**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 7th April 2025**

There were present: Cllr H Bishop (Chairman)

Cllrs B Beeley, R Blackmore, J Garner, P Gaul, B Witt (observing).

**1, Apologies for Absence**: Cllrs E Adamson, K Dawson, L Dawson, L Thompson

**Absent**: Cllr M Birchall

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

**3, Minutes of the last meeting held on Monday 3rd March 2025**

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

**4, Late receipt of applications from OMBC Planning Team – for discussion**

The Parish Council has recently received some applications from the OMBC Planning Team with less than the 21 statutory consultation days required, meaning the decision has already been made before the Parish Council has been given the opportunity, as statutory consultees, to comment on these applications. It was agreed the clerk would write to Peter Richards, Head of Planning, OMBC, with this concern, requesting we are given adequate consultation time going forward.

**5, Planning Applications**

Application No FUL/354084/25

Expected Decision Development Control Delegation

Location Saddleworth Outdoor Pursuits Association, Boarshurst Lane Greenfield

Proposal Replacement of 16 windows

Registration Date

Applicant Martin Dolan

OMBC Officer Sophie Leech

**Recommendation Decision already made by OMBC Planning Dept**

Application No CND/353531/24

Expected Decision Development Control Delegation

Location 17 Burnedge Lane Grasscroft

Proposal Discharge of Condition 5 (Highways)relating to approved application VAR/350676/23

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Sophie Leech

**Recommendation Decision already made by OMBC Planning Dept**

Application No HOU/354103/25

Expected Decision Development Control Delegation

Location 72 Mossley Road Grasscroft

Proposal Single storey wrap around extension to side and rear following demolition of single storey to rear, replace front porch and minor alterations to first floor

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Luke Watson

**Recommendation APPROVED**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No FUL/354045/25

Expected Decision Development Control Delegation

Location 13 Elliott Street Lees

Proposal Replacement of roof covering and windows

Registration Date

Applicant Mr. Joshua Dyson

OMBC Officer Brian Smith

**Recommendation NOT IN PARISH AREA**

Application No CND/354090/25

Expected Decision Development Control Delegation

Location The Grapes, 161 Saint John ~Street Lees

Proposal Discharge of Conditions No. 3 (Materials approval) and 9, (Trees Details) relating to Application No. VAR/350676/23

Registration Date

Applicant Mrs. Gillian Worden

OMBC Officer Sophie Leech

**Recommendation NOTED**

Application No AGR/354106/25

Expected Decision Development Control Delegation

Location Land off Whitegates Lane Strinesdale

Proposal General Purpose Agricultural Building

Registration Date

Applicant Mr. William Varley

OMBC Officer Brian Smith

**Recommendation DECISION ALREADY MADE BY OMBC PLANNING DEPT.**

Application No HOU/354120/25

Expected Decision Development Control Delegation

Location 26 Grains Road Delph

Proposal Erection of rear dormer

Registration Date

Applicant Mr. Stephen Gale

OMBC Officer Luke Watson

**Recommendation APPROVAL –** subject to there being no negative impact on the privacy of Swan Meadow Nursery.

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No FUL/353811/24

Expected Decision Development Control Delegation

Location Land to the rear of 67 Chew Valley Road Greenfield

Proposal Erection of one dwelling

Registration Date

Applicant Alan Chorlton

OMBC Officer Sophie Leech

**Recommendation REFUSED -on the grounds that we have concerns over safe access (why has the turning circle in the previous application been removed, this acknowledged these safety issues).**

**We also note the work has already started on this building.**

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

Application No HOU/354132/25

Expected Decision Development Control Delegation

Location 12 Springhead Avenue Springhead

Proposal Erection of front and rear dormers

Registration Date

Applicant Mr. Wynford Ellidge

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

Application No HOU/354167/25

Expected Decision Development Control Delegation

Location Lodge Bank House Harrop Court Road Diggle

Proposal 1.Two storey side and rear extension. 2. Alterations of hip roof to form gable roof. 3. Associated landscaping works

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Brian Smith

Re**commendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

Application No HOU/354168/25

Expected Decision Development Control Delegation

Location 9A Rush Hill Road Uppermill

Proposal Erection of a garden studio

Registration Date

Applicant Mr. Craig Rowell

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Bishop, 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 NO INFORMATION ON THE PLANNING PORTAL**

Application No CND/354170/25

Expected Decision Development Control Delegation

Location 2 Thurstons Ridge Lane Diggle

Proposal Discharge of Condition No. 3 (Windows and Doors), Condition No. 4 (Roof details) and Condition No . 5 (Roof Work) relating to Application No. LBC/353226/24

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Sophie Leech

**Recommendation NOTED**

Application No HOU/354261/25

Expected Decision Development Control Delegation

Location 24 Brownhill Lane Uppermill

Proposal Single storey extension

Registration Date

Applicant Mr. Steve Ingram

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Gaul, carried.

