

**Minutes of the Planning Meeting held at the Civic Hall,
Uppermill on Monday 1ST August 2022**

There were present: Cllr. B. Beeley (Acting Chairman)
Cllr. H. Bishop
Cllr. J. Hudson
Cllr. M. Scholes
Cllr. D. Simpson

1. **To receive apologies for absence.** Cllrs. Knotts, Byrne, L. Dawson, K. Dawson
- 2 **To receive Declarations of interest:** None
3. **Approval of the Minutes of the meeting held on Monday 4th July 2022** The Minutes were approved as a true record and signed by the Acting Chairman, Cllr. Beeley at the meeting

4. PLANNING APPLICATIONS

Application No	HOU/349285/22
Expected Decision Level	Development Control Delegation
Location	55 Delph New Road Delph
Proposal	Two storey rear extension
Registration Date	
Applicant	Mr. Gary Davey
OMBC Officer	Ethan Smyth
Recommendation	APPROVAL

Application No	HOU/349282/22
Expected Decision Level	Development Control Delegation
Location	1 Kilnbrook Close Grotton
Proposal	Repositioning and rebuilding garden wall and single storey rear extension to replace existing conservatory
Registration Date	
Applicant	Mr. David George
OMBC Officer	Sophie Leech
Recommendation	APPROVAL

Application No	CND/349298/22
Expected Decision Level	Development Control Delegation
Location	Knarr Mill (J. Hargreaves) Oldham Road Delph
Proposal	Discharge of Conditions No. 3 (Materials) and No, 4 (Landscape) relating to approved planning application FUL/346889/21
Registration Date	
Applicant	Miss Maxine Parker
OMBC Officer	Matthew Taylor
Recommendation	NOTED

Application No LBC/349043/22
Expected Decision Level Development Control Delegation
Location 6 Thurstons Ridge Lane Diggle
Proposal Add solar panels to the roof of the building
Registration Date
Applicant Nat Millar
OMBC Officer Paula Stebbings
Recommendation APPROVAL

Application No FUL/348577/22
Expected Decision Level Development Control Delegation
Location 35 Huddersfield Road Denshaw
Proposal Single storey front extension, two storey side extension with dormer, including change of use of vacant land to garden use
Registration Date
Applicant Mrs. Jodie Simpson
OMBC Officer Sophie Leech
Recommendation REFUSAL On the grounds that it affects the listed Properties. It is within the Conservation Area and greenbelt. It is incongruous and overbearing and can be seen from adjoining greenbelt. Ownership of the vacant land is in question or is this just annexing?

Application No FUL/349331/22
Expected Decision Level Development Control Delegation
Location Land off Steadway Greenfield
Proposal Erection of 4 dwellings and associated works
Registration Date
Applicant Chasten Holdings Ltd
OMBC Officer Emma Breheny
Recommendation REFUSAL. This is designated green belt land within the conservation area and not infill

Application No HOU/349226/22
Expected Decision Level Development Control Delegation
Location 9 Beech Hill Road Grasscroft
Proposal Single storey rear extension and internal alterations
Registration Date
Applicant Mrs. Emma Hart
OMBC Officer Brian Smith
Recommendation APPROVAL

Application No HOU/349421/22
Expected Decision Level Development Control Delegation
Location 21 Delph New Road Dobcross
Proposal First floor extension
Registration Date
Applicant Mr. Nick Goodchild
OMBC Officer Brian Smith
Recommendation APPROVAL

Application No HOU/349430/22
Expected Decision Level Development Control Delegation
Location 130 Huddersfield Road Diggle
Proposal Replacement of existing windows with new, replacement of garage door with window, replacement of rear window with juliette balcony, addition of windows to rear roof slope and opaque windows to WC's in gable

Registration Date
Applicant Mr. Michael Brown
OMBC Officer Brian Smith
Recommendation APPROVAL. There is some concern regarding replacing the garage door with a window. Will this constitute a change of use not applied for?

Application No HOU/349435/22
Expected Decision Level Development Control Delegation
Location 22 Carr Lane Greenfield
Proposal Single storey rear extension, replacement roof including increase in pitch and front porch infill

Registration Date
Applicant W. McCall
OMBC Officer Ethan Smyth
Recommendation APPROVAL

Application No HOU/349007/22
Expected Decision Level Development Control Delegation
Location 26 Willow Bank Lees
Proposal Demolition of existing garage and construction of 2 storey side extension and single storey rear extension

Registration Date
Applicant Mr. Tony Dust
OMBC Officer Osian Perks
Recommendation NO COMMENTS – NOT IN PARISH

Application No HOU/349390/22
Expected Decision Level Development Control Delegation
Location 1 The Woods, Grotton
Proposal Dormers to roof, minor elevation alterations to door and windows

Registration Date
Applicant Mr. Lee Hollinworth
OMBC Officer Ethan Smyth
Recommendation APPROVAL

Application No PDE/349458/22
Expected Decision Level Development Control Delegation
Location 5 Thornley Park Road Grotton
Proposal First floor extension

Registration Date
Applicant Mr. & Mrs. Holdsworth
OMBC Officer Ethan Smyth
Recommendation APPROVAL

Application No CND/349501/22
Expected Decision Level Development Control Delegation
Location 1A Lower Tunstead Tunstead Lane Greenfield
Proposal Discharge of Condition No. 3 (Materials) relating to approved application HOU/348488/22

Registration Date
Applicant Mr. Kenneth Waddington
OMBC Officer Sophie Leech
Recommendation NOTED

Application No CND/349502/22
Expected Decision Level Development Control Delegation
Location 1A Lower Tunstesad, Tunstead Lane Greenfield
Proposal Discharge of Condition No. 3 (Materials) relating to approved application LBC/348487/22

Registration Date
Applicant Mr. Kenneth Waddington
OMBC Officer Sophie Leech
Recommendation NOTED

Application No HOU/349439/22
Expected Decision Level Development Control Delegation
Location 62 Carr House Road Springhead
Proposal Proposed porch and render finish

Registration Date
Applicant Mr. Justin Keleghan
OMBC Officer Ethan Smyth
Recommendation APPROVAL

5, Planning Consultant Update

This matter is still an on-going situation although many good suggestions had been put forward. One to re-form the Conservation Areas Advisory Committee and one to approach the Planning Consultant with a view to advising only on complicated Planning Applications. He had been asked if he would reduce his fee and also if he would provide information on an ad-hoc basis. Both these requests had been refused.

The Committee agreed that any further discussions on this matter be done through the new Clerk on her appointment on 22nd August 2022

Other suggestions from Members were that we find another consultant, and perhaps if he would accept a monthly retainer for a set sum every month. Cllr. Beeley to E-Mail Cllr. Knotts with these suggestions