**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 3 June 2024**

There were present: Cllr H Bishop (Chairman)

Cllrs Beeley, R Blackmore, K Dawson,

L Dawson J Garner, P. Gaul, L Thompson.

**Apologies for Absence**:

**Absent:** Cllr. E Adamson

**Declarations of Interest:** Cllr Birchall declared a non-pecuniary interest in FUL/352786/24.

**Minutes of the last meeting held on Tuesday 7th May 2024**

Cllr Garner asked for a response on AGR/352599/24. The Clerk advised she would check this. *(Post meeting note, this is not listed on our database so it has not been previously brought to the Parish Council).*

The minutes were then accepted as a true record and signed by the Chairman, proposed Cllr Bishop, seconded Cllr Blackmore. Carried.

**PLANNING LIST FOR JUNE 2024**

Application No HOU/352664/24

Expected Decision Development Control Delegation

Location 11 Clifton Holm, Delph

Proposal Erection of a two storey side extension, single storey rear extension and porch to the front elevation

Registration Date

Applicant Mr. J. Williamson

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Birchall, seconded Cllr Thompson, carried.

Application No HOU/352709/24

Expected Decision Development Control Delegation

Location 2 Brownhill Lane Uppermill

Proposal Single storey rear extension

Registration Date

Applicant Mrs. L. Eckersall

OMBC Officer Brian Smith

**Recommendation**: **APPROVED**

But SPC ask for assurance that the choice of materials used will be in keeping.

Proposed Cllr Birchall, seconded Cllr Thompson, carried.

Application No HOU/352673/24

Expected Decision Development Control Delegation

Location 46 Brookway Lees

Proposal Side and rear extension and front and rear dormers, amendment to previously approved scheme, Reference HOU/352061/23 to form enlarged rear extension

Registration Date

Applicant Mr. Mohammed Yaseen

OMBC Officer Katherine Williamson

**Recommendation:** **Not in Parish Area**

Application No CND/352710/24

Expected Decision Development Control Delegation

Location Austerlands Mill, Huddersfield Road Austerlands

Proposal Discharge of Condition No. 3 (Materials), Condition No. 4 (Landfill gas/contaminated land) Condition No. 5 (Drainage) Condition No. 6 (Parking) Condition No 7 (Tree Protection), relating to Application No. FUL/351669/23

Registration Date

Applicant Mr. Harry Maders

OMBC Officer Sophie Leech

**Recommendation: NOTED**

Application No VAR/352692/24

Expected Decision Development Control Delegation

Location Hey House Farm, Ripponden Road Denshaw

Proposal Variation of Condition No. 2 (Approved Plans) relating to Application No. FUL/348357/22

Registration Date

Applicant Alan Chorlton

OMBC Officer Emma Breheny

**Recommendation: APPROVED**

Proposed Cllr K Dawson, seconded Cllr Birchall, carried.

Application No HOU/352779/24

Expected Decision Development Control Delegation

Location 1 Manchester Road Greenfield

Proposal Erection of a two storey rear extension, changing doors in front elevation to windows, adding roof window and addition of garden room

Registration Date

Applicant Mrs. Roberta Daws

OMBC Officer Brian Smith

**Recommendation**: **APPROVED**

Proposed Cllr Garner, seconded Cllr Birchall, carried.

Application No HOU/352792/24

Expected Decision Development Control Delegation

Location 4 Bunkers, Tunstead Lane Greenfield

Proposal Replacement of existing UPVC window with high quality heritage style windows

Registration Date

Applicant Stuart Broadhurst

OMBC Officer Sophie Leech

**Recommendation**:  **APPROVED**

Proposed Cllr Garner, seconded Cllr Thompson, carried.

Application No LBC/352793/24

Expected Decision Development Control Delegation

Location 4 Bunkers, Tunstead Lane Greenfield

Proposal Replacement of existing UPVC window with high quality heritage style windows

Registration Date

Applicant Stuart Broadhurst

OMBC Officer Sophie Leech

**Recommendation: APPROVED**

Proposed Cllr Garner, seconded Cllr Thompson, carried.

Application No HOU/352794/24

Expected Decision Development Control Delegation

Location 96 Spring Lane Lees

Proposal Erection of a single storey rear extension

Registration Date

Applicant Mr. Martin Spencer

OMBC Officer Brian Smith

**Recommendation**: **Not in Parish Area**

Application No LBC/352519/24

Expected Decision Development Control Delegation

Location 4 Old School House, Starting Chair, Doctor Lane Scouthead

Proposal Replace the front door like for like with a new one

Registration Date

Applicant Miss Charlotte Heaven

OMBC Officer Brian Smith

**Recommendation**: **APPROVED**

Proposed Cllr Gaul, seconded Cllr Beeley, carried.

