**Minutes of the Planning Committee Meeting held**

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

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

Cllrs R Blackmore, J Garner, L Thompson

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

**Absent**: Cllr M Birchall

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

**3, Minutes of the last meeting held on Monday 2nd December 2024**

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

seconded Cllr Blackmore.

**4, Planning List**

Application No FUL/353420/24

Expected Decision Development Control Delegation

Location Land at the side of 11 Littlemoor Lane Diggle

Proposal Erection of one detached dwelling with front and rear dormers and garage with retaining wall

Registration Date

Applicant Mr. Subhan Saleem

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Garner, carried.

Application No HOU/353714/24

Expected Decision Development Control Delegation

Location Wharmton Tower, Oldham Road Grasscroft

Proposal Demolition of existing orangery structure and rear porch and erection of new masonry built orangery with lower ground floor level inclusive of new swimming pool

Registration Date

Applicant Mr. Daniel Markwart

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No LBC/353715/24

Expected Decision Development Control Delegation

Location Wharmton Tower, Oldham Road Grasscroft

Proposal Demolition of existing orangery structure and rear porch and erection of new masonry built orangery with lower ground floor level inclusive of new swimming pool

Registration Date

Applicant Mr. Danel Markwart

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No CND/353726/24

Expected Decision Development Control Delegation

Location Hillside, Kinders Crescent, Greenfield

Proposal Discharge of Condition No. 3 (Materials) relating to Application No. 352822/24

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Brian Smith

**Recommendation NOTED**

Application No LBC/353648/24

Expected Decision Development Control Delegation

Location 11 Stonebreaks Road Springhead

Proposal Re-pointing of externalwalls. Replacement of external door jambs and door C20 lean-to

Registration Date

Applicant Ms. Octavia Williamson

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No ADV/353601/24

Expected Decision Development Control Delegation

Location Former Seftons Accountants at 78 High Street, Uppermill

Proposal Erection of one externally illuminated fascia sign

Registration Date

Applicant Mr. Vinesh Mistry

OMBC Officer Sophie Leech

**Recommendation REFUSED – on the grounds that it is an inappropriate development in a conservation area and in conflict with the NPPF (National Planning Policy Framework).**

Proposed Cllr Blackmore, seconded Cllr Garner, carried.

Application No HOU/353711/24

Expected Decision Development Control Delegation

Location Waterside Cottage, Lee Side Diggle

Proposal Replacement of existing windows and doors, erection of timber post and rail fence and repair of existing dry stone walls

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.**

**This application, was brought to SPC in November under** **LBC/353457/24, our recommendations remain the same.**

Proposed Cllr Bishop, seconded Cllr Thompson, carried.

Application No HOU/353578/24

Expected Decision Development Control Delegation

Location 3 Lee Side, Diggle

Proposal First floor side extension

Registration Date

Applicant Mrs. Roberta Daws

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Thompson, carried.

Application No HOU/353639/24

Expected Decision Development Control Delegation

Location 40 Sandy Lane Dobcross

Proposal 1. Two storey rear extension. 2. Demolition of existing single storey rear extension. 3. Re-render existing front and rear elevations

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Thompson, seconded Cllr Bishop, carried.

Application No HOU/353732/24

Expected Decision Development Control Delegation

Location 54 Stoneswood Road Delph

Proposal Demolition of existing single storey side extension and garage and erection of a two storey side extension with double driveway

Registration Date

Applicant Matt Hurst

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No HOU/353707/24

Expected Decision Development Control Delegation

Location Burnedge Barn, Burnedge Lane Grasscroft

Proposal 1. Raising of existing roof. 2. Installation of new windows and external doors

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds of its impact on the openness of greenbelt land, it is already visible from Scouthead and the proposed increase in roof height will negatively affect its prominence on the skyline.**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No LBC/353766/24

Expected Decision Development Control Delegation

Location Valenciennes, Thurston Clough Road Delph

Proposal 1. Conversion of garage and utility room, including removal of garage door and installation of timber framed bi-fold doors. 2. Internal alterations and removal of sections of wall and installation of half height wall and structural oak post to create open plan kitchen and dining area. 3. Removal of plasterwork to reveal original stonework. 4. Replacement of fireplace to existing dining room

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation APPROVAL –** however SPC question whether the proposed replacement fireplace, plus any other internal heritage aspects, will be in keeping with a listed building as the application does not indicate the style to be used.

