**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Tuesday 3rd June 2025**

There were present: Cllr. Helen Bishop – Chair

Cllr. Barbara Beeley – Vice Chair

Cllrs. Garner, Thompson and Witt

1. **Apologies for Absence:** Cllrs. E. Adamson, R. Blackmore, L. Dawson, K. Dawson, P. Gaul

**Absent**: Cllr. M. Birchall

1. **Declarations of Interest** – None
2. **Approval of the Minutes of the meeting held on Tuesday 6th May 2025**

Application No. PRA2D/354218. Members expressed concern that the conditions appertaining to this application submitted by this Committee were not accurately recorded in the report at Oldham Planning. The Clerk was asked to contact Oldham Planning regarding this matter.

 The Minutes were approved as a correct record and signed by the Chair.

Proposed Cllr. Bishop, Seconded Cllr. Beeley

1. **PLANNING APPLICATIONS**

Application No FUL/354268/25

Expected Decision Development Control Delegation

Location 27 Sam Road Diggle

Proposal 1. Single storey extensions to rear and side elevations to provide additional dining area and accessible toilet for Class E use at ground floor level. 2. Installation of external extraction system to rear elevation. 3. Replacement of existing front entrance door with glazed window

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Sophie Leech

**Recommendation APPROVAL for the toilets, but REFUSAL on the extraction system which could cause a problem for neighbouring properties due to noise and smells as the top of the unit will be level with adjoining houses. Concerns were also expressed regarding lack of parking outside the building. The introduction of patio doors to the yard could cause noise nuisance during the summer months**

Application No HOU/354432/25

Expected Decision Development Control Delegation

Location 164 Wall Hill Road Dobcross

Proposal 1. First floor extension. 2. Garage conversion

Registration Date

Applicant Mr. Steve Ingram

OMBC Officer Luke Watson

**Recommendation APPROVAL in line with conditions that the garage conversion must be ancillary to the house**

Application No AGR/354462/25

Expected Decision Development Control Delegation

Location Land at Hollin Hey Farm, Grains Road Delph

Proposal Erection of general purpose agricultural storage building

Registration Date

Applicant Tom Selby

OMBC Officer Matthew Taylor

**Recommendation REFUSAL Whilst we are not averse to an agricultural building, the siting of the building is too near the road and could be in a more sensitive location. Impact on openness of Green belt**

Application No ADV/354317/25

Expected Decision Development Control Delegation

Location 92 High Street Uppermill

Proposal Erection and display of two wall mounted, illuminated, double sided projecting lightboxes, one externally illuminated floor mounted post sign and one non-illuminated ACM tray panel sign

Registration Date

Applicant HNA Architects

OMBC Officer Abiola Labisi

**Recommendation REFUSAL Unsuitable in a Conservation Area**

Application No FUL/354354/25

Expected Decision Development Control Delegation

Location 161 Chew Valley Road Greenfield

Proposal Change of use of dwellinghouse (Use Class C3) to a use falling within a dwellinghouse (Class C3) and/or a short term holiday let use (Sui Generis)

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Brian Smith

**Recommendation REFUSAL. On the holiday let as there is a shortage of affordable family homes in the area. Concerns regarding parking.**

Application No FUL/354382/25

Expected Decision Development Control Delegation

Location 58 High Street Uppermill

Proposal Covered, raised dining terrace to rear of restaurant and associated works, and relocation of existing dining pods

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Sophie Leech

**Recommendation APPROVAL. Would bring a vacant building back into use.**

 **The placement of the pods would be better further away**

 **From Spring Street, and 2 pods rather than 3. No music**

 **To be allowed.**

Application No HOU/354450/25

Expected Decision Development Control Delegation

Location 31 Rimmon Close Greenfield

Proposal Rear Dormer

Registration Date

Applicant Mr. Steven Mellor

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Application No HOU/354414/25

Expected Decision Development Control Delegation

Location 1 Stonebreaks Road Springhead

Proposal Internal alterations and window and door replacements

Registration Date

Applicant Miss Natalya Kiba

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Application No FUL/354435/25

Expected Decision Development Control Delegation

Location Lower Hills Farm, Burnedge Road Grasscroft

Proposal Demolition of existing agricultural building and replacement with single storey dwellinghouse

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Sophie Leech

**Recommendation REFUSAL Unsustainable type of building and out of keeping in Green Belt**

Application No FUL/354374/25

Expected Decision Development Control Delegation

Location 2 South Avenue Greenfield

Proposal Boundary fence and change of use of land to the side to form garden curtilage (Retrospective)

