**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 7th October 2024**

 There were present: Cllr H Bishop (Chairman)

 Cllrs B Beeley, E Adamson, R Blackmore, J Garner, L Thompson

**Apologies for Absence**: Cllrs K Dawson, L Dawson, P Gaul,

**Absent:** Cllr M Birchall.

**Declarations of Interest:** None were declared.

**Minutes of the last meeting held on Monday 2nd September 2024**

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

**PLANNING LIST FOR OCTOBER 2024**

Application No FUL353300/24

Expected Decision Development Control Delegation

Location Platts Yard, High Street Uppermill

Proposal Change of use from existing workshop/store to a dog grooming parlour

Registration Date

Applicant Miss Bronagh McKeown

OMBC Officer Emma Breheny

**Recommendation APPROVAL Subject to Assessment by Highways**

**On the narrow exit from Platts Yard onto the High Street, possible flood danger from canal, and assessment by Environment department on trade waste.**

Proposed Cllr. Adamson, Seconded Cllr. Thompson. Carried

Application No HOU/353305/24

Expected Decision Development Control Delegation

Location 14 Park Lane Greenfield

Proposal Single storey rear extension and replacement of existing external door with glazing

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr. Bishop, Seconded Cllr. Garner. Carried

Application No HOU/353025/24

Expected Decision Development Control Delegation

Location 5 Grosvenor Square Uppermill

Proposal 1, Single storey front extension and the alteration to first floor front window. 2. Installation of roof lights in front and rear roof planes. 3. Conversion of detached garage into a store/home workshop

Registration Date

Applicant Mr. D. & Mrs. E. Hallissey

OMBC Officer Development Management Case Officer

**Recommendation APPROVAL**

Proposed Cllr. Blackmore Seconded Cllr. Bishop. Carried

Application No HOU/353107/24

Expected Decision Development Control Delegation

Location 2 Station Lane Grotton

Proposal Proposed driveway extension, new gates and widening of existing drive opening

Registration Date

Applicant Mr. Nathan Porter

OMBC Officer Sophie Leech

**Recommendation REFUSAL -No report received from arboricultural officer on tree preservation on loss of mature Larch tree**

Proposed Cllr. Garner, Seconded Cllr. Adamson. Carried

Application No HOU/353353/24

Expected Decision Development Control Delegation

Location 21 Rush Hill Road Uppermill

Proposal Erection of a detached garage and associated landscaping works

Registration Date

Applicant Mr. S. Wiggett

OMBC Officer Brian Smith

**Recommendation REFUSAL - concerns regarding loss of mature trees and cladding being out of character with main building.**

Approval was initially proposed by Cllr. Beeley, Seconded Cllr. Blackmore. 2 for, 4 against, vote not carried, therefore this application is a Refusal (No additional vote taken).

Application No HOU/353358/24

Expected Decision Development Control Delegation

Location 9 Carr House Road Springhead

Proposal Erection of a single storey front extension

Registration Date

Applicant Mr.Philip Wilcock-Wood

OMBC Officer Sophie Leech

**Recommendation REFUSAL - Overdevelopment, impact on street scene, and may create a dangerous precedent.**

Proposed Cllr. Beeley Seconded Cllr. Adamson, Carried.

Application No FUL/353208/24

Expected Decision Development Control Delegation

Location Land adjacent to Higher Brownhill House, Brownhill Lane, Uppermill

Proposal Redevelopment of existing building into a dwelling

Registration Date

Applicant Mr. A. Illingworth

OMBC Officer Brian Smith

**Recommendation APPROVAL Subject to there being no TPO’s on trees.** Proposed Cllr. Garner, Seconded Cllr. Beeley, Carried.

Application No HOU/353389/24

Expected Decision Development Control Delegation

Location 8 Green View Chase Grotton

Proposal Front Dormer

Registration Date

Applicant Mr. Garry Griffiths

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr. Beeley, seconded Cllr. Garner. Carried.

Application No HOU/353391/24

Expected Decision Development Control Delegation

Location 68 Old Kiln Lane Grotton

Proposal Garage extension and partial conversion of existing garage to utility room

Registration Date

Applicant Mr. Garry Griffiths

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr. Beeley, Seconded Cllr. Bishop. Carried.

Application No FUL/353269/24

Expected Decision Development Control Delegation

Location Saint Thomas Church, Church Street Delph

Proposal Renewal of the timber framed west window with a new

Polyester powder coated aluminium framed window of a similar design

Registration Date

Applicant Mrs. Dawn Ogden

OMBC Officer Graham ~Dickman

**Recommendation APPROVAL**

Proposed Cllr. Thompson, Seconded Cllr. Garner. Carried.

