**Minutes from Planning Committee 3rd July held at the Civic Hall, Uppermill.**

**Present:** Cllrs. H Bishop (Chairman)

B. Beeley, R. Blackmore, K Dawson, J Garner, M Birchall,

**1, Apologies for absence** Cllr P Gaul, E Adamson, L Dawson

**2, Declarations of interest:** None declared

**3, Minutes from 6th June 2023.** These were agreed as a true record; proposed by Cllr Beeley, seconded by Cllr K Dawson and signed at the meeting by the Chairman Cllr Bishop.

**4. Planning Applications**

Application No HOU/351055/23

Expected Decision Level Development Control Delegation

Location 98 Oldham Road Denshaw

Proposal Two storey side extension and a single storey rear extension

Registration Date

Applicant Mr. Billy Sharrocks

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED on the proviso that all the windows match.**

Proposed Cllr Birchall, seconded Cllr K Dawson. All in favour.

Application No FUL/350825/23

Expected Decision Level Development Control Delegation

Location Land adjacent to 36 Delph Road Denshaw

Proposal Erection of building which consists of 3 garages

Registration Date

Applicant Mr. Jim Fitzpatrick

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds of problematic access, and proximity to the water course.**

Proposed Cllr Birchall, seconded Cllr K Dawson. All in favour.

Application No HOU/350859/23

Expected Decision Level Development Control Delegation

Location Holly House, Gladstone Terrace Road Greenfield

Proposal Installation of a cascade air source heat pump system

Registration Date

Applicant Mr. Dwain Byrne

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

Proposed Cllr Birchall, seconded Cllr Garner. All in favour.

Application No FUL/351045/23

Expected Decision Level Development Control Delegation

Location 67 Chew Valley Road Greenfield

Proposal Erection of one dwelling

Registration Date

Applicant Chadderton Construction Limited

OMBC Officer Sophie Leech

**RECOMMENDATION: REFUSAL – on the grounds of access; it is a single track lane, with a concealed entrance and used by school traffic. Also concerns over flooding.**

Proposed Cllr Bishop, seconded Cllr Garner. 1 abstention.

Application No VAR/351053/23

Expected Decision Level Development Control Delegation

Location 4 The Nook Greenfield

Proposal Removal/Variation of Condition No. 2 – Scheme slightly altered in window positions together with a variation of the dormer roof, provision of French windows and balcony with balustrade relating to Application No. HOU/347352/21

Registration Date

Applicant Mr. Raman Sankaran

OMBC Officer Brian Smith

**RECOMMENDATION: NOTED**

Application No HOU/351002/23

Expected Decision Level Development Control Delegation

Location 34 Beech Avenue Greenfield

Proposal Erection of a single storey rear extension and front porch

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Bishop, seconded Cllr Birchall. All in favour.

Application No CND/351069/23

Expected Decision Level Development Control Delegation

Location New Barn, Bradbury Lane Greenfield

Proposal Discharge of Condition No. 3 (Material Samples) relating to Application No. LBC/348201/21

Registration Date

Applicant Mr. Mark Whitley

OMC Officer Paula Stebbings

**RECOMMENDATION NOTED**

Application No FUL/351072/23

Expected Decision Level Development Control Delegation

Location J. Stanford Greengrocers, Greenbridge Lane Greenfield

Proposal Demolition of existing retail unit and erection of a 2 1/12 storey building comprising 4 apartments with parking at ground floor level

Registration Date

Applicant Endaf Roberts

OMBC Officer Emma Breheny

**RECOMMENDATION REFUSAL – we feel the design is an improvement on the previous submission but that the associated parking is inadequate.**

**Also concerned over the proximity to the junction with Chew Valley Road, and that vehicles must reverse in, causing hazardous congestion.**

**A reduction to 3 apartments may be a more viable option.**

Proposed Cllr Bishop, seconded Cllr Garner. 1 abstention.