Application No HOU/352805/24

Expected Decision Development Control Delegation

Location 21 Station Approach Delph

Proposal Garage conversion and alterations

Registration Date

Applicant Mr. & Mrs. Barker

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Birchall, seconded Cllr Thompson, carried.

Application No FUL/352786/24

Expected Decision Development Control Delegation

Location 22-24 King Street Delph

Proposal Installation of refrigeration plant

Registration Date

Applicant Co-op

OMBC Officer Brian Smith

**Recommendation**: **REFUSAL – on the grounds that it impacts on the amenities of neighbouring property.**

Proposed Cllr Beeley, seconded Cllr Garner, 7 in favour, 1 abstention.

Application No FUL/352587/24

Expected Decision Development Control Delegation

Location 114 Stamford Road Lees

Proposal Light duty vehicle crossing (Dropped Kerb) with alterations to driveway, wall and access gate

Registration Date

Applicant Mrs. Christine Ireland

OMBC Officer Sophie Leech

**Recommendation: APPROVED**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No HOU/352591/24

Expected Decision Development Control Delegation

Location 1 Higher Wade Hill Mews, Wade Hill Lane Grasscroft

Proposal New Juliet balcony window and railing formed from existing window opening

Registration Date

Applicant Mr. Anthony Langan

OMBC Officer Brian Smith

**Recommendation**:  **APPROVED**

Proposed Cllr Garner, seconded Cllr Birchall, carried.

Application No LBC/352750/24

Expected Decision Development Control Delegation

Location 9 Clough Lane Grasscroft

Proposal Replacement of selected non-original windows and door. Internal wall and roof insulation to selected areas. New insulated solid floor to back extension. Heat pump in back garden, replacement of existing hot water cylinder and selected radiators

Registration Date

Applicant Graham Lister and Susan Yates

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Thompson, seconded Cllr Birchall, carried.

Application No HOU/352749/24

Expected Decision Development Control Delegation

Location 9 Clough Lane Grasscroft

Proposal Replacement of selected non-original windows and door. Internal wall and roof insulation to selected areas. New insulated solid floor to back extension. Heat pump in back garden, replacement of existing hot water cylinder and selected radiators

Registration Date

Applicant Graham Lister and Susan Yates

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Thompson, seconded Cllr Birchall, carried.

Application No FUL/352751/24

Expected Decision Development Control Delegation

Location 650 Huddersfield Road Lees

Proposal New shop front and internal alterations

Registration Date

Applicant S. Ingram & Associates

OMBC Officer Matthew Taylor

**Recommendation: APPROVED**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

Application No HOU/352822/24

Expected Decision Development Control Delegation

Location Hillside, Kinders Crescent Greenfield

Proposal Erection of a two storey side extension, first floor extension over garage, side and rear dormers, and single storey rear extension, and associated external works

Registration Date

Applicant Mr. & Mrs. E. Marsh

OMBC Officer Brian Smith

**Recommendation:** **REFUSAL – on the grounds that it is an over development, dominating the area, visible from the bridal path. SP also expressed concern it may increase the flooding risk in the area.**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No HOU/352825/24

Expected Decision Development Control Delegation

Location 58 Manchester Road Greenfield

Proposal Attached cycle store/workshop

Registration Date

Applicant Mr. T. Hall

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No HOU/352845/24

Expected Decision Development Control Delegation

Location 1 Spurn Lane Diggle

Proposal Two storey extension. Ancillary works to the external landscaping to regrade the driveway and surface water land drain to level

Registration Date

Applicant Dafni Papadopoulou

OMBC Officer Brian Smith

**Recommendation: APPROVED**

Proposed Cllr Thompson, seconded Cllr Garner, carried.

Application No FUL/352689/24

Expected Decision Development Control Delegation

Location Land adjacent to 20 Buckley Street Uppermill

Proposal Erection of one dwelling

Registration Date

Applicant Patrick Hand

OMBC Officer Sophie Leech

**Recommendation**: **APPROVED – but SPC expressed concern over the following:**

**Possible impact on congestion on Buckley Street.**

**Paperwork does not appear to be wholly accurate re whether it is self- build or through Market Homes**

**Paperwork inconsistency over TPOs. Needs clarification.**

Approved Cllr Birchall, seconded Cllr Blackmore. 7 in favour, 1 refusal, 1 abstention.

**Chairman’s Urgent Business**

Cllr Bishop advised the committee that the application 351105/23 4 Stockport Rd, Lydgate, has been referred to the OMBC Planning Committee with a recommendation to approve. The Parish Council unanimously voted in favour of *refusal* and wish to reinforce our objection to it in the strongest possible way.

The meeting is being held next week and residents from Lydgate are attending the meeting to voice their concerns. Cllr Bishop invited Parish Councillors to also attend the meeting.