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

**Uppermill on Monday 5th February 2024**

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

 Cllr Barbara Beeley (Vice Chairman)

 Cllrs Adamson, Garner, Blackmore, Thompson, K Dawson, L Dawson

**Apologies for Absence:** Cllrs Gaul, Birchall.

**Declarations of Interest:** Non pecuniary interest declared by Cllr Adamson on LBC/352032/23

**Approval of the Minutes of the meeting held on Monday 8th January 2024**

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

**PLANNING APPLICATIONS**

Application No FUL/351790/23

Expected Decision Level Development Control Delegation

Location Land opposite Roebuck Low Farm, Roebuck Lane Strinesdale

Proposal Erection of Stables

Registration Date

Applicant S. Ingram & Associates

OMBC Officer Sophie Leech

**RECOMMENDATION: REFUSAL- on the grounds that it is an inappropriate development of greenbelt land.**

Proposed Cllr Bishop, seconded Cllr Thompson. All in favour.

Application No HOU/352092/23

Expected Decision Level Development Control Delegation

Location Hillside Barn, New Dale Farm, Standedge Road Diggle

Proposal 1. Erection of a part single and part two storey front extension. 2. Replacement of existing conservatory with single storey extension. 3. Replacement of existing roof structure for attic conversion. 4 External alterations to existing elevations and associated landscaping works to the existing embankment

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED - SPC recommended approval only on the proviso that the development does not take it over the 33% allowed from the original building, which was difficult for us to ascertain from the information provided.**

 Proposed Cllr Beeley, seconded Cllr Blackmore. All in Favour.

Application No FUL/351823/23

Expected Decision Level Development Control Delegation

Location Timber Cabin at 1 Lee Fields, Station Road Uppermill

Proposal Change of use of existing timber cabin to a holiday let

Registration Date

Applicant Mr. Nick Kiss

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds that:**

1. **Granting permission based on the access proposed would mean the loss of two vital parking spaces, which are already in short supply in Uppermill. This would compound the recent loss of 4 spaces next to the wall for health and safety reasons, and reduce capacity even further. The Car Park is a popular choice for those coming to shop and work in the village.**

**The potential negative impact on the Parish’s ability to carry out its civic duties, as well as public parking.**

**2) Poor visibility when departing from the proposed spaces from neighbouring hedging and fences. Poor visibility for drivers departing from some existing car park spaces, based on their alignment in relation to the proposed access.**

**3) Potential harm to the roots of a tree with a TPO**

**4) The application plans lack clarity and are misleading. It is not possible to access the site by the proposed route.**

**5) Potential loss of amenity to the immediate neighbour on the grounds of privacy.**

Proposed Cllr Bishop, seconded Blackmore, All in favour

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Application No CND/352140/23

Expected Decision Level Development Control Delegation

Location In the grass verge of Athens Way, to the right of the entrance to Brook Lane, Lees, Oldham

Proposal Discharge of Condition No. 3 (~External surfaces of the pole and associated cabinets) relating to approved Application TEL/351601/23

Registration Date

Applicant Grogan

OMBC Officer Matthew Taylor

**RECOMMENDATION: NOT IN PARISH AREA**

Application No HOU/352159/23

Expected Decision Level Development Control Delegation

Location 9 Langley Avenue Grotton

Proposal 1. Two storey front extension and part single and two storey rear extensions. 2. Raising the roof of existing property. 3. Alterations to elevations. 4. Associated landscaping work

Registration Date

Applicant Mr. S. Al-Islam

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds that it is over-development and incompatible with the street scene. The structure will stand above Station Lane and Lane Drive with loss of amenity to those neighbouring properties. Concerns over gabions in the garden which will destroy the natural environment.**

Proposed Cllr Beeley, seconded Cllr Thompson. All in favour.

Application No HOU/352167/23

Expected Decision Level Development Control Delegation

Location 19 Beech Hill Road Grasscroft

Proposal Erection of a pitched roof front dormer and first floor side extension. Widening existing bay window to the front elevation at ground and first floor level. Alterations to elevations and internal remodelling

Registration Date

Applicant Mr. Tilley

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

Proposed Cllr Bishop, seconded Cllr Garner. 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: APPROVED – IN PRICIPAL, BUT SPC CONCERNS NEED TO BE ADDRESSED:-**

 **-Concerns over access and egress – possibly hazardous situation with the increased traffic.**

 **- Concerns over the effect on the public footpath.**

 **-Concerns over the restraints of the greenbelt are adhered to.**

 **- Cladding – this is inappropriate and not in keeping with a listed building.**

 **- Concern raised over the number of trees listed under a TPO that may be removed.**

 **-Concern of flooding once the carpark is tarmacked over.**

Proposed Cllr Garner, seconded Cllr L Dawon. 4 in favour, 1 against, 3 abstentions.

Application No CND/352213/24

Expected Decision Level Development Control Delegation

Location Higher House Cottage, Thurston Clough Road Delph

Proposal Discharge of Condition No. 3 (Materials) and Condition No. 6 (Gutters) relating to Application No. LBC/347323/21

Registration Date

Applicant Mr. Peter Ashurst

OMBC Officer Sophie Leech

**RECOMMENDATION: NOTED**

Application No HOU/352220/24

Expected Decision Level Development Control Delegation

Location 17 Church Road Greenfield

Proposal Erection of a single storey side and rear extension and ancillary spaces with improved ambulant access from the property to the rear garden, including aesthetic improvements to the front of the property and better vehicular, pedestrian and bin access from the front of the property

Registration Date

Applicant Mr. Daniel Wolfenden

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVAL – subject to the hedge being retained.**

Proposed Cllr Garner, seconded Cllr Blackmore. All in favour.