Application No CEU/351065/23

Expected Decision Level Development Control Delegation

Location Highland House, Huddersfield Road Denshaw

Proposal Certificate of Lawfulness for the retention of the existing stables for private use in connection with the occupation of Highland House, Huddersfield Road Denshaw Oldham OL3 5UE

Registration Date

Applicant Mr. Matthew Cust

OMBC Officer Brian Smith

**RECOMMENDATION NOTED**

Application No FUL/351105/23

Expected Decision Level Development Control Delegation

Location Land adjacent to 4 Stockport Road Lydgate

Proposal Erection of one detached dwelling and associated works

Registration Date

Applicant Mr. Simon Leigh

OMBC Officer Sophie Leech

**RECOMMENDATION REFUSED- on the grounds that it totally blocks view across Greenbelt from Stockport Rd looking West towards Scouthead from the LCA**

**It reduces openness of the greenbelt from beginning of Stockport Rd looking towards the church and LCA. We are also expressly concerned that this iconic view must be protected**

**It is not possible to know by how much the proposed development strays into the Green Belt and no evidence of this is provided in the application, as such, it therefore represents inappropriate development**

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

Application No FUL/351094/23

Expected Decision Level Development Control Delegation

Location 42 High Street Lees

Proposal Part change of use of ground floor shop (Class E) to remain in part, accessed as existing from the High Street, convert the rear of the building and the first floor into 2 flats (Class C3), minor side elevation alteration to change window into door opening

Registration Date

Applicant Mrs. H. Reid

OMBC Officer Brian Smith

**RECOMMENDATION NOT IN SADDLEWORTH**

Application No FUL/351004/23

Expected Decision Level Development Control Delegation

Location Denshaw Village Hall, Ripponden Road Denshaw

Proposal Two storey side extension

Registration Date

Applicant Denshaw Village Hall

OMBC Officer Brian Smith

**RECOMMENDATION APPROVAL.**

Proposed Cllr Birchall, seconded Cllr Bishop. All in favour.

plication No CEA/351090/23

Expected Decision Level Development Control Delegation

Location 5 Eskdale Avenue Greenfield

Proposal Certificate of Lawful development for proposed loft conversion, including alterations to rear elevation

Registration Date

Applicant Mr. Steven Mellor

OMBC Officer Katherine Williamson

**RECOMMENDATION NOTED**

Application No TEL/351099/23

Expected Decision Level Development Control Delegation

Location Oak View Road Trading Estate, Oak View Road Greenfield

Proposal Installation of a telecommunications base station comprising a 20m lattice mast supporting 6 antenna and 2 dishes, together with 2 ground based cabinets, one meter cabinet and ancillary development thereto within a fenced compound

Registration Date

Applicant Diane Perry

OMBC Officer Emma Breheny

**RECOMMENDATION** **NOTED, but Councillors expressed concern that there is insufficient information on the portal with no visuals and the exact location is not clear.**

Application No CND/351107/23

Expected Decision Level Development Control Delegation

Location Station House, Station Lane Greenfield

Proposal Discharge of Condition No. 5 (RM access details) and Condition No. 6 (Bridleway improvements) relating to application No. OUT/350576/23

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Emma Breheny

**RECOMMENDATION NOTED**

Application No VAR/351088/23

Expected Decision Level Development Control Delegation

Location Land at the rear of 698 Huddersfield Road Austerlands

Proposal Variation of Condition NO. 2 (approved details Schedule) and Condition No. 8 (Parking and access) relating to Application No. PA/344300/19

Registration Date

Applicant Alan Chorlton

OMBC Officer Abiola Labisi

**RECOMMENDATION NOTED**

Application No FUL/351070/23

Expected Decision Level Development Control Delegation

Location Land at the junction with Hill Top Lane and Badger End Lane Delph

Proposal 1) Change of use of land to use as kennels and cattery, including the change of use and extension of existing stable block to form kennels. 2) Construction of an additional kennel building. 3) Construction of a cattery building. 4) Replacement of a storage container. 5) Formation of a parking and turning area with new access from Hill Top Lane. 6) Replacement of existing fencing. 7) Siting of mobile home for habitation to provide essential care and supervision of the animals, and associated hardstanding

Registration Date

Applicant Michele Way

OMBC Officer Emma Breheny

**RECOMMENDATION APPROVAL. But concern was expressed that more consideration needs to be given to access from Hill Top Lane.**

Proposed Cllr Beeley, seconded Cllr Birchall. 1 abstention.

