**Minutes of the Planning Meeting held at the Civic Hall**

**Uppermill on Monday 4th March 2024**

**There were present:** Cllr Helen Bishop (Chairman)

Cllr Barbara Beeley (Vice Chairman)

Cllrs Blackmore, Garner, Gaul, K Dawson, L Dawson

**Apologies for Absence:** Cllrs Adamson, Thompson. Birchall

**Declarations of Interest:** Cllr. Garner declared a non-pecuniary interest in Application No. 352316 (Dumfries House 17 Ripponden Road Denshaw)

**Approval of the Minutes of the meeting held on Monday 5th February 2024**

There was one slight amendment to the wording of SPC grounds of refusal. of Application FUL/351823/23. *Paragraph 1. “Granting permission based on the access* ***proposed”*** *should now read* **“*intended”*** With this amendment, the minutes were accepted as a true record and signed by the Chairman Cllr Bishop. Proposed by Cllr Beeley, seconded by Cllr Garner

**Peak Planning Training**

Several Members of the committee has expressed an interest in attending this Seminar, but to date, no further information had been received by the Clerk. The Clerk to notify members when further details had been received

**Application FUL/352308/24** Land adjacent to 4 Stockport road Lydgate

Erection of one detached dwelling and installation of dropped kerb.

This application was now on the Planning List and would be discussed with the other applications

**PLANNING APPLICATIONS**

Application No HOU/352222/24

Expected Decision Level Development Control Delegation

Location 27 Burnedge Fold Road Grasscroft

Proposal Revision of application HOU/351535/23 for a rear dormer, piked window to front elevation and associated alterations

Registration Date

Applicant Mr. Sean Hurley

OMBC Officer Brian Smith

**Recommendation APPROVAL** Proposed Cllr. Garner, Seconded Cllr. K. Dawson All in favour

Application No HOU/352265/24

Expected Decision Level Development Control Delegation

Location 66B Chew Valley Road Greenfield

Proposal Construction of patio, consisting of a steel frame topped with GRP Decking, on the first floor of the back elevation to the dwelling

Registration Date

Applicant Mr. & Mrs. Alan Gill

OMBC Officer Brian Smith

**Recommendation** **APROVAL** Proposed Cllr. Garner Seconded Cllr. Blackmore

All in favour

Application No LBC/352032/23

Expected Decision Level Development Control Delegation

Location Brownhill Bridge Mill, Lower Fields, Dobcross

Proposal Restoration and conversion of the Grade 11 Listed Brownhill Bridge Mill including demolition of rear extensions, erection of two new wing buildings and connecting structure with associated external works to provide holiday let and workhub accommodation

Registration Date

Applicant Mr. Michael Brown

OMBC Officer Emma Breheny

**Recommendation REFUSAL Whilst there was approval of the development in theory, and the restoration of the mill was welcomed, more thought should be given to the proposed materials to be used.**

**The use of black cladding was inappropriate in a conservation area and detracts from the overall aspect and character of a Listed Building**

Proposed Cllr. Garner, Seconded Cllr. Blackmore, with one

abstention

Application No LBC/352260/24

Expected Decision Level Development Control Delegation

Location Knowl Farm, Knowl Top Lane Uppermill

Proposal Replace two external doors and six external windows

Registration Date

Applicant Mr. Jon Givvons

OMBC Officer Brian Smith

**Recommendation APPROVAL**  Proposed Cllr. Blaclmore, Seconded Cllr. Gardner

All in favour

Application No HOU/352291/24

Expected Decision Level Development Control Delegation

Location 13 Burnedge Lane Grasscroft

Proposal Alterations to existing roof including raising ridge height, erection of rear and side dormers, provision of Juliet Balcony to the north elevation, and other works including alterations to existing elevations and replacement/new windows

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVAL – Subject to smaller, narrower windows to the West elevation so not to impact on the privacy of immediate neighbours.** Proposed Cllr. Garner, Seconded Cllr. L. Dawson

All in favour

Application No HOU/352313/24

Expected Decision Level Development Control Delegation

Location 6, Shelderslow, Cooper Street Springhead

Proposal Replacement of existing rear dormer with larger dormer, and provision of a Juliet Balcony at first floor level on the side (south) elevation

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Sophie Leech

**Recommendation APPROVAL Members have no problem with the dormers, but have some concern with the Juliet Balcony affecting the amenity of neighbours and the overall character of the area**

