

Minutes from Planning Committee Meeting held on Monday 3rd April 2023 at the Civic Hall, Uppermill.

There were present: Cllrs. Pam Byrne – Chairman
Helen Bishop
Kevin Dawson
Linda Dawson
Mick Scholes

1, Apologies for absence Cllr. Barbara Beeley, Cllr. Donna Simpson, Cllr. John Hudson

2, Declarations of interest None

3, Minutes from 6th March 2023 - agreed as true record and signed at the meeting by the Chairman.

4. Planning Applications

Application No OUT/350576/23
Expected Decision Level Development Control Delegation
Location Station House, Station Road Greenfield
Proposal Outline Planning Permission for the demolition of Station House and its replacement with four houses – access and layout to be considered, all other matters reserved

Registration Date

Applicant

OMBC Officer

RECOMMENDATION

Mr.L.Hughes

Emma Breheny

REFUSAL – In greenbelt. Concerns expressed on sole ownership of the site and the impact of increased traffic generated by four houses on an unadopted bridleway

Proposed Cllr. Bishop, Seconded Cllr. Scholes. All in favour

Application No

Expected Decision Level

Location

Proposal

HOU/350599/23

Development Control Delegation

61 Manchester Road Greenfield

Proposed enlarged single storey rear extension, rear dormer and front porch

Registration Date

Applicant

OMBC Officer

RECOMMENDATION

Mr. Ben Owen

Brian Smith

APPROVAL. Proposed Cllr. Bishop, Seconded Cllr. K. Dawson
All in favour

Application No

Expected Decision Level

Location

Proposal

Registration Date

Applicant

OMBC Officer

RECOMMENDATION

HOU/350559/23

Development Control Delegation

26 Gatehead Croft Delph

Erection of a single storey porch to front elevation

Mrs. Roberta Daw

Brian Smith

APPROVAL. Proposed Cllr. Dawson, Seconded Cllr. Scholes. All in favour

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer

FUL/350594/23
Development Control Delegation
Land between Railway Line and Lee Side, Diggle
Installation of Power supply Point to compound

Mr. Michael Gradwell
Sophie Leech

RECOMMENDATION

APPROVAL Proposed Cllr. K. Dawson, Seconded Cllr. L. Dawson. All in favour

Application No
Expected Decision Level
Location
Proposal

FUL/350603/23
Development Control Delegation
Royal Oak, Broad Lane Delph
Demolition of agricultural buildings to facilitate a dwellinghouse with access and garden curtilage

Registration Date
Applicant
OMBC Officer

Mr. Mark Jones
Sophie Leech

RECOMMENDATION

REFUSAL – Greenbelt. Agricultural buildings should be retained.
Proposed Cllr. Byrne seconded Cllr. Dawson. All in favour

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer

HOU/350343/23
Development Control Delegation
66C Chew Valley Road Greenfield
Construction of a first floor patio

Mr. & Mrs. P. Reeves
Brian Smith

RECOMMENDATION

APPROVAL. Proposed Cllr. Bishop, Seconded Cllr. Scholes. All in favour

Application No
Expected Decision Level
Location
Proposal

HOU/350609/23
Development Control Delegation
Firbank, Clough Lane Grasscroft
Raise the roof to create a first floor extension with internal alterations

Registration Date
Applicant
OMBC Officer

Mr. P. Houghton
Sophie Leech

RECOMMENDATION

APPROVAL. Proposed Cllr. Bishop, Seconded Cllr. Scholes, All in favour

Application No HOU/350648/23
Expected Decision Level Development Control Delegation
Location Burnedge Bent Farm, Burnedge Lane, Grasscroft
Proposal Demolition of existing outbuilding and erection of a double garage and car port

Registration Date
Applicant Miss Victoria Roberts
OMBC Officer Brian Smith

RECOMMENDATION

APPROVAL. Proposed Cllr. Bishop, Seconded Cllr. Dawson. All in favour

Application No LBC/350649/23
Expected Decision Level Development Control Delegation
Location Burnedge Bent Farm, Burnedge Lane, Grasscroft
Proposal Demolition of existing outbuilding and construction of a replacement double garage and car port

Registration Date
Applicant Miss Victoria Roberts
OMBC Officer Brian Smith

RECOMMENDATION

AS ABOVE APPLICATION

Application No HOU/350573/23
Expected Decision Level Development Control Delegation
Location 29 Sugar Lane Dobcross
Proposal Extension of existing parking area/driveway

Registration Date
Applicant Mr. & Mrs. David & Judith Lambert
OMBC Officer Brian Smith

