**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 5 August 2024**

There were present: Cllr H Bishop (Chairman)

Cllrs B Beeley, E Adamson, R Blackmore, P Gaul

**Apologies for Absence**: Cllrs K Dawson, L Dawson, J Garner, L Thompson

**Absent:** Cllr M Birchall.

**Declarations of Interest:** None were declared.

Cllr Bishop welcomed two members of the public who wished to observe our meeting.

Cllr Bishop wished it minuting that she had given some Planning training to Cllr Gaul as he was unable to attend the previous session. Cllr Gaul thanked Cllr Bishop for cascading this germane training.  
Cllr Bishop advised that she was disappointed the SPC Planning Committee had not this year been invited to the Planning training conducted by Oldham Council in June.

**Minutes of the last meeting held on Monday 1st July 2024**

The minutes were accepted as a true record and signed by the Chairman, proposed Cllr Beeley, seconded Cllr Adamson. Carried.

**PLANNING APPLICATIONS**

Application No HOU/352947/24

Expected Decision Development Control Delegation

Location Hawthorpe Hall, Church Road Uppermill

Proposal Erection of a garden Room

Registration Date

Applicant Adrian Rose

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Blackmore, seconded Cllr Bishop, carried.

Application No HOU/352970/24

Expected Decision Development Control Delegation

Location 321 Oldham Road Grotton

Proposal Replacement of single storey rear extension

Registration Date

Applicant Mr. Andrew Darbyshire

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Adamson, carried.

Application No HOU/353023/24

Expected Decision Development Control Delegation

Location 8 Green View Chase Grotton

Proposal Erection of a second floor extension and first floor dormer

Registration Date

Applicant Mr. P. Hodson

OMBC Officer Sophie Leech

**Recommendation REFUSAL – on the grounds that it is an overdevelopment.**

We note Oldham Planning have already refused this application.

We understand this application was received by OMBC Planning 17th June. SPC were not notified until 1st July; too late to be considered at our 1st July meeting.

Application No HOU/353048/24

Expected Decision Development Control Delegation

Location Lodge Bank House, Harrop Court Road Diggle

Proposal 1. Erection of a two storey side and rear extension .

2. Erection of two single storey rear extensions

3. Alterations of hip roof to form gable roof

Registration Date

Applicant Mr. G. Harrington

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

Application No HOU/353008/24

Expected Decision Development Control Delegation

Location 11 Elstead Road Grasscroft

Proposal Raising of ridge height of property, first floor rear extension and render to property

Registration Date

Applicant Patrick Slicker

OMBC Officer Sophie Leech

**Recommendation REFUSAL – on the grounds that the proposed structure is too high and concerns it will impact on the amenities of neighbouring properties. If this was re submitted with a lower roof height the committee would reconsider their recommendation.**

Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No HOU/352958/24

Expected Decision Development Control Delegation

Location 127 Huddersfield Road Diggle

Proposal Erection of a front garden fence on top of the existing stone wall and matching gate

Registration Date

Applicant Mrs. Jessica Moynihan

OMBC Officer Paula Stebbings

**Recommendation SPC note this application was withdrawn 1st August.**

Application No HOU/353078/24

Expected Decision Development Control Delegation

Location 46 Wellmeadow Lane Uppermill

Proposal Erection of a two storey side extension and a single storey rear extension

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Blackmore, seconded Cllr Beeley, carried.

Application No HOU/353087/24

Expected Decision Development Control Delegation

Location 80 Spring Lane Lees

Proposal Single storey rear extension

Registration Date

Applicant Mr. Stephan Bowden

OMBC Officer Sophie Leech

**Recommendation NOT IN PARISH AREA**

Application No HOU/353061/24

Expected Decision Development Control Delegation

Location 3 Dell Close Springhead

Proposal 1. Single storey rear extension. 2. Alterations to existing bay window to form single storey front extension

Registration Date

Applicant Mr. David Green

OMBC Officer Sophie Leech

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Gaul, carried.

Application No FUL/352785/24 (This application came on July Planning List, but no details could be found on Oldham Portal)

Expected Decision Development Control Delegation

Location Tamecroft Farm, Grains Road Delph

Proposal Conversion of existing outbuilding to one dwelling including car parking area for three cars

Registration Date

Applicant Mr. & Mrs. Shanley

OMBC Officer Sophie Leech

**Recommendation APPROVED - SPC question why 3 parking spaces are required.**

Proposed Cllr Beeley, seconded Cllr Adamson, carried with one abstention.