Application No HOU/354216/25

Expected Decision Development Control Delegation

Location Waterside Cottage, Lee Side Diggle

Proposal New Detached Garage

Registration Date

Applicant Mr. John Barnes

OMBC Officer Sophie Leech

**Recommendation REFUSED – on the grounds that it is an inappropriate development on greenbelt land as per the NPPF guidelines.**

Proposed Cllr Bishop, seconded Cllr Blackmore, 3 in favour, 2 abstentions, 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 to 4 residential dwellings, along with associated external alterations and the formation of a domestic curtilage

Registration Date

Applicant Mr. Bryan Taylor

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No HOU/354202/25

Expected Decision Development Control Delegation

Location Glanfa, Ryefields Drive Uppermill

Proposal 1. Erection of front and rear dormers. 2. First floor front and rear extensions. 3. Two single storey side extensions

Registration Date

Applicant Mr. Matt Hurst

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Garner, carried.

Application No HOU/354206/25

Expected Decision Development Control Delegation

Location 10 Shaws Lane Uppermill

Proposal New entrance/Oriel windows/Corner Bi-fold/Relocated chimney and internal alteration works

Registration Date

Applicant Mr. Andrew Moller

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that the materials are out of keeping, especially the zinc fascias, with neighbouring properties.**

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

Application No HOU/354214/25

Expected Decision Development Control Delegation

Location 24 Ryefields Drive Uppermill

Proposal 1. Demolition of garage. 2. Excavation works to road level. 3. Erection of double garage

Registration Date

Applicant Mr. Justin Parkinson

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Garner, carried.

Application No HOU/354232/25

Expected Decision Development Control Delegation

Location Hillcliffe, Eskdale Avenue Greenfield

Proposal 1. Garage conversion with alterations from flat roof to pitched roof. 2. Alterations to external elevations including providing level access to main entrance

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Bishop, carried.

Application No OUT/353978/25

Expected Decision Development Control Delegation

Location Land at former Stonebreaks Quarry – Timbertops, off Dellhide Close Springhead

Proposal Outline application for development of 9 self-build plots with access from Dellhide Close (all other matters reserved)

Registration Date

Applicant Miss Lizzie Schofield

OMBC Officer Graham Dickman

**Recommendation REFUSED – on the grounds that this is OPOL land (other protected open land) and not in keeping with Places for Everyone guidelines on building on brownfield sites first.**

**Concerns over loss of biodiversity, grounds recognised as a site of biological interest.**

**Safety concerns over access.**

**It would create a detrimental aspect on the cross valley views.**

Proposed Cllr Beeley, seconded Cllr Gaul, carried.

Application No FUL/354155/25

Expected Decision Development Control Delegation

Location Office No. 6, Owl Business Centre, 49-55 High Street Lees

Proposal Change of use on the first floor from office (Use Class E) to 1 bedsit and 2 x 1 bedroom flats (C3a)

Registration Date

Applicant Mr. Mohammed Yaseen

OMBC Officer Brian Smith

**Recommendation NOT IN PARISH AREA**

Application No MMA/354171/25

Expected Decision Development Control Delegation

Location 8 Thornley Close Grotton

Proposal Minor Material Amendment application relating to

Condition No. 2 (Approved Plans) Condition No. 3 (Materials), Condition No. 6 (Obscure glazed screen). Condition No. 10 (Obscured Landing window) and Condition No. 11 (Omission of bay window) relating to Application No. FUL/346950/21

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Abiola Labisi

**Recommendation NOTED**

Application No HOU/354224/25

Expected Decision Development Control Delegation

Location 102 Stamford Road Lees

Proposal New vehicle access opening to frontage with formation of parking bay and a Light duty Vehicle Crossing (Dropped Kerb)

Registration Date

Applicant Mr. Alan Doherty

OMBC Officer Brian Smith

**Recommendation NOT IN PARISH AREA**

Application No HOU/354239/25

Expected Decision Development Control Delegation

Location 2 Station Street Springhead

Proposal 1. Two storey side extension. 2. Alterations to window at front elevation to create doorway. 3. Alterations to rear elevation removal of existing door and replacement with bi-folding doors

Registration Date

Applicant Mr. Richard Shuttleworth

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

**6, Buckley Drive, Denshaw – Flooding Issues**

This was discussed and it was agreed Cllr Bishop would raise this issue with Nasir Dad, along with concerns over the wider issues of flooding and fires in and around Saddleworth.

**7, AOB**

Cllr Bishop advised the Committee that she wished to arrange a meeting with United Utilities to discuss the principles to consider when reviewing development proposals due to the changing climate and growth in population. It was agreed Cllr Bishop would share the report from United Utilities with the Committee and a decision would then be taken whether to invite them to a future meeting of the Planning Committee.

Date of next Meetings: **Tuesday 6th May 2025 at 7.00pm**

**Tuesday 3rd June 2025 at 7.00pm**

(due to OMBC planning training for Councillors on Monday 2nd June).