**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 6th May 2025**

There were present: Cllr H Bishop (Chairman)

Cllrs B Beeley, R Blackmore, J Garner, L Thompson B Witt (observing).

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

**Absent**: Cllr M Birchall.

**2, Declarations of Interest:** None declared.

**3, Approval of the minutes of the meeting held on Monday 7th April 2025.**

The Clerk advised she had been in contact with the Head of Planning regarding concerns that some recent applications, although received in the statutory 21 day’s notice period, were being decided before the Parish Council next met and therefore had no opportunity to respond. It has been agreed that any more applications received that were not in the window required, the Clerk or Administrator would contact the Planning Office involved and ask they do not make their decision until they have received the recommendations from the SPC Planning meeting.

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

**4, Planning Applications**

Application No LBC/354249/25

Expected Decision Development Control Delegation

Location Carr Head Cottage

Proposal 1. Create a gravel footpath on the front lawn. 2. Create a gravel footpath on upper lawn. 3. Erect a handrail along front steps.4. Install lighting outside. 5. Install decking on the upper lawn

Registration Date

Applicant Mr. Phillip Calverley

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Bishop, carried

Application No HOU/354221/25

Expected Decision Development Control Delegation

Location 16 Clydesdale Rise Diggle

Proposal First and second floor side extension

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that it is an overdevelopment, out of character with the area, the cladding is not in keeping and concerns over the potential impact on the bordering conservation area.**

Proposed Cllr Thompson, seconded Cllr Garner, carried.

Application No HOU/354248/25

Expected Decision Development Control Delegation

Location 11 Seven Acres Delph

Proposal 1. Demolition of existing garage. 2. Erection of two storey side extension

Registration Date

Applicant Mr. Warren Greenway

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No HOU/354284/25

Expected Decision Development Control Delegation

Location 14 The Grove Dobcross

Proposal 1. Erection of first floor side extension. 2. Replacement of rear window with single storey rear extension. 3. Associated external works

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Brian Smith

**Recommendation APPROVAL**

However, SPC expressed concern over the materials used, would prefer materials more in line with neighbouring properties. Gable end cladding out of keeping.

Proposed Cllr Garner, seconded Cllr Blackmore.

Application No HOU/354286/25

Expected Decision Development Control Delegation

Location 43 Belmont Avenue Springhead

Proposal 1. Replacement and extension of existing front and rear dormers. 2. Alterations to windows and doors on front, side and rear elevations

Registration Date

Applicant Mr. Derek Buckley

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No OUT/353970/25

Expected Decision Development Control Delegation

Location Land at Stonebreaks Road Springhead

Proposal Outline application for the development of 9 self build plots with access from Stonebreaks Road (All other matters reserved)

Registration Date

Applicant Lizzie Schofield

OMBC Officer Graham Dickman

**Recommendation REFUSAL- on the grounds that:**

**This is still designated OPOL land and not in keeping with Places for Everyone guidelines on building on brownfield sites first.**

**The Places for Everyone requirement that 5 years of land supply had already been identified so this development is not required.**

**Safety concerns over dangerous access from Radcliffe Street onto Oldham Road.**

**If approved this would set a precedent for other OPOL sites across the borough. This is the other half of last months. Until Oldham’s new Local Plan is adopted I assume it is still designated OPOL13 which should afford it some protection.  It is also close to the Stonebreaks Conservation area and affects the setting of this. Radcliffe Street is steep and narrow and peters out into a track.  It exits onto Oldham Road on a bend and I would dispute the visibility figures that they give in their report.**

**A member of the public was also invited to speak regarding his objections to this development.**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No OUT/354280/25

Expected Decision Development Control Delegation

Location 60 Hillside Avenue Grotton

Proposal 1. Removal of garage and rear extension. 2. Erection of a single storey side and rear extension. 3. Chimney Removal. 4. Replace roof finish. 5. Erection of hobby room to rear of garden

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Brian Smith

**Recommendation APPROVAL –** however SPC recommend removal of the low front wall to allow parking for 2 cars as parking is problematic on his street.

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No PRA2D/354218/25

Expected Decision Development Control Delegation

Location Former agricultural building at Thurston clough Farm. Thurston Clough Road Scouthead

Proposal Prior approval for the conversion of the barn into 4 residential dwellings, along with associated external alterations and the formation of a domestic curtilage

Registration Date

Applicant Mr. Brian Taylor

OMBC Officer Sophie Leech

**Recommendation APPROVAL in principle**– however. concerns raised about the suitability of the access track and provision must be made for an effective culvert, with particular attention to the two existing wells.

Proposed Cllr Beeley, seconded Cllr Bishop. 3 in favour, 1 abstention, 1 against. Carried.

Application No HOU/354311/25

Expected Decision Development Control Delegation

Location The Barn at Wool Road Farm, Wool Road Dobcross

Proposal Conversion of existing garage/home office to ancillary accommodation

Registration Date

Applicant Mr. Warren Greenway

OMBC Officer Luke Watson

R**ecommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Garner, carried.

Application No HOU/354292/25

Expected Decision Development Control Delegation

Location 7 Grasscroft Heights, Grasscroft

Proposal Additional parking space & associated works

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Luke Watson

**Recommendation REFUSAL – on the grounds that the development is out of keeping, and there is already adequate parking on site. Concern raised over drainage issues.**

Proposed Cllr Garner, seconded Cllr Beeley, carried.

