

Minutes of the Planning Meeting held on Monday 5th December 2022

There were present: Cllrs. P Byrne (Chairman)
B Beeley (Vice Chairman)
M Scholes

1, Apologies for Absence: Cllrs. D Simpson, J Hudson, K Dawson, L Dawson, H Bishop

2, Declaration of Interest: Cllrs Byrne and Beeley declared an interest in application HOU/350022/22.

3, The Minutes of the Planning Meeting held on 7th November 2022

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

4, Planning Applications

Application No HOU/350036/22
Expected Decision Level Development Control Delegation
Location Brimmycroft Barn, Rochdale Road Denshaw
Proposal Conversion of existing garage to 1no. self contained independent living accommodation, including alterations to existing elevations with associated landscaping

Registration Date
Applicant Clare Cusack
OMBC Officer Brian Smith

Recommendation: **REFUSED – on the grounds that it is greenbelt land and there are insufficient details on the website.**

Application No HOU/350015/22
Expected Decision Level Development Control Delegation
Location The Lodge, 6A Buckley Drive Denshaw
Proposal Alterations to existing conservatory to create a two storey side extension with balcony

Registration Date
Applicant Mr. Dan Platt
OMBC Officer Brian Smith

Recommendation: **APPROVAL -please note our concerns over the fenestration on the South & East elevation which we believe to be overbearing.**

Application No ADV/349960/22
Expected Decision Level Development Control Delegation
Location 9 High Street Delph
Proposal 3 Fascia Signs
Registration Date
Applicant Adele Furlong
OMBC Officer Paula Stebbings

Recommendation: **REFUSED – on the grounds that there are no details on the website and therefore the application is incomplete.**

Application No FUL/349959/22
Expected Decision Level Development Control Delegation
Location 9 High Street Delph
Proposal Part change of use from dwelling (C3) to shop/commercial premises (E©(iii))
Registration Date
Applicant Adele Furlong
OMBC Officer Paula Stebbings

Recommendation: APPROVAL

Application No HOU/350115/22
Expected Decision Level Development Control Delegation
Location 7 Denshaw Road Delph
Proposal Single storey side extension with associated alterations to windows, doors and roof, render walls to rear
Registration Date
Applicant Mr. Andrew Baxendale
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No HOU/349989/22
Expected Decision Level Development Control Delegation
Location 38-40 Wool Road Dobcross
Proposal Garden room and solar panels over existing carport
Registration Date
Applicant Mr. Dave Clinton
OMBC Officer Brian Smith

Recommendation: REFUSED – on the grounds of insufficient information on the website.

Application No FUL/340044/22
Expected Decision Level Development Control Delegation
Location Store Cottages, Mossley Road Grasscroft
Proposal Erection of double garage
Registration Date
Applicant Mr. Martin Tomlinson
OMBC Officer Brian Smith

Recommendation: APPROVED

Application No LBC/350052/22
Expected Decision Level Development Control Delegation
Location 1 Delph Lodge, Huddersfield Road Delph
Proposal Listed Building Consent to block up existing door and create new doorway

Registration Date
Applicant
OMBC Officer

Mr. Brian Murray
Paula Stebbings

Recommendation:

REFUSED – on the grounds that there is insufficient information on the website.

Application No
Expected Decision Level
Location
Proposal

HOU/350074/22
Development Control Delegation
13 New Royd Avenue, Waterhead
1) Extension of first floor and resulting in a change from a hipped roof to a gable. 2) Erection of front and rear dormers. 3) Enlargement of existing side elevation window. Gable Wall buildup and ground floor alterations creating open plan kitchen/living area and larger family bathroom to ground floor and new master bedroom with walkin wardrobe and en-suite and two additional bedrooms to first floor

Registration Date
Applicant
OMBC Officer

Mr. John Heslop
Brian Smith

Recommendation:

APPROVAL

Application No
Expected Decision Level
Location
Proposal

CND/350030/22
Development Control Delegation
4 Bunkers, Tunstead Lane Greenfield
Discharge on Condition No. 4 (biodiversity enhancement) relating to Application No. FUL/346217/21