RECOMMENDATION

APPROVAL. Proposed Cllr. L. Dawson, Seconded Cllr. K. Dawson, All in favour

Application No HOU/350624/23
Expected Decision Level Development Control Delegation
Location 17 Riverbank Dobcross
Proposal Removal of existing conservatory to rear and replace with new single storey extension

Registration Date
Applicant Mr. Lee Hollinworth
OMBC Officer Brian Smith

RECOMMENDATION

APPROVAL. Proposed Cllr. L. Dawson, Seconded Cllr. Bishop. All in favour

Application No HOU/350618/23
Expected Decision Level Development Control Delegation
Location 37C Manchester Road Greenfield
Proposal Demolition of existing conservatory and erection of a single storey rear extension with balcony at roof level

Registration Date
Applicant Mr. Stuart Broadhurst
OMBC Officer Brian Smith

A letter of objection was read out by the Chairman from a neighbouring resident at No. 39 Manchester Road. Photographs enclosed with the letter indicated that some aspects of the proposal were not shown on the plans submitted. There was some concern regarding the siting of the kitchen and the external flue, soil and waste pipes.

RECOMMENDATION

REFUSAL on loss of amenity to neighbouring property
Proposed Cllr. K. Dawson, Seconded Cllr. Scholes. All in favour

Application No FUL/350632/23
Expected Decision Level Development Control Delegation
Location 218/220 Oldham road Lydgate
Proposal Erection of a part two storey and part first floor rear extension to 2no. semi detached dwellings

Registration Date
Applicant Mr. Sam Whitworth
OMBC Officer Sophie Leech

RECOMMENDATION

APPROVAL. Proposed Cllr. Scholes, Seconded Cllr. Bishop.
All in favour

Application No CND/350600/23
Expected Decision Level Development Control Delegation
Location 96 High Street Lees
Proposal Discharge of condition No. 3 (Materials) relating to application No. FUL/345839/20

Registration Date
Applicant Mr. Michael Booth
OMBC Officer Brian Smith

RECOMMENDATION

NOT IN PARISH

Application No CND/350625/23
Expected Decision Level Development Control Delegation
Location 2-4 Athens Way, Lees
Proposal Discharge of condition No. 5 (Site investigation), Condition No. 6 (Site Investigation), Condition No.8 (Secure Cycle Parking) and Condition No. 9 (Coal) relating to application No. FUL/350117/23

Registration Date
Applicant Celia Brearley
OMBC Officer Matthew Taylor

RECOMMENDATION

APPROVAL

Application No HOU/350660/23
Expected Decision Level Development Control Delegation
Location 308 Den Lane Springhead
Proposal Extension and alterations to existing outbuilding to provide additional living accommodation. New dormer to the West elevation. External alterations to existing dwelling with associated landscaping works

Registration Date
Applicant Mr. Adam Hegab
OMBC Officer Sophie Leech

RECOMMENDATION **APPROVAL.** Proposed Cllr. Scholes, Seconded Cllr. K. Dawson.
All in favour

Application No HOU/350655/23
Expected Decision Level Development Control Delegation
Location Thornlea Brook Farm, Thornley Lane Grotton
Proposal Demolition of existing wall and gates , replaced with a new 1.8m high stone wall and gates

Registration Date
Applicant Mr. Ian Turner
OMBC Officer Brian Smith

RECOMMENDATION **APPROVAL.** Proposed Cllr. K. Dawson, Seconded Cllr. L. Dawson
All in favour

Application No HOU/350666/23
Expected Decision Level Development Control Delegation
Location Cross Keys Cottage, Oldham Road Delph
Proposal Extend existing garage/workshop and convert to home studio with sliding gate to front elevation

Registration Date
Applicant
OMBC Officer Brian Smith

RECOMMENDATION **APPROVAL. (on the proviso that 'Home Studio' does not mean residential)** Proposed Cllr. K. Dawson, Seconded Cllr. L. Dawson
All in favour

Application No VAR/350676/23
Expected Decision Level Development Control Delegation
Location 17 Burnedge Lane Grasscroft
Proposal Variation of Condition No.2 (approved Details Schedule) related to approved application HOU/349711/22

Registration Date
Applicant Mr. M. Dolan
OMBC Officer Sophie Leech

RECOMMENDATION **APPROVAL.** Proposed Cllr. Byrne, Seconded Cllr. K. Dawson
All in favour

Application No HOU/350634/23
Expected Decision Level Development Control Delegation
Location Newdale Cottage, Standedge Road Diggle
Proposal Remodelling of existing bungalow and replacement of existing conservatory

Registration Date
Applicant Mr. Paul Hobson
OMBC Officer Brian Smith

RECOMMENDATION

APPROVAL Proposed Cllr. Byrne, Seconded Cllr. Bishop
All in favour

Application No FUL/350545/23
Expected Decision Level Development Control Delegation
Location MVL3 Structure 37, Diggle Brook Diggle
Proposal Repair works to remediate scour damage to culvert