Application No FUL/353225/24

Expected Decision Development Control Delegation

Location 2 Thurstons, Ridge Lane Diggle

Proposal Change of use from residential dwelling to holiday let, including internal and external alterations, comprising replacement of external door and windows, replacement of main roof, repairs to outbuilding, re-pointing of stone work, removal and installation of small sections of internal partition walls

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Emma Breheny

**Recommendation REFUSAL on change of use and loss of a permanent dwelling for local people.**

Proposed Cllr. Beeley, Seconded Cllr. Bishop. Carried.

Application No LBC/353226/24

Expected Decision Development Control Delegation

Location 2 Thurstons, Ridge Lane Diggle

Proposal Listed Building consent for internal and external alterations comprising replacement of external door and windows, replacement of main roof, repairs to outbuilding, re-pointing of stone work, removal and installation of small sections of internal partition walls

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Emma Breheny

**Recommendation APPROVAL** – as the listed building is in need of renovation.

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No FUL/353073/24

Expected Decision Development Control Delegation

Location 69-71 High Street Lees

Proposal 1. Sub-division and change of use of ground floor from restaurant and takeaway (sui generis) to separate retail (Class E) and hot food takeaway (sui generis) units. 2. Change of use of first and second floors from one dwelling house (Class C3) to create 2 x two bed flats. 3. Installation of new shop fronts. 4. Erection of an externally mounted extraction flue. 5. Installation of two windows to the side elevation at first floor level

Registration Date

Applicant Mr. Belal Rashid

OMBC Officer Emma Breheny

**Recommendation NOT IN PARISH**

Application No HOU/353342/24

Expected Decision Development Control Delegation

Location 11 Tamewater Court Dobcross

Proposal Garage conversion and under croft porch enclosure, including garden room to rear elevation

Registration Date

Applicant Mr. Warren Grenway

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr. Thompson, Seconded Cllr. Adamson, Carried.

Application No HOU/353375/24

Expected Decision Development Control Delegation

Location 8 Midgrove, Midgrove Lane, Delph

Proposal Replacement garage and associated landscaping

Registration Date

Applicant Mr. & Mrs. Butler

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr. Thompson Seconded Cllr. Blackmore. Carried.

Application No, HOU/353337/24

Expected Decision Development Control Delegation

Location 38 Lower Turf Lane Scouthead

Proposal Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling

Registration Date

Applicant Mr. Joe Dunn

OMBC Officer Brian Smith

**Recommendation APPROVAL - Subject to the covenant that the annexe remains part of the main house and cannot be developed as a separate dwelling**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No HOU/353419/24

Expected Decision Development Control Delegation

Location 11 Littlemoor Lane Diggle

Proposal Erection of a single storey rear extension, two storey side extension with front and rear dormers, alterations to existing elevations, erection of an externally mounted flue and proposed garage to front, with alterations to the rear garden terrace/retaining wall

Registration Date

Applicant Mr. Subhan Saleem

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr. Beeley, Seconded Cllr. Adamson. Carried.

Application No CND/353443/24

Expected Decision Development Control Delegation

Location Former Harrop Court Mill, Harrop Court Road Diggle

Proposal Discharge of Condition No. 2 (commencement of development) relating to application No. PA/341711/18

Registration Date

Applicant HNA Architects Ltd

OMBC Officer Graham Dickman

**Recommendation NOTED**

Application No. HOU/353341/24

Expected Decision Development Control Delegation

Location 67 Nudger Green Dobcross

Proposal Conversion of existing garage to form living accommodation and associated works

Registration Date

Applicant Mr. Matthew Mills

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr. Bishop, Seconded Cllr. Beeley. Carried.

Application No PRA2D/353430/24

Expected Decision Development Control Delegation

Location Lower Hills Farm, Burnedge Lane Grasscroft

Proposal 1. Prior approval for proposed conversion of agricultural building into a three bedroom house. 2. External works to replace the cladding with natural stone slithers on three sides (East, South and West Elevations). 3. Timber composite cladding on the walls of the extension and the painting of the exposed breeze block wall on the North facing elevation. 4. Replacement of roof with a sedum roof

Registration Date

Applicant Mr. John Humphreys

OMBC Officer Sophie Leech

**Recommendation REFUSAL - Inappropriate development in Greenbelt**

Proposed Cllr. Adamson, seconded Cllr. Garner, Carried.

Application No CND/353429/24

Expected Decision Development Control Delegation

Location Land to the East of Wade Hill Lane Grasscroft

Proposal Discharge of Condition No. 2 (Commencement of development) relating to application No. PA/341711/18

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Brian Smith

**Recommendation NOTED- as previously requested, Highways to visit**

 **With the owner of Wade Hill Farm due to the impact**

 **On her property**