Application No HOU/354314/25

Expected Decision Development Control Delegation

Location 3 Steadway, Greenfield

Proposal 1. Partial demolition of existing single storey rear extension. 2. Erection of a single storey rear extension.

Registration Date

Applicant Mr. Mark Guy

OMBC Officer Luke Watson

**Recommendation APPROVAL –** suggest natural slate rather than artificial slate be used due to its proximity to the conservation area.

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No OUT/354128/25

Expected Decision Development Control Delegation

Location Land to the rear of 735 Huddersfield Road, Lees

Proposal Erection of one dwelling

Registration Date

Applicant Stephen Logan

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that access is unclear, and parking and access are already difficult. Loss of amenity to neighbouring property.**

**On Parish border.**

Proposed Cllr Beeley, seconded Cllr Bishop. Carried.

Application No HOU/354140/25

Expected Decision Development Control Delegation

Location 103 Stamford Road Lees

Proposal Driveway and light vehicle duty crossing

Registration Date

Applicant Mr. Andrew Nash

OMBC Officer Simon Lake

**Recommendation NOT IN PARISH AREA**

Application No HOU/354329/25

Expected Decision Development Control Delegation

Location 20 Brooklands Drive Grotton

Proposal 1. Single storey rear extension. 2. Rear Dormer

Registration Date

Applicant Mr. Jake Ashworth

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No HOU/354327/25

Expected Decision Development Control Delegation

Location 12 Round Meadow Close Greenfield

Proposal Conversion of garage to habitable room

Registration Date

Applicant Mrs. Jenny Hintonthorpe

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that concern expressed over loss of parking. This would set a precedent which would cause parking issues on the estate.**

Proposed Cllr Garner, seconded Cllr Beeley, carried.

Application No FUL/354260/25

Expected Decision Development Control Delegation

Location Kirklea Barn, Gellfield Lane Uppermill

Proposal Change of use from residential dwelling (Class C3) to short term holiday let accommodation (Sui Generis)

Registration Date

Applicant Mrs. Carol Moody

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Bishop, carried.

Application No FUL/354299/25

Expected Decision Development Control Delegation

Location Woolleys Hill Barn, Friezland Lane Greenfield

Proposal Change of use from stable block to dwelling

Registration Date

Applicant Mr. Alan Chorlton

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that it is an unsustainable development and goes against greenbelt policy, NPPR and SPC Neighbourhood Plan. Places for Everyone already has 5 years identified land so no requirement for this.**

Proposed Cllr Garner, seconded Cllr Beeley, carried.

Application No HOU/354378/25

Expected Decision Development Control Delegation

Location 29 Burnedge Fold Road Grasscroft

Proposal First floor front and rear extension

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Thompson, carried.

Application No HOU/354348/25

Expected Decision Development Control Delegation

Location 12 Langley Avenue Grotton

Proposal 1. Frist floor rear extension.2. Replacement roof to existing conservatory and associated alterations

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No FUL/353713/25

Expected Decision Development Control Delegation

Location Dam Fields, Sunny Bank Lees

Proposal Erection of one dwelling

Registration Date

Applicant Mr. David Garforth

OMBC Officer Sophie Leech

**Recommendation NOT IN PARISH AREA**

Application No FUL/354213/25

Expected Decision Development Control Delegation

Location Land to the North of Delph Chapel, Delph Lane Delph

Proposal Erection of two dwellings

Registration Date

Applicant Mr. Mark Powell

OMBC Officer Sophie Leech

**Recommendation APPROVAL –** on the proviso that there are sufficient parking spaces.

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No HOU/354395/25

Expected Decision Development Control Delegation

Location Calf Hey Barn, Oldham Road Denshaw

Proposal 1. Two storey side extension with balcony. 2. Addition of windows in gable wall. 3. Installation of roof lights

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Luke Watson

R**ecommendation APPROVAL –** with the proviso it does not exceed 33% increased area.

Proposed Cllr Thompson, seconded Cllr Bishop, carried.

Application No HOU/354394/25

Expected Decision Development Control Delegation

Location 37 Church Road Greenfield

Proposal Replacement of flat Dormer roofs with pitched type

Registration Date

Applicant Mr. Martin Spencer

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Bishop, carried.

Application No HOU/354272/25

Expected Decision Development Control Delegation

Location Tree Covert, Rhodes Hill Lees

Proposal Roof replacement and alterations to existing dwelling

Registration Date

Applicant Mr. David Morris

OMBC Officer Luke Watson

**Recommendation NOT IN PARISH AREA**

**AOB**

SPC had received notification of an application from PEAK NP/0/0425/0340. Hawthorn Cottage, Pobgreen, Uppermill.

Erection of two storey side extension, replacement porch and provision of roof lights.

SPC recommended **REFUSAL**– **on the grounds that it is an inappropriate development on greenbelt land and in a conservation area.**

**Some design features seem out of keeping and the development appears to be an increase of more than 33%.**

Proposed Cllr Blackmore, seconded Cllr Beeley, carried.

**Date of next Meeting:** **Tuesday 3rd June 2025 at 7.00pm (Planning training Oldham 2nd June).**