**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Tuesday 7th May 2024**

 There were present: Cllr H Bishop (Chairman)

 Cllrs E Adamson, R Blackmore, J Garner, P. Gaul, L Thompson.

**Apologies for Absence**: Cllrs Beeley, K Dawson, L Dawson

**Absent:** Cllr. M. Birchall

**Declarations of Interest: None**

**Minutes of the last meeting held on Tuesday 2nd April 2024**

Signed at the meeting by the Chairman on 7th May 2024, subject to the following amendments

Application No. 352420/24 27 Wellmeadow Lane Uppermill

The Committee agreed that this should have been submitted as a partial retrospective application

Application 352259/24 Saddleworth Rangers RFC, Shaw Hall Bank Road Greenfield.

More clarity required concerning loss of car parking spaces

**Planning Application 352533/24 – 36 Delph Road Denshaw = Retrospective application for urgent remedial ground erosion works carried out to retain land, balconies and footings to No 36 Delph Road, plus retention to rear side garden of No. 34 Delph Road**

Two residents of Buckley Drive, Denshaw attended the meeting and explained their objections to this application to members of the committee. A detailed letter of objection had been forwarded to all Planning Committee members prior to the meeting (Copy enclosed). Planning permission had not been applied for before the work commenced

After discussion the Committee **REFUSED THE APPLICATION on the following grounds**.**. Overdevelopment in a Conservation Area. The lighting installed has a detrimental affect on the amenities of neighbours. Privacy issues to neighbouring properties. Conditions not met or adhered to from previous applications.** Proposed and Seconded - Carried

**Planning Application FUL/352606/24 Land to the East of Wade Hill Lane Grasscroft**

**Change of use of land for the grazing and exercising of horses and the erection of stables with associated tack room, hay barn and muck midden – Private Domestic use**

Two residents from the area attended the meeting to raise objections to the application. (report enclosed)

After discussion the Committee **REFUSED THE APPLICATION on the following grounds**

**Overdevelopment in green belt, risk of flooding. The size and scale of the proposed buildings would have an environmental impact on the area. No sufficient waste disposal system indicated, (the muck midden animal waste could attract vermin etc) field not having enough room for 4 horses. This is not considered to be an agricultural building. Neighbouring properties water is spring water and concerns**

**were raised regarding contamination to their water supply** Proposed Cllr. Blackmore, Seconded Cllr. Thompson Carried

**PLANNING LIST**

Application No FUL/352534/24

Expected Decision Development Control Delegation

Location Land to the North side of access road leading to Laureates Place, off Woodbrook Road Springhead

Proposal Erection of 6 storage units (Planning use Class B8) with associated landscaping and access arrangements

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Matthew Taylor

**Recommendation** **REFUSAL on the grounds of overdevelopment, noise, traffic and access issues. Out of character with the surrounding properties**

 Proposed Cllr. Thompson, Seconded Cllr. Gaul, Carried

Application No CND/352564/24

Expected Decision Development Control Delegation

Location Daisy Hill Knarr Barn Lane Delph

Proposal Demolition of existing garage and construction of one detached dwelling

Registration Date

Applicant Maxine Parker

OMBC Officer Brian Smith

**Recommendation** **REFUSAL out of keeping with the area. Inappropriate development in green belt and access issues.**

Proposed Cllr. Garner, Seconded Cllr. Thompson. 5 in favour, 1 abstention

Application No CBS2D/352441/24

Expected Decision Development Control Delegation

Location 1A Kinders Lane Greenfield

Proposal Prior approval for a change of use of ground floor from a commercial café to a dwelling

Registration Date

Applicant Mr. Phillip Quinn

OMBC Officer Katherine Williamson

**Recommendation APPROVAL** Proposed Cllr. Garner, Seconded Cllr. Thompson

 4 in favour, 2 abstentions

Application No CND/352543/24

Expected Decision Development Control Delegation

Location Knoll Mill, Wellington Road Greenfield

Proposal Discharge of Condition No. 3 (Materials, Condition No 6 (United Utilities Asset) and condition No. 8 (Landscaping) relating to application No. FUL/346142/21