Registration Date

Applicant Mr. Carl Bingley

OMBC Officer Sophie Leech

**Recommendation REFUSAL. Concerns about the positioning of the fence and the legality of taking more of the path for the garden curtilage meeting the border lines. The larger fence pole at the front could suggest a higher fence to the front of the property which would not be of a legal height**

Application No HOU/354285/25

Expected Decision Development Control Delegation

Location 1 Treetops Close Dobcross

Proposal Works to topography of domestic garden, levels, finishes, summer house, boundary wall, fence and landscaping

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Luke Watson

**Recommendation APPROVAL.**Proposed Cllr. Garner, Seconded Cllr. Witt

Application No HOU/354474/25

Expected Decision Development Control Delegation

Location Hey Cottage, Ripponden Road Denshaw

Proposal 2 heat pumps to be installed at rear of property

Registration Date

Applicant Mr. John Harrington

OMBC Officer Brian Smith

**Recommendation APPROVAL.** Proposed Cllr. Thompson, Seconded Cllr. Garner

Application No HOU/354478/25

Expected Decision Development Control Delegation

Location Brun, Brun Lane Diggle

Proposal 1. Demolition of existing garage. 2. Restoration of two storey accommodation. 3. Erection of single storey rear/side extension

Registration Date

Applicant HNA Architects

OMBC Officer Brian Smith

**Recommendation APPROVAL in principle on the condition that the materials and fenestrations are in keeping with the surrounding buildings. Stone, and mullioned windows would be recommended**

Proposed Cllr. Thompson, Seconded Cllr. Beeley

Application No LBC/354479/25

Expected Decision Development Control Delegation

Location Brun, Brun Lane Diggle

Proposal 1. Demolition of existing garage. 2. Restoration of two storey accommodation. 3. Erection of single storey rear/side extension

Registration Date

Applicant HNA Architects

OMBC Officer Brian Smith

**Recommendation AS ABOVE**

Application No CND/3544441/25

Expected Decision Development Control Delegation

Location Shawfields, Eskdale Avenue, Greenfield

Proposal Discharge of Condition No. 3 (Materials) relating to Application HOU/352047/23

Registration Date

Applicant Ms. Sara Darwin

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Application No HOU/354429/25

Expected Decision Development Control Delegation

Location 43 Mayfield Avenue Springhead

Proposal Enlargement of front dormer roof

Registration Date

Applicant Mr. Devon Matthews

OMBC Officer Brian Smith

**Recommendation APPROVAL** Proposed Cllr. Beeley, Seconded Cllr. Witt

Application No HOU/354103/25

Expected Decision Development Control Delegation

Location 72 Mossley Road Grasscroft

Proposal Single storey wrap-around extension to side and rear following demolition of single storey to rear, replace front porch, minor elevation alterations to first floor and erection of garage to the rear

Registration Date

Applicant Mr. M. Poulton

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Application No HOU/354293/25

Expected Decision Development Control Delegation

Location 12 Church Fields Dobcross

Proposal Fitting of a semi-concealed brown gas meter box

Registration Date

Applicant Mrs. Caroline Cavanagh

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Application No LBC/354294/25

Expected Decision Development Control Delegation

Location 12 Church Fields Dobcross

Proposal Fitting of a semi-concealed brown gas meter box

Registration Date

Applicant Mrs. Caroline Cavanagh

OMBC Officer Brian Smith

**Recommendation AS ABOVE**

Application No CND/354473/25

Expected Decision Development Control Delegation

Location Austerlands Mill, Huddersfield Road Austerlands

Proposal Discharge of Condition No. 4 (Landfill gas contaminated land investigation and Condition No. 5 (Drainage) relating to application No. FUL/351669/23

Registration Date

Applicant Megan Allingan

OMBC Officer Sophie Leech

**Recommendation NOTED**

Application No HOU/354549/25

Expected Decision Development Control Delegation

Location 79 Sunfield Lane Diggle

Proposal 1. Demolition of existing garage. 2. Erection of a two storey side extension. 3. Extension of dormer window.

 4. Render/cladding finish to whole property

Registration Date

Applicant Mrs. Elizabeth Parr

OMBC Officer Luke Watson

**Recommendation REFUSAL. Neighbour objection to the ‘take-over’ of the footpath by applicant. Ownership of the land in dispute. Privacy concerns, and lack of space for neighbours to maintain their properties**

Proposed Cllr. Thompson, Seconded Cllr. Witt

Application No FUL/353810/24

Expected Decision Development Control Delegation

Location 1-3 Ladhill lane Greenfield

Proposal Change of use from ground floor shop (Use Class E) and first floor apartment (Use Class C3) to one dwelling (Use Class C3) including external and internal alterations and outbuilding to rear

