**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 4th November 2024**

There were present: Cllr Bishop (Chairman), Cllr B Beeley (Vice Chairman)

Cllrs E Adamson, K Dawson, R Blackmore, J Garner, P Gaul, L Thompson

Cllr Beeley, as Vice Chairman, opened the meeting. Cllr Bishop joined the meeting at 7.30pm.

**Apologies for Absence**: Cllr L Dawson

**Absent**: Cllr M Birchall

**Declarations of Interest:** None declared

**Minutes of the last meeting held on Monday 7th October 2024**

The minutes were accepted as a true record and signed by the Vice Chairman, Proposed Cllr Beeley,

seconded Cllr Blackmore.

**Planning List**

Application No FUL/353422/24

Expected Decision Development Control Delegation

Location Land off Two Acres Lane Strinesdale

Proposal New stable block incorporating 4 loose boxes and tack/fodder store for private use, following demolition of existing stables and outbuildings

Registration Date

Applicant Mr. Warren Greenway

OMBC Officer Matthew Taylor

**Recommendation APPROVAL**

Proposed Cllr Gaul, seconded Cllr Thompson, carried.

Application No HOU/353425/24

Expected Decision Development Control Delegation

Location 86 Wall Hill Road Dobcross

Proposal Erection of a first floor rear extension and internal alterations

Registration Date

Applicant Mr. Tony Dust

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Dawson, carried.

Application No HOU/353278/24

Expected Decision Development Control Delegation

Location 13 Buckley Street Uppermill

Proposal Erection of a first floor rear extension and rear dormer

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Brian Smith

**Recommendation APPROVAL – concerns raised regarding invasion of privacy of neighbouring properties**

Proposed Cllr Blackmore, seconded Cllr Dawson, carried.

Application No FUL/353371/24

Expected Decision Development Control Delegation

Location Land at Intake Lane Greenfield

Proposal Retention of part of retaining wall,. Re-instatement of land from hardstanding area to grazing land for horses and engineering works altering land levels

Registration Date

Applicant Maxine Parker

OMBC Officer Brian Smith

**Recommendation REFUSED - on the grounds that it is an inappropriate development in the greenbelt, and conflicts with policy 22, Oldham Local Plan & Chapter 13 of the MPPF). Np special circumstances identified.**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No HOU/353474/24

Expected Decision Development Control Delegation

Location 4 Church Grove, Lee Side, Diggle

Proposal Erection of a single storey storey rear extension, form new window opening to side kitchen elevation

Registration Date

Applicant Mr. Bradley Wasahlo

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Dawson, carried.

Application No HOU/353467/24

Expected Decision Development Control Delegation

Location 128 Oldham Road Grasscroft

Proposal Adding additional storey to house, re-roofing and new windows throughout

Registration Date

Applicant Miss Amy Butler

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Adamson, carried.

Application No CBS2D/353519/24

Expected Decision Development Control Delegation

Location 20 Woods Lane Dobcross

Proposal Prior approval for a change of use from commercial lower ground floor (Use Class E) to one studio apartment (Use Class C3)

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Garner, carried

Application No FUL/353485/24

Expected Decision Development Control Delegation

Location The Barn, Diglea, Diggle

Proposal Erection of one x 2 storey dwellinghouse and garage

Registration Date

Applicant Mr. & Ms Joe and Hannah Townsend and Leech

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Garner, 6 in favour, 2 abstentions, carried.

Application No LBC/353457/24

Expected Decision Development Control Delegation

Location Waterside Cottage, Lee Side Diggle

Proposal Listed Building consent for replacement of existing windows and doors, erection of timber post and rail fence, repair of existing dry stone walls and general refurbishment of internal arrangements

Registration Date

Applicant Mr. Daniel Newell

OMBC Officer Sophie Leech

**Recommendation APPROVAL – in principle as we welcome the renovation of this property.**

**However, the description inaccurate, work is already well underway on a listed building, Planning Enforcement need to be notified. We note a mature tree has already been felled.**

Proposed Cllr Bishop, seconded Cllr Thompson, carried.