Registration Date

Applicant Mr. Wan Naman Hanafi

OMBC Officer Abiola Labisi

**Recommendation** **NOTED**

Application No FUL/352549/24

Expected Decision Development Control Delegation

Location Dovestone Holiday Park, Chew Valley Road Greenfield

Proposal Erection of a Safari Tent with addition of two parking spaces

Registration Date

Applicant Mr. Mark Hobson

OMBC Officer Matthew Taylor

**Recommendation REFUSAL – No arboricultural reports provided**

 Proposed Cllr. Bishop, Seconded Cllr Garner, Carried

Application No CND/352564/24

Expected Decision Development Control Delegation

Location 12A Catherine Street Lees

Proposal Discharge of Condition No. 3 (Glazing and door details) and Condition No. 4 (Obscure glazing) relating to application No. FUL/348296/24

Registration Date

Applicant Mr. Adam Isdale

OMBC Officer Emma Breheny

**Recommendation** **NOT IN PARISH**

Application No AGR/352599/24

Expected Decision Development Control Delegation

Location Cotemans Farm, Grains Road Delph

Proposal Erection of an agricultural building

Registration Date

Applicant Mr. Tony Hunter

OMBC Officer Brian Smith

**Recommendation** need to check if this application came to Saddleworth parish

Application No FUL/352606/24

Expected Decision Development Control Delegation

Location Land to the East of Wade Hill Lane Grasscroft

Proposal Change of use of land for the grazing and exercising of horses and the erection of stables with associated tack room, hay barn and muck midden – Private domestic use

Registration Date

Applicant Mr. Martin Tomlinson

OMBC Officer Brian Smith

**Recommendation** **THIS APPLICATION WAS DEALT WITH AT THE START OF THE MEETING**

Application No FUL/352533/24

Expected Decision Development Control Delegation

Location 36 Delph Road Denshaw

Proposal Retrospective application for urgent remedial ground erosion works carried out to retain land, balconies and footings to No 36 Delph Road, plus retention to rear side garden of No. 34 Delph Road

Registration Date

Applicant Mrs. Geraldine Fitzpatrick

OMBC Officer Graham Dickman

**Recommendation** **THIS APPLICATION WAS DEALT WITH AT THE START OF THE MEETING**

Application No CND/352589/24

Expected Decision Development Control Delegation

Location Land at Standedge Road, Huddersfield Road Diggle

Proposal Discharge of Condition No. 2 (Parking), Condition No. 3 (Remediation) and Condition No. 4 (Landscaping) relating to Application No. FUL/345628/20

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Matthew Taylor

**Recommendation NOTED**

Application No HOU/352576/24

Expected Decision Development Control Delegation

Location Grassy Knoll, Rhodes Hill Lees

Proposal 1. Single storey rear extension. 2. Conversion of existing garage. Alterations to roof, with increase in ridge height to form new gable on front elevation. Formation of new front entrance with canopy roof. 3. Cladding to the existing front elevation gable

Registration Date

Applicant Mr. Mark Chapman

OMBC Officer Brian Smith

**Recommendation** **NOT IN PARISH**

Application No CND/352595/24

Expected Decision Development Control Delegation

Location Birks Quarry Huddersfield Road Austerlands

Proposal Discharge of Condition No. 5 (Detailed Junction layout) Condition No. 7 (Details of facilities for Waste Storage and Removal) Condition 9 (Surface water drainage scheme) Condition No. 14 (Invasive species mitigation plan) and Condition No. 15 (Lighting plan) relating to Application No. PA/337932/15

Registration Date

Applicant Jon Suckley

OMBC Officer Brian Smith

**Recommendation** **NOTED**

Application No CND/352596/24

Expected Decision Development Control Delegation

Location Birks Quarry, Huddersfield Road Austerlands

Proposal Discharge of Condition No. 5 (Detailed Junction Layout). Condition No. 7 (Surface water drainage scheme) Condition No. 10 (Invasive species mitigation plan). Condition No. 11 (Lighting Plan) relating to Application No. PA/341213/17

Registration Date

Applicant Jon Suckley

OMBC Officer Abiola Labisi

**Recommendation** **NOTED**

Application No CND/352610/24

Expected Decision Development Control Delegation

Location Land off Huddersfield Road Diggle

Proposal Discharge of Condition No. 13 (Car Parking Spaces) and Condition No. 15 (Drainage Management and Maintenance Plan) relating to Application No. FUL/349826/22