Registration Date
Applicant
OMBC Officer

Mr. Stuart Broadhurst
Sophie Leech

Recommendation:

NOTED - APPROVAL

Application No
Expected Decision Level
Location
Proposal

HOU/350121/22
Development Control Delegation
19 Kilnbrook Close Grotton
Single storey rear extension

Registration Date
Applicant
OMBC Officer

Mr. Kieran Hibbs
Brian Smith

Recommendation:

APPROVAL

Application No
Expected Decision Level
Location
Proposal

FUL/350117/22
Development Control Delegation
2-4 Athens Way, Lees Oldham
Demolition of existing petrol filling station and extension, refurbishment and external alterations to existing use Class E food store unit alongside associated modifications to existing

car parking layout, internal vehicular access, hard and soft landscaping, and other site works

Registration Date
Applicant
OMBC Officer

c/o Agent
Matthew Taylor

Recommendation:

APPROVAL

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

HOU/350022/22
Development Control Delegation
1 Slack Hall, Thorpe Lane Austerlands
First floor side extension and single storey side extension

Mrs. Georgina Brownridge
Ethan Smyth

Recommendation:

REFUSED – on the grounds of the potential impact on the amenities of neighbouring properties.

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

HOU/350137/22
Development Control Delegation
6 Huddersfield Road Delph
Rear dormer to existing loft conversion with Juliet Balcony

Mrs. Roberta Daws
Brian Smith

Recommendation:

APPROVAL

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

HOU/350150/22
Development Control Delegation
25 Church Road Uppermill
Loft conversion with rear dormer

Mr. David Garforth
Brian Smith

Recommendation:

APPROVAL

Application No
Expected Decision Level
Location
Proposal

HOU/350105/22
Development Control Delegation
45 Palin Wood road Delph
Demolition of existing garage and erection of a two storey side extension

Registration Date
Applicant
OMBC Officer

Mr. David Jowle
Brian Smith

Recommendation:

APPROVAL

Application No HOU/349386/22
Expected Decision Level Development Control Delegation
Location 24 Corbett Way Denshaw
Proposal Single storey front and rear extension
Registration Date
Applicant Mr. Alistair Campbell
OMBC Officer Brian Smith

Recommendation: REFUSED – on the grounds that there is insufficient information on the website.

Application No HOU/350192/22
Expected Decision Level Development Control Delegation
Location 8 Thornley Park Road Grotton
Proposal Erection of a single storey side and rear extension, single storey front extension and remodel of existing dwelling
Registration Date
Applicant Mr. Scott Swaby
OMBC Officer Brian Smith

Recommendation: REFUSED – on the grounds of the potential impact on the amenities of neighbouring properties.

Application No FUL/350200/22
Expected Decision Level Development Control Delegation
Location 109-111 High Street Lees
Proposal Single storey side extension to create a new store and toilet area
Registration Date
Applicant Mr. Paul Briggs
OMBC Officer Sophie Leech

Recommendation: NOT IN SADDLEWORTH

Application No HOU/350181/22
Expected Decision Level Development Control Delegation
Location 33 Bracken Close Springhead
Proposal Single storey rear extension, front and rear dormers, raised front garden and works to drive
Registration Date
Applicant Mr. Keith Hilton
OMBC Officer Ethan Smyth

Recommendation: APPROVAL

Application No HOU/350185/22
Expected Decision Level Development Control Delegation
Location 26 Dobcross New Road Dobcross
Proposal Front porch extension
Registration Date
Applicant Mr. Daniel Llado

OMBC Officer

Brian Smith

Recommendation:

APPROVAL

5, Peak District National Park Authority – Information Document

NP/O/0822/1027 – Use of Car Park as temporary construction compound to support reservoir safely works. Binn Green, Holmfirth road Greenfield.

Noted – Saddleworth Parish Council request that signage is erected at the bottom of Holmfirth Road near The Clarence Hotel to inform visitors of this closure. We would also like to ask when the work is planned to start and finish.

It was agreed the Clerk would write to United Utilities to request this information.

Date of next meeting Monday 9th January 2023 at 7.30pm