Proposed Cllr. Beeley, Seconded Cllr. Garner. All in favour

Application No HOU/351956/23

Expected Decision Level Development Control Delegation

Location Holly Grove Farm Cottage, Grove Farm. Ward Lane Diggle

Proposal Erection of outbuilding

Registration Date

Applicant Ryan Gee

OMBC Officer Sophie Leech

**Recommendation APPROVAL** Proposed Cllr. Beeley, Seconded Cllr. K. Dawson

1 Abstention

Application No HOU/352314/24

Expected Decision Level Development Control Delegation

Location 25 Heywood Avenue Austerlands

Proposal Single storey rear extension

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Brian Smith

**Recommendation** **APPROVAL** Proposed Cllr. Gaul Seconded Cllr. K. Dawson

All in favour

Application No HOU/352316/24

Expected Decision Level Development Control Delegation

Location Dumfries House, 17 Ripponden Road Denshaw

Proposal Erection of a side dormer extension, alterations to elevations, new rooflights and amendments to boundaries

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVAL** Proposed Cllr. K. Dawson, Seconded Cllr. Blackmore

All in Favour. (Cllr. Garner registered a non-pecuniary interest)

Application No FUL/352308/24

Expected Decision Level Development Control Delegation

Location Land adjacent to 4 Stockport Road Lydgate

Proposal Erection of one detached dwelling and installation of dropped kerb

Registration Date

Applicant Mr. Simon Leigh

OMBC Officer Sophie Leech

**Recommendation REFUSAL. Grounds for refusal are still the same as in previous proposed applications. This proposed building will be totally out of character with the surrounding area in the green belt. An appeal submitted to the Planning Inspectorate was refused on the grounds that the entire site was unsuitable for development. There are several**

**Issues including highway issues, traffic calming issues and it would also detract from the iconic skyline from the church.**

**POLICY 4: PROTECTION OF IMPORTANT VIEWS Development proposals which will detract or harm a valued viewpoint through interruption of key identified views or through inappropriate development by virtue of its design will not be supported unless there is a clear and convincing justification.**

**33. The Greater Manchester Landscape Character and Sensitivity Assessment in particular notes the Saddleworth War Memorial on Pots and Pans as the subject of such a view. The war memorial at Pots and Pans is an example of a significant site with publicly valued viewpoints from across Saddleworth.**

**34. Churches in Saddleworth have been commonly, but not exclusively, placed at the head of the valleys where congregations walked up footpaths to the church, which frames each church among the landscape.**

**35. As an example, in St Anne’s Lydgate: The Story of a Pennine Parish 1788–1988 by Canon CCW Airne, he states “As Lydgate Church enters into its third century, more changes will come, and new opportunities open up. Looking back over the past we learn of times of neglect and indifference: times of inspiration and progress but in spite of the ups and downs the gospel has been preached and countless people have ordered their lives by it. The Church on the Hill, battered by two centuries of wind, rain and snow., still stands as a beacon proclaiming that Christ has died, Christ is risen, Christ will come again, and calling God’s people to worship and fellowship.”**

**36. Consideration should be given to the views of church spires and towers from across the area, particularly the Church of St Chad (as viewed from Pickhill valley), St Anne’s Lydgate (as viewed up the footpath from Coverhill Road), and St Paul’s Church in Scouthead7 (as viewed from Woodbrook valley).**

**37. Pots and Pans war memorial was designed to be viewed from each of the villages in Saddleworth at the time. It is therefore not possible to name a specific location from which the view is important, but particular consideration should be given to any developments which would significantly change the view of the war memorial from any of the villages.**

**Saddleworth Neighbourhood Plan (version 1.14 draft)**

Application No LBC/352305/24

Expected Decision Level Development Control Delegation

Location Carr Head Cottage, Standedge Road Diggle

Proposal 1. To create an en-suite WC by partitioning off a small recess in the main bedroom. 2. Convert existing storeroom into a washroom.

Registration Date

Applicant Mr. Phillip Calverley

OMBC Officer Brian Smith

**Recommendation APPROVAL** Proposed Cllr. L. Dawson, Seconded Cllr. Garner

All in favour

Application No LBC/352356/24

Expected Decision Level Development Control Delegation

Location 6 New Tame, Denshaw Road Delph

Proposal Retention of internal alterations to Grade 11 Listed Building including removal of plasterboard and timber ceiling, removal of partition wall., removal of rooflight, new rooflight, replacement of boiler and flue, installation of two windows, and alteration to layout of bedrooms 3 and 4.

Registration Date

Applicant Mr. Wright Phillips

OMBC Officer Brian Smith

**Recommendation APPROVAL**  **The members declined to comment on the various internal alterations to this Grade11 Listed Building and suggested that this be referred to Oldham’s Conservation Officer for a more informed view of the proposed changes**

Proposed Cllr. Beeley, Seconded Cllr. Blackmore

All in favour

Application No HOU/352294/24

Expected Decision Level Development Control Delegation

Location 56 Church Road Uppermill

Proposal Conversion of existing garage, first floor side extension and single storey rear extension. Alterations to elevations and associated landscaping works

Registration Date

Applicant Mr. S. Blanchard

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr. Blackmore, Seconded Cllr. K. Dawson

All in favour