

Minutes of the Planning Meeting held on Monday 3rd October 2022

There were present: Cllr. P. Byrne (Chairman) Cllr. L. Dawson
Cllr. B. Beeley (Vice Chairman) Cllr. D. Simpson
Cllr. M. Scholes Cllr. H. Bishop
Cllr. K. Dawson

1, Apologies for Absence: Cllrs. M Bingley, J. Hudson

2, Declaration of Interest: None declared.

3, The Minutes of the Planning Meeting held on 5th September 2022

1 amendment on declaration of interest changed from J Bishop to J Hudson.

The minutes were approved as a true record and signed by the Chairman Cllr Byrne.

4, Planning Applications

Application No HOU/349693/22
Expected Decision Level Development Control Delegation
Location 72 Oldham Road Grasscroft
Proposal Two storey side and rear extension, including single storey side extension and front porch
Registration Date
Applicant Mr. Steven Mellor
OMBC Officer Brian Smith
Recommendation APPROVAL

Application No HOU/349708/22
Expected Decision Level Development Control Delegation
Location 6 Moorgate Street Uppermill
Proposal External openings to basement, increase wall height, replacement bay window, new roof light and associated work
Registration Date
Applicant Mr. Lee Hollinworth
OMBC Officer Brian Smith
Recommendation REFUSED - on the grounds that there is insufficient information on the portal to make an informed decision. The increased wall height is not disclosed; if it is too high it may imbalance the street scene.

Application No HOU/349711/22
Expected Decision Level Development Control Delegation
Location 17 Burnedge Lane Grasscroft
Proposal Two storey side and two storey rear extensions, demolition of existing detached garage, rear dormers, associated landscaping and alterations to existing vehicular access
Registration Date
Applicant Mr. Adam Hegab
OMBC Officer Ethan Smyth
Recommendation REFUSED – on the grounds that the building is too high and will impact on the street scene.

Application No HOU/349716/22
Expected Decision Level Development Control Delegation
Location 9 Warlow Drive Greenfield
Proposal Two storey side extension and single storey rear extension
Registration Date
Applicant Mr. Stuart Broadhurst
OMBC Officer Brian Smith
Recommendation **APPROVAL. Note concern raised as it is on the corner of the street.**

Application No CND/349722/22
Expected Decision Level Development Control Delegation
Location 73 Grains Road Delph
Proposal Discharge of Condition No. 6 (Dry stone wall) and Condition 7 (Access and car parking space) relating to Application No. PA/344705/20
Registration Date
Applicant Mr. Chris Rigby
OMBC Officer Sophie Leech
Recommendation **APPROVAL**

Application No HOU/349760/22
Expected Decision Level Development Control Delegation
Location 20B Manchester Road Greenfield
Proposal Front, side, rear and first floor extensions
Registration Date
Applicant Ben & Jen Chadwick
OMBC Officer Ethan Smyth
Recommendation **REFUSED – on the grounds it is too high and will impact on the street scene, loss of light. Don't believe the plans are accurate. Previously refused.**

Application No HOU/349508/22
Expected Decision Level Development Control Delegation
Location 74 Wellington Road Greenfield
Proposal Retrospective application to raise wall at the front of the property with integrated decking area, sliding electric gate for driveway with brick pillars and a separate hinged access gate
Registration Date
Applicant Mr. Luke Rafferty
OMBC Officer Ethan Smyth
Recommendation **APPROVED – but would prefer non electric gates.**
1 abstention.

Application No CND/349759/22
Expected Decision Level Development Control Delegation
Location Sun Yr Afon, Ladcastle Road Uppermill
Proposal Discharge of **Conditions No. 3** (Material specification with photos of samples) **Condition 5** (Hard and soft landscaping design and specification Planting Plans) **Condition 7** (River Protections Plan) **Condition 8** (Landscape Management Plan including Management of invasive Species and Management of River Protection) **Condition10** Biodiversity Enhancement Plan). **Condition 11** (Construction Method Statement) **Condition 12** (Ground investigation Report) **Condition 13** (Tree root protection plan and method) relating to **Application No. MMA/346916/21**

Registration Date
Applicant Mr. Chris Rodgers
OMBC Officer Sophie Leech
Recommendation NOTED and APPROVED.

Application No PDE/349733/22
Expected Decision Level Development Control Delegation
Location 19 Kilnbrook Close Grotton
Proposal Single storey rear extension. Length 7.9m Proposed Height 4m Extension Eaves Height 2.41m

Registration Date
Applicant Mr. Kieran Hibbs
OMBC Officer Sophie Leech
Recommendation APPROVED

Application No HOU/349801/22
Expected Decision Level Development Control Delegation
Location Land off Dark Lane Delph
Proposal Erection of three dwellings with vehicular access from Dark Lane

Registration Date
Applicant Mr. Davis Rhodes
OMBC Officer Emma Breheny
Recommendation REFUSED – on the grounds of access road on green belt land; not in keeping with the local area. Contradiction in the planning application. Fencing incongruous, too high, possible lack of light for existing homes.

Application No HOU/349772/22
Expected Decision Level Development Control Delegation
Location Holly Ville Lodge, Holmfirth Road Greenfield
Proposal Alterations and extensions to existing bungalow for form two storey dwelling and formation of raised balcony to rear

Registration Date
Applicant Mr. & Mrs. Birch
OMBC Officer Sophie Leech

Recommendation **REFUSED – on the grounds of over development of green belt land. NOTED unattractive fascia (grey timber)**

Application No FUL/349781/22
Expected Decision Level Development Control Delegation
Location Land next to 9 High Street Lees
Proposal Erection of a single storey building for storage
Registration Date
Applicant Mr. Martin Tomlinson
OMBC Officer Brian Smith
Recommendation **NOT IN SADDLEWORTH**

Application No FUL/349740/22
Expected Decision Level Development Control Delegation
Location Roebuck Inn, Brighton Lane Strinesdale
Proposal Extend garden area and a new boundary fence
Registration Date
Applicant Mrs. Suisan Howarth
OMBC Officer Emma Breheny
Recommendation **APPROVED – subject to no permanent building construction on this land.**

Application No VAR/349878/22
Expected Decision Level Development Control Delegation
Location Barn 1, Slackgate Farm, Slackgate Lane Denshaw
Proposal Variation of Condition 3 (Materials) relating to Application PA/338596/16
Registration Date
Applicant Mr. Mike Dockray
OMBC Officer Brian Smith
Recommendation **APPROVED**

Application No HOU/349739/22
Expected Decision Level Development Control Delegation
Location 6 West View Denshaw
Proposal Replacement and re-siting of an existing garage
Registration Date
Applicant Mr. Andrew Greaves
OMBC Officer Ethan Smyth
Recommendation **APPROVED**

Application No HOU/349813/22
Expected Decision Level Development Control Delegation
Location 4 Warlow Crest, Greenfield
Proposal Alterations to front elevation and main entrance
Registration Date
Applicant Mr. Stuart Broadhurst
OMBC Officer Ethan Smyth
Recommendation **APPROVED**

5, Update on Planning Consultant

Cllr Beeley advised that Cllr Al-Hamdani knew of a retired councillor with planning experience and asked permission for him to approach him to see if this was something he would be interested in supporting us with. Permission was granted. Further discussions can be held with the Clerk.

Cllr Byrne spoke about the Conservation Committee that was disbanded because it wasn't a fully constituted committee so we couldn't supply a clerk. It was suggested we could constitute at the AGM and get the group up and running again.

6, Date of Next meeting Monday 7th November at 7.30pm.