Application No FUL/350979/23

Expected Decision Level Development Control Delegation

Location Harropdale Farm. Standedge Road Diggle

Proposal Dwelling

Registration Date

Applicant Mr. & Mrs. Wolfenden

OMBC Officer Brian Smith

**RECOMMENDATION REFUSED – on the grounds that it is an inappropriate development in the greenbelt.**

Proposed Cllr Beeley, seconded Cllr Bishop. 1 abstention.

Application No FUL/351076/23

Expected Decision Level Development Control Delegation

Location Sunfield Stables, Diglea, Diggle

Proposal Siting of 5 Glamping Pods in agricultural field, formation of access track and new septic tank

Registration Date

Applicant Mr. B. Francis

OMBC Officer Emma Breheny

**RECOMMENDATION REFUSED – on the grounds that it is an inappropriate development of greenbelt land.**

Proposed Cllr Bishop, seconded Cllr K Dawson. 2 against, motion carried.

Proposed Cllr Birchall, seconded Cllr Beeley. 2 against, motion carried.

Application No HOU/351132/23

Expected Decision Level Development Control Delegation

Location 20 Burnedge Lane Grasscroft

Proposal 1) Side extension with dormers to the front and rear elevations. 2) single storey front extension

Registration Date

Applicant Mrs. Rachael Howarth

OMBC Officer Sophie Leech

**RECOMMENDATION APPROVAL – suggestion that the dormer windows be amended to velux.**

Proposed Cllr Birchall, seconded Cllr Beeley. All in favour.

Application No LBC/351079/23

Expected Decision Level Development Control Delegation

Location 1 Streethouse Lane Dobcross

Proposal Proposed front porch, replacement windows, installation of external flue to eastern elevation to serve new wood burning stove, realignment of upper floor window to front elevation, chimney repair, new roof and installation of velux to rear single storey section, relaying of driveway entrance, increase in height of dry stone wall to eastern boundary, installation of metal gates, various internal alterations

Registration Date

Applicant Mr. & Mrs Nowicki

OMBC Officer Brian Smith

**RECOMMENDATION REFUSED – on the grounds of its impact on the characteristics of a listed building.**

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

Application No HOU/351078/23

Expected Decision Level Development Control Delegation

Location 1 Streethouse Lane, Dobcross

Proposal Proposed front porch, replacement windows, installation of external flue to eastern elevation to serve new wood burning stove, realignment of upper floor window to front elevation, chimney repair, new roof and installation of velux to rear single storey section, relaying of driveway entrance, increase in height of dry stone wall to eastern boundary, installation of metal gates, various internal alterations

Registration Date

Applicant Mr. & Mrs. Nowicki

OMBC Officer Brian Smith

**RECOMMENDATION REFUSED – on the grounds of its impact on the characteristics of a listed building.**

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

Application No HOU/351084/23

Expected Decision Level Development Control Delegation

Location 11 Carr House Road Springhead

Proposal Single storey front and two storey rear extension

Registration Date

Applicant Mrs. Kathryn Doherty

OMBC Officer Sophie Leech

**RECOMMENDATION APPROVAL**

Proposed Cllr Beeley, seconded Cllr Birchall. 1 abstention.

