**0Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 3rd March 2025**

There were present: Cllr B Beeley (Vice Chairman)

Cllrs R Blackmore, Cllrs K Dawson, J Garner, L Thompson, B Witt (observing).

**1, Apologies for Absence**: Cllrs H Bishop, E Adamson, L Dawson P Gaul,

**Absent**: Cllr M Birchall

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

**3, Minutes of the last meeting held on Monday 3rd February 2025**

The minutes were accepted as a true record and signed by the Vice Chairman, Proposed Cllr Blackmore, seconded Cllr Dawson.

Cllr Beeley chaired the meeting in Cllr Bishop’s absence.

**4, Planning Applications**

Application No HOU/353949/25

Expected Decision Development Control Delegation

Location 16 Lower Turf Lane, Scouthead

Proposal Conversion of existing garage, including raising the roof height and extension of existing dormer at rear elevation

Registration Date

Applicant Mr. Neil Sharp

OMBC Officer Luke Watson

**Recommendation Councillors noted that approval of this planning application had already been granted by OMBC Planning at their meeting 25th February.**

Application No HOU/353972/25

Expected Decision Development Control Delegation

Location 15 Old Kiln Lane Grotton

Proposal 1. Single storey rear extension. 2. Alterations to existing single storey rear extension

Registration Date

Applicant Mr. Sam Nawaz

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Thompson, carried.

Application No PRA2D/353915/24

Expected Decision Development Control Delegation

Location Barn adjacent Hey Garners Cottage, Grains Road Delph

Proposal Prior approval for the change of use of existing agricultural barn to three dwellings

Registration Date

Applicant Mr. Jim Granger

OMBC Officer Brian Smith

**Recommendation APPROVAL** – in principle, in line with policy 6, SPC Neighbourhood Plan - and on the proviso that the carpark is widened to allow forward vehicular exit onto Grains Rd, with the access track widening to improve sightline.

Proposed Cllr Thompson, seconded Cllr Blackmore, carried.

Application No HOU/353967/25

Expected Decision Development Control Delegation

Location 8 Belmont Avenue Springhead

Proposal Alterations and enlargements to existing front and rear dormers

Registration Date

Applicant Mr. Phillip Jones

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Dawson, carried.

Application No ADV/353937/25

Expected Decision Development Control Delegation

Location Units 3-5 First Floor, 45 High Street Uppermill

Proposal Erection of one Fascia Sign to the side of the property to replace existing signage

Registration Date

Applicant Mr. Tony Morris

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that the large size of the sign is inappropriate and not in keeping with a conservation area.**

Proposed Cllr Blackmore, seconded Cllr Dawson, carried.

Application No LBC/353989/25

Expected Decision Development Control Delegation

Location 2 Church Road Uppermill

Proposal Listed Building consent for replacement of windows, repoint elevations, repair/paint and new finish to yard

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Brian Smith

**Recommendation APPROVAL – can we suggest a change to the surface of the yard, which would be more in keeping with a listed building in a conservation area.**

Proposed Cllr Blackmore, seconded Cllr Garner, carried.

Application No FUL/353988/25

Expected Decision Development Control Delegation

Location 2 Church Road Uppermill

Proposal Replacement of windows, repoint elevations, repair/paint and new finish to yard

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Brian smith

**Recommendation APPROVAL – can we suggest a change to the surface of the yard, which would be more in keeping with a listed building in a conservation area.**

Proposed Cllr Blackmore, seconded Cllr Garner, carried.

Application No HOU/353959/25

Expected Decision Development Control Delegation

Location Moor House, Rochdale Rod Denshaw

Proposal Replacement of 16kw air source heat pump with a 26kw heat pump

Registration Date

Applicant Mr. Michael Noble

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Dawson, seconded Cllr Thompson, carried.

Application No HOU/353969/25

Expected Decision Development Control Delegation

Location 13 Hill End Road Delph

Proposal Raising roof to create additional living space with window and Juliet Balcony in side elevation

Registration Date

Applicant Mr. Ray Booth

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Dawson, seconded Cllr Thompson, carried

Application No HOU/353962/25

Expected Decision Development Control Delegation

Location 1 Springhead Avenue Springhead

Proposal Single storey side extension

Registration Date

Applicant Mr. David Garforth

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Dawson, carried.

Application No 354043/25

Expected Decision Development Control Delegation

Location 31 Chew Brook Drive Greenfield

Proposal Internal alterations, a two storey side extension, a single storey front porch extension and associated works to an existing dwelling

Registration Date

Applicant HNA Architects

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No MMA/354036/25

Expected Decision Development Control Delegation

Location 45 High Street Uppermill

Proposal Minor material amendment application relating to Condition No. 2 (Approved Plans) for the alteration to design of external decking and frame relating to Application No. PA/336345/14

Registration Date

Applicant HNA Architects

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds of its proximity to the river and war memorial, concerns over the proposed position of the new stairway, due to insufficient space, the decking proposal is not in keeping with the conservation area and will look out of place.**

Proposed Cllr Blackmore, seconded Cllr Garner, carried.

Application No HOU/354055/25

Expected Decision Development Control Delegation

Location 11 Kinders Crescent Greenfield

Proposal Single storey side and rear extension, front porch and conversion of store to form habitable space

Registration Date

Applicant Mr. Steven Mellor

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No FUL/354048/25

Expected Decision Development Control Delegation

Location Land to the south of Lodge Bank House, Harrop Court Road Diggle

Proposal Erection of stables with associated tack room and mucj midden which will be private domestic use, including associated tree planting

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Dawson, carried.

Application No FUL/354054/25

Expected Decision Development Control Delegation

Location Clough Manor, Rochdale Road Denshaw

Proposal Change of use to a touring caravan site including new access to highway

Registration Date

Applicant Mr. Alan Doherty

OMBC Officer Matthew Taylor

**Recommendation REFUSED – on the grounds that it is on a prominent hillside and an inappropriate development, which will spoil the openness of the greenbelt. Concerns over the speed of traffic on Rochdale Rd, resulting in dangerous access. SPC would prefer the property to be on mains sewage.**

Proposed Cllr Thompson, seconded Cllr Garner, carried.

Application No HOU/354049/25

Expected Decision Development Control Delegation

Location 35 Burnedge Lane Grasscroft

Proposal Two storey side extension, first floor front extension and rear dormer

Registration Date

Applicant Mr. Alan Davies

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No VAR/354082/25

Expected Decision Development Control Delegation

Location Land at Buckley Street Lees

Proposal Variation of Condition No. 2 (approved drawings) relating to Application No. VAR/352009/23

Registration Date

Applicant HNA Architects

OMBC Officer Sophie Leech

**Recommendation NOT IN PARISH AREA**

**5, Buckley Drive, Denshaw – Flooding Issues**

This agenda item was deferred to the next meeting when Cllr Bishop will be able to provide an update.

**6, Date of next Meeting:** **Monday 7th April at 7.00pm**