**Minutes of the Planning Committee Meeting held**

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

There were present: Cllr. Helen Bishop – Chair

Cllr. Barbara Beeley – Vice Chair

Cllrs. R. Blackmore, J. Garner, B. Witt

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

**Absent**: Cllr. M. Birchall

1. **Declarations of Interest** – None
2. **Approval of the Minutes of the meeting held on Tuesday 3rd June 2025**

The minutes were approved as a correct record and signed at the meeting by the Chair.

1. **PLANNING APPLICATIONS**

Application No FUL/354508/25

Expected Decision Development Control Delegation

Location Harropdale Farm, Standedge Road Diggle

Proposal Erection of one dwelling with associated landscaping and parking

Registration Date

Applicant Mr. & Mrs. Wolfenden

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that it is an appropriate development in greenbelt land, and the structure is too big.**

Proposed Cllr Bishop, seconded Cllr Beeley, carried.

Application No FUL/354459/25

Expected Decision Development Control Delegation

Location Green leach Barn, Shiloh Lane Strinesdale

Proposal Renovation of derelict outbuilding to re-instate for tractor and plant storage

Registration Date

Applicant Mrs. Roberta Daw

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No LBC/354632/25

Expected Decision Development Control Delegation

Location Middle Holly Grove Cottage, Ward Lane Diggle

Proposal 1. Single storey rear extension. 2. Roof Replacement. 3. Insertion of roof lights. 4. Alterations to rear elevation

Registration Date

Applicant Ms. Katharina Woloszijn

OMBC Officer Brian Smith

**Recommendation REFUSED – On the grounds that the modern design is not in keeping with the heritage of a grade 2 listed building.**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No HOU/354587/25

Expected Decision Development Control Delegation

Location Middle Holly Grove Cottage, Ward Lane Diggle

Proposal 1. Single storey rear extension. 2. Roof Replacement. 3. Insertion of roof lights. 4. Alterations to rear elevation

Registration Date

Applicant Ms. Katharina Woloszijn

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that, in addition to listed above, the large velux windows would cause loss of amenity to neighbouring properties, the design is not in keeping with the area and will impact on the heritage of the hamlet. Would ask Planning Inspector to check whether the development is withing the 33% increase to additional size.**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No HOU/354602/25

Expected Decision Development Control Delegation

Location 51 Grove Road Uppermill

Proposal Rear Dormer

Registration Date

Applicant Mrs. Jean Clinch

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Garner, carried.

Application No HOU/354638/25

Expected Decision Development Control Delegation

Location 177 Huddersfield Road Diggle

Proposal Front and rear dormers

Registration Date

Applicant Mr. Matt Maders

OMBC Officer Aimee Collins

**Recommendation Unable to make recommendation as no documents available on the portal.**

Application No FUL/354542/25

Expected Decision Development Control Delegation

Location Adjacent Greenfield Farm, Chew Valley Road Greenfield

Proposal Change of use of field adjacent to Greenfield Farm to an overflow car parking area

Registration Date

Applicant Mr. Steven Mellor

OMBC Officer Matthew Taylor

**Recommendation APPROVAL – IN PRINCIPLE.**

**A gate more in keeping with the area would be preferable to a bright red barrier.**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No HOU/354645/25

Expected Decision Development Control Delegation

Location 81 Sunfield Lane Diggle

Proposal 1. Demolition of existing garage. 2. Erection of a two storey side extension. 3. Erection of a single storey rear extension. 4, First floor rear extension. 5. Raising of front reversed gable. 6. Front dormer extension. 7. External alterations. 8. Render finish to whole property. 9. Associated landscaping works

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Aimee Collins

**Recommendation APPROVAL**

**Subject to Planning checking there will be no loss of amenities of neighbouring properties.**

Proposed Cllr Witt, seconded Cllr Blackmore, carried.

Application No HOU/354663/25

Expected Decision Development Control Delegation

Location 6 Green Ash, Denshaw

Proposal Removal of existing porch and erection of a single storey front extension

Registration Date

Applicant Mrs. Roberta Daw

OMBC Officer Simon Lake

**Recommendation REFUSED – on the grounds that the bifold doors are too modern and not in keeping with a listed property.**

Proposed Cllr Bishop, seconded Cllr Witt, carried.

Application No LBC/354664/25

Expected Decision Development Control Delegation

Location 6 Green Ash, Denshaw

Proposal Removal of existing porch and erection of a single storey front extension

Registration Date

Applicant Mrs. Roberta Daw

OMBC Officer Simon Lake

**Recommendation REFUSED – on the grounds that the bifold doors are too modern and not in keeping with a listed property.**

Proposed Cllr Bishop, seconded Cllr Witt, carried.

Application No CND/354653/25

Expected Decision Development Control Delegation

Location Higher Hills Farm, Burnedge Lane Grasscroft

Proposal Discharge of Conditions No. 4 (Gas Protection Scheme) and Condition No. 5. (Drainage) associated with planning permission approved under reference FUL/340925/22

Registration Date

Applicant Mr. Peter Moore

OMBC Officer Matthew Taylor

**Recommendation NOTED**

Application No HOU/354681/25

Expected Decision Development Control Delegation

Location 40 Stonebreaks Road Springhead

Proposal Single storey side extension

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Simon Lake

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No FUL/354699/25

Expected Decision Development Control Delegation

Location Castleshaw Centre, Waterworks Road Delph

Proposal Replacement of a high ropes course and climbing tower

Registration Date

Applicant Mr. Keith Miller

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No CND/354692/25

Expected Decision Development Control Delegation

Location 20 Sandy Lane Dobcross

Proposal Discharge of Condition No. 8 (Pointing) and

Condition No. 9 (Chimney) relating to

Application No, LBC/346837/21

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation NOTED**

Date of next Meeting: **Monday 4th August 2025 at 7.00pm**