Registration Date
Applicant Miss Elisabeth Pywell
OMBC Officer Matthew Taylor

RECOMMENDATION

APPROVAL. Proposed Cllr. L. Dawson, Seconded Cllr. K. Dawson
All in favour

Application No HOU/350572/23
Expected Decision Level Development Control Delegation
Location Blunder Hall Cottage, Dirty Lane Strinesdale
Proposal Single storey rear extensions and single storey front extension

Registration Date
Applicant Mr. Mark Stimpson
OMBC Officer Brian Smith

RECOMMENDATION

APPROVAL Proposed Cllr. Byrne, Seconded Cllr. L. Dawson
All in favour

Application No FUL/350662/23
Expected Decision Level Development Control Delegation
Location Cribbstones, Delph New Road Delph
Proposal erection of timber fence to residential boundary (Retrospective Application) and proposed railings to entrance

Registration Date
Applicant Mr. Mark Jones
OMBC Officer Brian Smith

RECOMMENDATION

REFUSAL Fencing impacts on street scene.
Consideration to be given that all applicants submit their application before the work actually commences.
Proposed Cllr. K. Dawson, Seconded Cllr. Bishop. All in favour

Application No FUL/350680/23
Expected Decision Level Development Control Delegation
Location Land adjacent to Woods House, Sugar Lane Dobcross
Proposal Erection of three dwellings (revised application to FUL/345402/20)

Registration Date
Applicant Mr. Gary Griffiths
OMBC Officer Sophie Leech

RECOMMENDATION

REFUSAL. The proposed development of three houses would undermine the openness of this part of the Conservation Area. Substantial enclosure of the open vista, harmful to the significance of the Heritage asset and contrary to Policy 24 of the Local Plan. Detrimental to the setting of the Listed Building.
Proposed Cllr. L. Dawson, Seconded Cllr. K. Dawson, All in favour

Application No HOU/350664/23
Expected Decision Level Development Control Delegation
Location Holly Cottage, 15 Beech Lane Grasscroft
Proposal First floor side extension and alterations
Registration Date
Applicant S. Ingram & Associates
OMBC Officer Brian Smith

RECOMMENDATION

APPROVAL. Proposed Cllr. Bishop, Seconded Cllr. Scholes, All in favour

Application No FUL/349762/22
Expected Decision Level COM
Location Woodend Mills, Hartshead Street Lees
Proposal Erection of two storey car servicing workshop and MOT testing centre (Class B2) with storage (Class B8) and/or photographic studio (Class E(g)(iii)) accommodation above, and ancillary single storey office building

Registration Date
Applicant Raad Al-Hamdani
OMBC Officer Graham Dickman

RECOMMENDATION

NOT IN PARISH

Application No HOU/350589/23
Expected Decision Level Development Control Delegation
Location 6 Hopkin Mill Cottages, Sunny Bank Lees
Proposal Single storey rear extension

Registration Date
Applicant Mr. David Higgins
OMBC Officer Brian Smith

RECOMMENDATION

NOT IN PARISH

Application No HOU/350667/23
Expected Decision Level Development Control Delegation
Location 10 Woodside Close Lees
Proposal Conversion of existing garage to living accommodation
Registration Date
Applicant Mr. Martyn Postlethwaite
OMBC Officer Brian Smith
RECOMMENDATION NOT IN PARISH

Application No FUL/350688/23
Expected Decision Level Development Control Delegation
Location High Lawn House, High Grove Road Grasscroft
Proposal Erection of one dwelling
Registration Date
Applicant Oliver Shea
OMBC Officer Sophie Leech
RECOMMENDATION APPROVAL. Proposed Cllr. Bishop, Seconded Cllr. Scholes. All in favour

Application No HOU/350611/23
Expected Decision Level Development Control Delegation
Location 4 Sycamore Cottages, Treetops Close Dobcross
Proposal Erection of s two storey front extension to replace existing conservatory
Registration Date
Applicant John Barnes
OMBC Officer Sophie Leech
RECOMMENDATION APPROVAL. Proposed Cllr. L. Dawson, Seconded Cllr. K. Dawson, All in favour

Application No HOU/350687/23
Expected Decision Level Development Control Delegation
Location 1 Oaklands Court Grasscroft
Proposal Single storey lower ground floor rear extension with balcony
Registration Date
Applicant Mr. Keith Hilton
OMBC Officer Brian Smith
RECOMMENDATION APPROVAL. Proposed Cllr. Bishop, Seconded Cllr. K. Dawson All in favour