Application No HOU/350925/23

Expected Decision Level Development Control Delegation

Location 119 Stamford Road Lees

Proposal Light Duty Vehicle Crossing (Dropped Kerb) driveway

Registration Date

Applicant Mr. Jonathan Birch

OMBC Officer Sophie Leech

**RECOMMENDATION NOT IN SADDLEWORTH**

Application No FUL/351115/23

Expected Decision Level Development Control Delegation

Location Land at Buckley Street Lees

Proposal Erection of 6 residential dwellings including associated car parking and landscaping

Registration Date

Applicant Mr. Chris Bentley

OMBC Officer Sophie Leech

**RECOMMENDATION NOT IN SADDLEWORTH**

Application No CEA/351039/23

Expected Decision Level Development Control Delegation

Location Heyes Farm Access Road from Ward Lane to Holly Grove, opposite 15 Ward Lane Dobcross

Proposal Erection of a single storey side extension

Registration Date

Applicant Mr. Robert Hodgson

OMBC Officer Brian Smith

**RECOMMENDATION REFUSED – on the grounds of concerns over the site potentially blocking the footpath, plus its impact on the view of greenbelt land over the valley.**

Proposed Cllr Bishop, seconded Cllr K Dawson. 1 abstention.

Application No FUL/351142/23

Expected Decision Level Development Control Delegation

Location Public Conveniences, Hill End Road Delph

Proposal Demolition of redundant toilet block and erection of detached private garage and workshop/study

Registration Date

Applicant Alan Chorlton

OMBC Officer Abiola Labisi

**RECOMMENDATION APPROVAL**

Proposed Cllr Birchall, seconded Cllr K Dawson. All in favour.

Application No HOU/351140/23

Expected Decision Level Development Control Delegation

Location Larkhill House, Lark Hill Road Dobcross

Proposal Single storey rear extension

Registration Date

Applicant Alison Hayhurst

OMBC Officer Brian Smith

**RECOMMENDATION APPROVAL**

Proposed Cllr Beeley, seconded Cllr Birchall. All in favour.

Application No LBC/351129/23

Expected Decision Level Development Control Delegation

Location Saddleworth Viaduct above Den Lane Uppermill

Proposal Installation of a galvanized steel channel to the end of the parapet wall

Registration Date

Applicant Michael Gradwell

OMBC Officer Paula Stebbings

**RECOMMENDATION** **NOTED**

Application No HOU/351160/23

Expected Decision Level Development Control Delegation

Location 20 Astbury Close Springhead

Proposal Single storey side and rear extension and a side porch

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Brian Smith

**RECOMMENDATION** **APPROVAL**

Proposed Cllr Beeley, seconded Cllr Birchall. All in favour.

Application No HOU/351143/23

Expected Decision Level Development Control Delegation

Location Gatehead Farm, Gatehead Road Delph

Proposal New vehicle/pedestrian gate

Registration Date

Applicant Mr. Sam Nawaz

OMBC Officer Brian Smith

**RECOMMENDATION APPROVAL**

Proposed Cllr K Dawson, seconded Cllr Birchall. All in favour.

Application No CND/351165/23

Expected Decision Level Development Control Delegation

Location Old Mill House Lee Side Diggle

Proposal Discharge of Condition No. 9 (Access and car parking space) relating to Application No. MMA/344408/20

Registration Date

Applicant HNA Architects

OMBC Officer Abiola Labisi

**RECOMMENDATION NOTED**

Application No HOU/351133/23

Expected Decision Level Development Control Delegation

Location 31 Burnedge Fold Road Grasscroft

Proposal Single storey rear extension, two storey front extension with porch, first floor extension, loft conversion and render property

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Katherine Williamson

**RECOMMENDATION** **REFUSED – on the grounds that it is considered too large a development of the property and its impact on the street scene.**

Proposed Cllr Beeley, seconded Cllr Garner. 3 for, 3 against, Chairman’s casting vote.

Application No HOU/351149/23

Expected Decision Level Development Control Delegation

Location 42 Rush Hill Road Uppermill

Proposal Erection of a triple garage structure located next to existing dwelling

Registration Date

Applicant Mr. Sam Nawaz

OMBC Officer Katherine Williamson

**RECOMMENDATION** **APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Garner. 1 abstention.

**Date of next Meeting: Monday 7th August 2023 at 7.30pm**