Application No HOU/353072/24

Expected Decision Development Control Delegation

Location 41 Den Hill Drive Springhead

Proposal Installation of a heat pump by Octopus Energy

Registration Date

Applicant Steven Reed

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that although SPC are in favour of sustainable energy measures, they are concerned this pump has failed its noise test and may cause loss of amenity to neighbours.**

Proposed Cllr Beeley, seconded Cllr Adamson, carried.

Application No HOU/353086/24

Expected Decision Development Control Delegation

Location 1 The Manns, Greenfield

Proposal 1. Re-modelling of doorways and fenestration. 2. Demolition of existing conservatory and replacement with single storey side and single storey rear extensions. 3. Roof recovering, stonework repairs and repointing. 4. External works including creation of hard surfacing for car parking purposes and drainage

Registration Date

Applicant Mr. Terry Renner

OMBC Officer Paula Stebbings

**Recommendation REFUSAL – on the grounds that it is an inappropriate development in the greenbelt (although we note greenbelt land is not mentioned in the constraints).**

**This development is in the Royal George Mills Conservation Area and the proposed encroachment on the green belt raises concerns of flooding.**

**SPC previous recommendations have been to refuse and we note the residents’ concerns on the portal.**

Proposed Cllr Beeley, seconded Cllr Blackmore. Carried.

Application No VAR/353088/24

Expected Decision Development Control Delegation

Location Royal Oak Inn, Broad Lane Delph

Proposal Variation of Condition No. 3 (Materials) relating to application No. VAR/352686/24

Registration Date

Applicant Mr. Ross MacKenzie

OMBC Officer Sophie Leech

**Recommendation Noted – however SPC express concern regarding the materials being used on a period heritage property.**

Application No VAR/353105/24

Expected Decision Development Control Delegation

Location Public Toilets, King George V, Playing Fields Wade Row Uppermill

Proposal Variation of Condition No. 4 (Opening times) and Condition No. 9 (Toilets) relating to Application No. VAR/351244/23 to the hours of 9.00 - 19.00 Monday to Wednesday including Bank Holidays and 9.00 - 21.30 Thursday to Sunday

Registration Date

Applicant Mr. R. Scholes

OMBC Officer Sophie Leech

**Recommendation REFUSAL – on the grounds of the impact on the amenities of neighbours due to noise. SPC recommended refusal on the initial application.**

Proposed Cllr Bishop, seconded Cllr Beeley, carried**.**

Application No HOU/353129/24

Expected Decision Development Control Delegation

Location Burnedge Barn, Burnedge Lane Grasscroft

Proposal 2 x Two storey reversed gable front extensions and alterations to external elevations

Registration Date

Applicant Mr. Tilley

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that the design is not in keeping with the area, its impact on the openness of the greenbelt and the proposal completely changes the character of the building.**

Proposed Cllr Bishop, seconded Cllr Adamson, carried.

Application No HOU/353108/24

Expected Decision Development Control Delegation

Location 49 Grove Road Uppermill

Proposal Front dormer extension

Registration Date

Applicant Mr. Phil Shaw

OMBC Officer Brian Smith

**Recommendation APPROVED – but SPC note the report is slightly misleading as there are no other extended dormers in the immediate area; there will be some impact on the street scene.**

Proposed Cllr Beeley, seconded Cllr Adamson, carried with one abstention.

Application No HOU/353181/24

Expected Decision Development Control Delegation

Location 37 Delph Lane Delph

Proposal First floor extension

Registration Date

Applicant Mr. Grant McDonald

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Gaul, carried.

Application No HOU/353033/24

Expected Decision Development Control Delegation

Location 16 Ripponden Road Denshaw

Proposal Retention of raised land level and outbuilding

Registration Date

Applicant Mrs. Rosalyn Martin

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

Application No FUL/353052/24

Expected Decision Development Control Delegation

Location Gatehead Mill, Delph New Road Delph

Proposal Retrospective application to retain two level car park

Registration Date

Applicant Mr. Alan Chorlton

OMBC Officer Matthew Taylor

**Recommendation APPROVAL – although SPC wish to note they are unhappy this application has been submitted retrospectively.**

Proposed Cllr Beeley, seconded Cllr Adamson, carried.