Application No LBC/353454/24

Expected Decision Development Control Delegation

Location Broadhead, Millcroft Lane Delph

Proposal Listed Building consent to lower disused chimney to original height, repair/replacement of garage roof with stainless framed glass balustrade, replace overflowing and deteriorated timber and plastic rainwater goods with extruded metal rainwater goods, solar panels have been placed on half of the front roof slope and it is requested that these remain and installation of wired CCTV camera system and alarm

Registration Date

Applicant Mr. & Mrs. Howarth

OMBC Officer Sophie Leech

**Recommendation APPROVAL – but concern raised that the balustrade is out of keeping with the rest of the property.**

Proposed Cllr Dawson, seconded Cllr Thompson, carried.

Application No CND/353487/24

Expected Decision Development Control Delegation

Location Land to the rear of Knowls Lane Farm, Knowls Lane Oldham OL4 5RU

Proposal Discharge of Condition No. 2 (Materials and Surfacing) relating to Application No. RES/347110/21

Registration Date

Applicant Mr. Garry Griffiths

OMBC Officer Brian Smith

**Recommendation NOTED**

Application No CND/353499/24

Expected Decision Development Control Delegation

Location Birks Quarry, Huddersfield road Austerlands

Proposal Discharge of Condition No. 6 (contamination) and Condition 10 (Sustainable Drainage Management and Maintenance Plan) relating to Application No. PA/337932/15

Registration Date

Applicant Jon Suckley

OMBC Officer Abiola Labisi

**Recommendation NOTED**

Application No CND/353500/24

Expected Decision Development Control Delegation

Location Birks Quarry, Huddersfield Road Austerlands

Proposal Discharge of Condition No. 6 (Contamination) relating to Application No. PA/341213/17

Registration Date

Applicant Jon Suckley

OMBC Officer Abiola Labisi

**Recommendation NOTED**

Application No HOU/353565/24

Expected Decision Development Control Delegation

Location 24 Denshaw Road Delph

Proposal Erection of a two storey side extension

Registration Date

Applicant Mr. Robert Hurley

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Dawson, seconded Cllr Thompson, carried.

Application No HOU/353513/24

Expected Decision Development Control Delegation

Location 24 Belmont Avenue Springhead

Proposal 1. Single storey side/rear extension. 2. Pitched roof over extending flat roof garage. 3. Replacement front dormer with pitched roof and new windows to front elevation

Registration Date

Applicant Mr. S. Reddyoff

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Gaul, seconded Cllr Beeley, carried.

Application No HOU/352974/24

Expected Decision Development Control Delegation

Location 30 Springwood Delph

Proposal Two storey side extension and balcony to front elevation Registration Date

Applicant S. Ingram & Associates

OMBC Officer Brian Smith

**Recommendation APPROVAL – request that OMBC Planning check the proposed balcony does not impact on neighbour’s privacy.**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No. HOU/353560/24

Expected Decision Level: Development Control Delegation

Location: 7 Sharon Avenue Grasscroft

Proposal: 1. Demolition of existing conservatory and erection of a two storey and single storey rear extension with external alterations. 2. Erection of a single storey garden annexe

Registration Date

Applicant Mrs. Tracey Maxwell

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No. LBC/353557/24

Expected Decision Level: Development Control Delegation

Location: Manor Farm, Knowls Lane Oldham

Proposal: 1. Replacement of window frames and glazing with slimline double glazing. 2. Replacement roof. 3. Replacement porch to side elevation. 4. Re-pointing of stonework. 5. Rebuilding of chimney to the gable end. 6. Removal of internal plaster work to expose beams and reconfiguration of first floor to improve layout.

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation APPROVAL**

**Please note SPC are responding to this application as it is on the Saddleworth Parish border and may impact on the Parish**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No. HOU/353556/24

Expected Decision Level: Development Control Delegation

Location: Manor Farm, Knowles Lane, Oldham

Proposal: 1. Replacement of window frames and glazing with slimline double glazing. 2. Replacement roof. 3. Replacement porch to side elevation. 4. Re-pointing of stonework. 5. Rebuilding of chimney to the gable end. 6. Removal of internal plaster work to expose beams and reconfiguration of first floor to improve layout.

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation APPROVAL**

**Please note SPC are responding to this application as it is on the Saddleworth Parish border and may impact on the Parish**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Cllr Garner asked whether the OMBC Planning decisions were being recorded. The Clerk advised the Assistant Clerk was adding them to the data base we hold but it is a laborious job. *(post meeting note Cllr Birchall had originally agreed to support in this so there is a backlog which the office are now be addressing).*

**Date of Next meeting: Monday 2 December at 7.00pm**