4) Associated works

Registration Date

Applicant HNA Architects Ltd

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Byrne, Seconded Cllr K Dawson. All in favour

Application No HOU/350780/23

Expected Decision Level Development Control Delegation

Location 27 Station Road Grotton

Proposal Demolition of existing conservatory, construction of part two storey and part single storey rear extension and construction of single storey side extension

Registration Date

Applicant Mr. Matthew Hurst

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr K Dawson, Seconded Cllr Simpson. All in favour

Application No FUL/350818/23

Expected Decision Level Development Control Delegation

Location Land South of Burnedge Lane, Lydgate

Proposal Change of use of grazing land to garden area and parking in association with the holiday cottage use

Registration Date

Applicant Ms. C. Ruddy

OMBC Officer Emma Breheny

**RECOMMENDATION: REFUSAL – on the grounds of inappropriate development in the green belt (please refer to attached comments from Cllr Bishop).**

Proposed Cllr Simpson, Seconded Cllr K Dawson. All in favour

Application No

Expected Decision Level Development Control Delegation

Location Saddleworth Sewage Works. Shaw Hall Bank Road Greenfield

Proposal Installation of 4no. kiosks required in connection with wider permitted development works

Registration Date

Applicant United Utilities

OMBC Officer Sophie Leech

**RECOMMENDATION: NOTED**

Application No VAR/350776/23

Expected Decision Level Development Control Delegation

Location 65 Wellmeadow Lane, Uppermill

Proposal Variation of condition No.2 (Approved details schedule) relating to HOU/348377/22 for replacement of approved new storey and roof, with proposed new first floor dormer

Registration Date

Applicant Mr. Phil Taft

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL -on the grounds that there is a lack of information on the portal.**

Proposed Cllr Byrne, Seconded Cllr Beeley. All in favour

Application No HOU/350804/23

Expected Decision Level Development Control Delegation

Location Wenlock. Ryefields Drive Uppermill

Proposal Demolition of existing garage and construction of larger garage

Registration Date

Applicant Mr. Matthew Hurst

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Byrne, Seconded Cllr Beeley. All in favour

Application No HOU/350838/23

Expected Decision Level Development Control Delegation

Location 39 Wellmeadow Lane Uppermill

Proposal Existing semi-detached bungalow proposing extension of front facing dormer and addition of new rear dormer and internal alterations

Registration Date

Applicant Mr. John Stringer

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Byrne, Seconded Cllr K Dawson. All in favour

Application No CND/350841/23

Expected Decision Level Development Control Delegation

Location Woodbrow Farm. Oldham road Denshaw

Proposal Discharge of Conditions No. 4 (Biodiversity Mitigation and enhancement Plan. Condition 5 (Site Investigation and assessment - Landfill Gas). Condition 6 (Site investigation and assessment (Land contamination) and Condition 7 (Construction Environmental Management Plan) relating to FUL/348470/22

Registration Date

Applicant Ms. Dawn Rothwell

OMBC Officer Abiola Labisi

**RECOMMENDATION:** **APPROVED.**

Proposed Cllr Byrne, Seconded Cllr K Dawson. All in favour

Application No CND/350838/23

Expected Decision Level Development Control Delegation

Location 57 Mossley Road Grasscroft

Proposal Discharge of Condition No. 4 (Highways) relating to FUL/346243/21

Registration Date

Applicant Mr. Jason Cartwright

OMBC Officer Matthew Taylor

**RECOMMENDATION: APPROVED.**

Proposed Cllr Byrne, Seconded Cllr Beeley. All in favour

**5, Telecommunications Development Document. (**E-Mailed to Members 14.4.23**)**

 After some discussion, this was noted.

**6, Date of next meeting:**

Monday 5th June – Planning Training at Oldham Civic Centre 5.30pm.

Tuesday 6th June - Planning meeting at SPC 7.30pm