Registration Date

Applicant Mrs. S.A. Ryan

OMBC Officer Matthew Taylor

**Recommendation** **NOTED**

Application No HOU/352605/24

Expected Decision Development Control Delegation

Location Hollyville Lodge Holmfirth Road Greenfield

Proposal Partial redevelopment of existing derelict house

Registration Date

Applicant Mr. & Mrs. Birch

OMBC Officer Sophie Leech

**Recommendation REFUSAL Overdevelopment in green belt, would detract from the character of existing building**

Proposed Cllr. Garner, Seconded Cllr. Adamson

Application No FUL/352422/24

Expected Decision Development Control Delegation

Location Land at High Lee Farm, High Lee Lane Strinesdale

Proposal Erection of a stable block and associated parking provision

Registration Date

Applicant Mr. Lee McConkie

OMBC Officer Brian Smith

**Recommendation** **REFUSAL – Inappropriate development in green belt.**

Proposed Cllr. Gaul, Seconded Cllr. Garner - Carried

Application No HOU/352642/24

Expected Decision Development Control Delegation

Location 6 Kent Close Diggle

Proposal First floor dormer to front elevation

Registration Date

Applicant Mr. & Mrs. N. Brierley

OMBC Officer Brian Smith

**Recommendation APPROVAL** – Proposed Cllr. Garner, Seconded Cllr. Blackmore - Carried

Application No HOU/352645/24

Expected Decision Development Control Delegation

Location 13 Nudger Green Dobcross

Proposal Two storey and single storey side rear extension

Registration Date

Applicant Mr. Murphy

OMBC Officer Sophie Leech

**Recommendation** **APPROVAL** Proposed Cllr. Thompson, Seconded Cllr. Garner - Carried

Application No HOU/352629/24

Expected Decision Development Control Delegation

Location 30 Bakestones Avenue Delph

Proposal Erection of a front and rear dormer

Registration Date

Applicant Mr. Ben Taylor

OMBC Officer Katherine Williamson

**Recommendation** **APPROVAL –** Proposed Cllr. Bishop, Seconded Cllr. Garner - Carried

Application No CND/352650/24

Expected Decision Development Control Delegation

Location Lower Bent Farm, Burnedge Lane Grasscroft

Proposal Discharge of Condition No. 3 (Materials) relating to Application No. FUL/351784/23

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation** **NOTED**

Application No HOU/352674/24

Expected Decision Development Control Delegation

Location 4 Langley Avenue, Grotton

Proposal Proposed rear extension, front dormer and loft conversion

Registration Date

Applicant Mr. Alan Davies

OMBC Officer Brian Smith

**Recommendation** **REFUSAL Overdevelopment and impact on street scene and amenity of nearby property.** Proposed Cllr. Thompson, Seconded Cllr..Garner

 Carried

Application No HOU/352715/24

Expected Decision Development Control Delegation

Location 34 Nudger Green Dobcross

Proposal Installation of a new window in south facing gable wall

Registration Date

Applicant Mr. David Deighton

OMBC Officer Brian Smith

**Recommendation APPROVAL -** Proposed Cllr. Thompson, Seconded Cllr. Garner Carried

Application No FUL/352612/24

Expected Decision Development Control Delegation

Location Clough Farm, Millgate Lane Delph

Proposal Erection of a stable block

Registration Date

Applicant Mr. Mark Percival

OMBC Officer Sophie Leech

**Recommendation** **REFUSAL – Inappropriate development in Green Belt**

Proposed Cllr. Garner, Seconded Cllr. Bishop. 5 in favour, 1 abstention

Application No VAR/352686/24

Expected Decision Development Control Delegation

Location Royal Oak Broad Lane Delph

Proposal Variation of Condition No. 2 (Approved Plans) Condition No. 3 (Materials) Condition No. 5 (Site investigation) Condition No 6 (Drainage). Condition No. 7 (Landscaping) and Condition No. 8 (Kissing Gate) relating to Application No. FUL/350603/23

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Sophie Leech

**Recommendation** **NOTED**

Application No OUT/352592/24

Expected Decision Development Control Delegation

Location 3 Burnedge Lane Grasscroft

Proposal Outline application for the demolition of an existing dwelling and the erection of three new dwellings (Access and Layout to be considered)

Registration Date

Applicant Mr. Gary Griffiths

OMBC Officer Sophie Leech

**Recommendation** **REFUSAL - Overdevelopment. Impact on street scene and openness of green belt. Clarification on access (Existing drive?)**

Proposed Cllr. Thomson, Seconded Cllr. Blackmore - Carried