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No FUL/353752/24

Expected Decision Development Control Delegation

Location Former Nat West Bank Building, 55 High Street Uppermill

Proposal Change of use from a former vacant bank to 3 x one bedroom and 3 x 2 bedroom apartments (Use Class C) and associated works, including roof top extension

Registration Date

Applicant Miss Laura Miller

OMBC Officer Sophie Leech

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

**There are no parking facilities, and there is already a shortage in Uppermill, and this will cause disruption and threaten existing businesses.**

**This is in a conservation area and the external look of the building cannot be changed, the proposed roof extension is inappropriate and not in keeping with the area.**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No FUL/353734/24

Expected Decision Development Control Delegation

Location Garforth Glass, 49-51 Co-operative Street Springhead

Proposal Conversion of building to create 2 x self contained flats at first floor and second floor

Registration Date

Applicant S. Ingram & Associated

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No HOU/353813/24

Expected Decision Development Control Delegation

Location 7 Saint Chad’s Crescent, Uppermill

Proposal Extension to existing flat roof on existing garage to create pitched roof

Registration Date

Applicant Mr. Mark Rose

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Garner, carried.

Application No HOU/353763/24

Expected Decision Development Control Delegation

Location 17 Lane Drive Grotton

Proposal Part first floor front extension, rear dormer, single storey rear extension, conversion of existing attic, replacement of existing roof, alterations to external elevations including rendering of existing brickwork, associated landscaping works and alterations to the existing vehicular access

Registration Date

Applicant Mr. S. Carson

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that it is an over development, is out of keeping and has a detrimental impact on the street scene.**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

Application No FUL/351969/23

Expected Decision Development Control Delegation

Location 35 Brookside Avenue Grotton

Proposal Change of use from residential (Use Class C3) to short term holiday let

Registration Date

Applicant Dr. Naeem Rashid

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that there is loss of amenity for neighbours with privacy and noise concerns. It has an impact on neighbouring properties, with the loss of a family home and parking concerns.**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No HOU/353812/24

Expected Decision Development Control Delegation

Location 15 Park Lane Greenfield

Proposal Erection of a single storey rear extension

Registration Date

Applicant Mr. D.J. McKee

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

**5, NP/O/1124/1212 Diggle House Farm – further discussion**

SPC initially recommended refusal of this application at the meeting held 2nd December. However, based on new information received from the applicant and the Planning Officer at PEAK, which clarified the position, councillors agreed to recommend **APPROVAL.**

Proposed Cllr Bishop, seconded Cllr Beeley, carried.

**6, FUL 353546/24 and LBC 353547/24 re 7-9 New Street, Uppermill**

SPC initially recommended approval of this application at the meeting held 2nd December.

A member of the public, who rents out No 9 for his business, was granted 3 minutes to speak about is concerns regarding this application. He was not notified by the landlord and he shared his concerns for his business if this is allowed to go ahead.

Cllr Blackmore made the following points:

The documents submitted, for example the existing site plan, give the erroneous impression that there is only one owner/tenant relationship involved in the application, and it was discussed.

In the Heritage, Planning, Design and Access Statement:

1. Para 5.8 states that the development will make efficient use of an existing building that is no longer needed for its previous purpose, which appears to be a misrepresentation. Contrast with para 7.4 which claims that No.9 is already within retail use.

2. Para 9.25 states that there is no specific internal protection in the listing description. Surely there is a general internal and external protection.

3. Para 10.6 states that the proposals are entirely within the footprint of the existing building. Contrast this with Para 11.3 which states that the proposal makes use of the existing external footprint of the two buildings.

Cllr Bishop advised that ownership is a civil matter, not a planning matter, and that there is no legal requirement for the owner to inform the tenant, but it was agreed there was a moral responsibility to do so. After further discussion it was agreed to **withdraw the original decision** to recommend approval of this application 2nd December due to further information coming to light.

Councillors recommended **REFUSAL** - **on the grounds that the initial application was very misleading, and if it went ahead it would mean the loss of a currently trading, viable business in the centre of Uppermill. And the apparent misrepresentation listed in the Heritage, Planning, Design and Access Statement**.

Proposed Cllr Blackmore, seconded Cllr Thompson, carried.

**AOB**

Cllr Bishop wished to draw attention to the flooding being experience on Buckley Drive, Denshaw, which she believes is being directly caused by a culvert initially installed by OMBC.

After more discussion it was resolved the Committee would write to Steve Bird, OMBC, with their concerned and ask him to fully investigate this and report back.

Proposed Cllr Bishop, seconded Cllr Beeley, carried.

**Date of Next meeting: Monday 3rd February 2025 at 7.00pm**