**Minutes of the Planning Meeting held on 6th November 2023**

**At the Civic Hall Uppermill**

**Present:** Cllr. Helen Bishop (Chairman)

Cllr. Barbara Beeley (Vice Chairman)

Cllrs. Adamson, K Dawson, L Dawson, Blackmore, Garner, Birchall.

**1, Apologies for Absence**: Cllr P. Gaul.

**2, Declarations of Interest** – Cllr Beeley declared a none pecuniary interest in HOU/351673/23.

**3, Minutes of the Planning Meeting held Monday 2nd October 2023.**

With two amendments on HOU/351535/23 and HOU/351484/23, the minutes of the Planning Meeting held on Monday 2nd October 2023 were accepted as a true record and signed by the Chairman Cllr Bishop. Proposed by Cllr. Bishop, seconded by Cllr. Garner.

**4, Planning Applications**

Application No FUL/351669/23

Expected Decision Level Development Control Delegation

Location Austerlands Mill, Huddersfield Road Austerlands

Proposal Erection of one dwelling with detached garage and associated drive, gardens and patio areas

Registration Date

Applicant Mr. Harry Maders

OMBC Officer Sophie Lee

**Recommendation: Refusal – on the grounds that concerns raised as insufficient information on the possible removal of protected trees, and the subsequent issues of risk of flooding and landslip on neighbouring properties.**

Proposed Cllr Blackmore, seconded Cllr Garner, 1 abstention.

Application No HOU/351673/23

Expected Decision Level Development Control Delegation

Location 63 Oldham Road Grasscroft

Proposal 1. Two storey side extension. 2. Single storey front extension.3. Single storey rear extension with balcony over Flat Roof

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Brian Smith

**Recommendation: Refusal – on the grounds that it is out of keeping in the area, affects the amenities of neighbouring properties and would create a dangerous precedent if approval was granted.**

**A large building has appeared in the back garden with window, need Planning Enforcement to visit**

Proposed Cllr Bishop, seconded Cllr Beeley, all in favour.

Application No FUL/351690/23

Expected Decision Level Development Control Delegation

Location Lower Bent Farm, Burnedge Lane, Grasscroft

Proposal Demolition of barns and replacement with 4 detached dwellings including associated access arrangements and landscaping

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation: Refusal – on the grounds that it is an inappropriate development in the greenbelt, the site exceeds the boundary of the current site and represents encroachment and impacts on the openness of the greenbelt. The height of the properties would make them too dominant on the skyline. Represents urbanisation of rural area. Not in line with the SPC Neighbourhood Plan to build smaller, affordable homes.**

Proposed Cllr Beeley, seconded Cllr Blackmore, with 1 abstention.

Application No HOU/351688/23

Expected Decision Level Development Control Delegation

Location Heys Farm, Ward Lane, Holly Grove Diggle

Proposal Erection of canopy to rear of existing farmhouse

Registration Date

Applicant Mr. Robert Hodgson

OMBC Officer Brian Smith

**Recommendation: Approval – as long as it doesn’t encroach on the public footpath.**

Proposed Cllr Bishop, seconded Cllr Birchall, all in favour.

Application No HOU/351698/23

Expected Decision Level Development Control Delegation

Location Heys Farm, Ward Lane, Holly Grove Diggle

Proposal Discharge of Condition No. 3 (Materials), Condition No. 5 (Land Contamination) Condition No.6 (Sewerage and waste water), Condition No. 8 (Biodiversity enhancement. Relating to approved application VAR/351040/23

Registration Date

Applicant Mr. Robert Hodgson

OMBC Officer Brian Smith

**Recommendation: Noted**

Application No FUL/351781/23

Expected Decision Level Development Control Delegation

Location Land at the junction with Hill top Lane and Badger End Lane Delph

Proposal 1. Change of use of land to use as a kennels and cattery, including change of use and extension of existing stable block to form kennels. 2. Construction of an additional kennel building. 3. Construction of a cattery building. 4. Replacement of a storage container. 5. Formation of a parking and turning area with new access from Hill Top Lane. 6. Replacement of existing fencing. 7. Siting of a mobile home for habitation to provide essential care and supervision of the animals, and associated hardstanding.