Registration Date

Applicant Alan Chorlton

OMBC Officer Sophie Leech

**Recommendation APPROVAL with some concerns regarding parking**

Proposed Cllr. Beeley, Seconded Cllr. Garner

Application No FUL/354381/25

Expected Decision Development Control Delegation

Location Friezland Equestrian Centre, Manchester Road Greenfield

Proposal Siting of a steel container, modified to house a Judge’s observatory, office and first aid accommodation

Registration Date

Applicant Mr. Anthony Stell

OMBC Officer Sophie Leech

**Recommendation APPROVAL** Proposed Cllr. Garner, Seconded Cllr. Bishop

Application No HOU/354390/25

Expected Decision Development Control Delegation

Location 315 Oldham Road Grotton

Proposal Dropped Kerb

Registration Date

Applicant Mrs. Vicky Gibbons

OMBC Officer Brian Smith

**Recommendation APPROVAL.** Proposed Cllr. Beeley, Seconded Cllr. Witt

Application No AGR/354571/25

Expected Decision Development Control Delegation

Location Land to the South of Sherbrooke Hall Farm, High Stile Lane Dobcross

Proposal Prior approval for erection of agricultural barn with hay loft and machinery storage

Registration Date

Applicant Mr. John Sykes

OMBC Officer Brian Smith

**Recommendation REFUSAL Too big for purpose. There is evidence that a building of this size is out of proportion in green belt**

Proposed Cllr. Bishop, Seconded Cllr. Beeley

Application No DEM/354504/25

Expected Decision Development Control Delegation

Location Waterside Mill, Chew Valley Road Greenfield

Proposal Single storey weaving shed with a traditional north-light roof (Early 1900s) and a part single, part two storey storage shed with brick walls and an asbestos roof

Registration Date

Applicant Tanner Bros (Greenfield) Ltd

OMBC Officer Graham, Dickman

**Recommendation APPROVAL** Proposed Cllr. Garner, Seconded Cllr. Thompson

Application No PIP/354581/25

Expected Decision Development Control Delegation

Location Land at Buckley Street Uppermill

Proposal Permission in Principle for residential development of 5 apartments

Registration Date

Applicant HNA Architects

OMBC Officer Sophie Leech

**Recommendation REFUSAL on the grounds of overdevelopment**

Proposed Cllr. Garner, Seconded Cllr. Witt

Application No HOU/354477/25

Expected Decision Development Control Delegation

Location 25 The Meadows Grotton

Proposal 1. Front Porch. 2. First floor front extension

Registration Date

Applicant Mr. Mark Ashton

OMBC Officer Aimee Collins

**Recommendation APPROVAL** Proposed Cllr. Beeley, Seconded Cllr. Garner

**These three applications were only received on the date of the meeting with a deadline of**

**24th June 2025 to return comments to Oldham Planning.**

**HOU/354518/25 was approved, but FUL/354522 and HOU/354437/25 were deferred for comment until 13th June so members of the Committee could visit the sites to assess the applications**

Application No FUL/354522/25

Expected Decision Development Control Delegation

Location Clough Manor, Rochdale Road Denshaw

Proposal Change of use and side extension of part of the former Hotel (C1) to six residential apartments

Registration Date

Applicant Mr. Alan Doherty

OMBC Officer Matthew Taylor

**Recommendation REFUSAL**

**Inappropriate development in the Greenbelt - well over 33% extension from original building contrary to the guidance in Chapter 13 of the NPPF Detrimental effect on the openness of the Green Belt - a prominent site in an undisturbed vista and the conditions for exceptional circumstances are not met.**

**Amenity of future occupants - plans would severely restrict the level of natural light and outlook afforded to future residents of those units, resulting in a very poor standard of living accommodation and is therefore contrary to Policy 9 of the Oldham Local Plan, and to the guiding principles within paragraph 135 of the National Planning Policy Framework**

**Not in a sustainable location - exposed, remote, no public transport, a long way from any facilities, especially on foot.**

**Loss of an economic asset - the development will render the hotel and restaurant without a kitchen and unable to function in that capacity**

**Plans unclear - inaccuracies and omissions. Concerns around misleading room sizes, structural security of upper floor apartments and insulation, amongst others**

Application No HOU/354518/25

Expected Decision Development Control Delegation

Location 134 Carr Lane Uppermill

Proposal Erection of a single storey oak-framed carport

 to the side elevation

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Application No HOU/354437/25

Expected Decision Development Control Delegation

Location 4 Sharon Avenue Grasscroft

Proposal 1. Single storey extension. 2. First floor extension. 3. Alterations to existing dwelling including formation of new upper floor accommodation. 4. Formation of new roof structure. 5. Detached garage/outbuilding

Registration Date

Applicant Mr. Andrew

OMBC Officer Matthew Taylor

**Recommendation APPROVAL**