Registration Date

Applicant Way

OMBC Officer Emma Breheny

**Recommendation: Approval**

Proposed Cllr Beeley, seconded Cllr Birchall, all in favour.

Application No FUL/351722/23

Expected Decision Level Development Control Delegation

Location Lower Lane Head Farm, Friezland Lane Greenfield

Proposal Static Caravan

Registration Date

Applicant Mr.John Mellor

OMBC Officer Brian Smith

**Recommendation: Approval**

Proposed Cllr Birchall, seconded Cllr Dawson. 4 in favour, 3 abstentions.

Application No HOU/351676/23

Expected Decision Level Development Control Delegation

Location 4 Rushgrove Uppermill

Proposal To create an additional seating area off the current patio. This will involve increasing the elevation of the existing ground by 810mm at the boundary fence

Registration Date

Applicant Mr. Nigel Williams

OMBC Officer Brian Smith

**Recommendation: Approval – as long as there is adequate reinforcement to prevent slippage.**

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

Application No FUL/351784/23

Expected Decision Level Development Control Delegation

Location Lower Bent Farm, Burnedge Lane Grasscroft

Proposal Demolition and replacement of garage

Registration Date

Applicant Mr. D. Hough

OMBC Officer Brian Smith

**Recommendation: Refusal this application is linked to FUL/351690/23. Please refer to those comments. Also no access plan provided**

Proposed Cllr Beeley, seconded Cllr Adamson. 1 abstention.

Application No HOU/351782/23

Expected Decision Level Development Control Delegation

Location 22 Ripponden Road Denshaw

Proposal 1. Replacment of existing single storey side extension with a two storey side and rear extension. 2. Convert existing conservatory into brick extension with flat roof

Registration Date

Applicant Mr. Dave Trudgeon

OMBC Officer Katherine Williamson

**Recommendation: Approval**

Proposed Cllr Birchall, seconded Cllr Beeley 1 abstention.

Application No PDE/351779/23

Expected Decision Level Development Control Delegation

Location 22 Dunham Street Lees

Proposal Single storey rear extension – Length 4.00m, Maximum Height 3.60m, Height to eaves 2.70m

Registration Date

Applicant Mr. Brian Murray

OMBC Officer Katherine Williamson

**Recommendation: Not in Saddleworth**

Application No FUL/351739/23

Expected Decision Level Development Control Delegation

Location Rock Farm, Huddersfield Road Delph

Proposal Erection of proposed stable block and retention of outdoor menage

Registration Date

Applicant Mr. & Mrs. Wood

OMBC Officer Brian Smith

**Recommendation: Refusal – on the grounds that it is an inappropriate development in the greenbelt.**

Proposed Cllr Bishop, seconded Cllr K Dawson. 1 abstention.

Application No FUL/351794/23

Expected Decision Level Development Control Delegation

Location Land at Higher Lea Farm, Two Acre Lane, Strinesdale

Proposal Erection of a horse stable block with associated parking provisions

Registration Date

Applicant Lee McConkie

OMBC Officer Brian Smith

**Recommendation: Refusal – on the grounds that it is an inappropriate development in the greenbelt.**

Proposed Cllr Bishop, seconded Cllr Blackmore. 1 abstention.

Application No CND/351793/23

Expected Decision Level Development Control Delegation

Location 8 St. John Street Lees

Proposal Discharge of Condition No.3 (External wall and roof materials) relating to PA/344811/23

Registration Date

Applicant Mr. Frank Smith

OMBC Officer Sophie Leech

**Recommendation: Not in Saddleworth.**

Application No CND/351822/23

Expected Decision Level Development Control Delegation

Location 2-4 Athens Way Lees

Proposal Discharge of Condition No. 3 (Coal) relating to Application No. FUL/350117/22

Registration Date

Applicant Mr. Stuart Parks

OMBC Officer Matthew Taylor

**Recommendation: Noted**

**Date of next meeting: Monday 4th December at 7.30pm.**