

Minutes from Planning Committee 6 March 2023 held at the Civic Hall, Uppermill.

Present: Cllrs. P. Byrne B. Beeley
D. Simpson M. Scholes
H. Bishop

Member of the Public: Mr Peter Buckley

1, Apologies for absence Cllrs. K. Dawson, L. Dawson, J. Hudson.

2, Declarations of interest Cllr Byrne declared an interest on FUL350293/22 as she had seen the plans approx. 12 months ago.

3, Minutes from 6th February 2023. These were agreed as a true record; proposed by Cllr Beeley, seconded by Cllr Bishop and signed at the meeting by the Acting Chairman Cllr Beeley.

Mr Buckley was granted 3 minutes by the Chairman to speak about his concerns and objections regarding applications FUL/350293/22 and LBC/350294/22 - the proposed Bailey Mill development.

Mr Buckley has listed his complete statement on the OMBC planning portal. Mr Buckley then left the meeting and the development was discussed and addressed first by the Committee.

4. Planning Applications

Application No	FUL/350293/22
Expected Decision Level	Development Control Delegation
Location	Site of Bailey Mill, Delph New Road Delph
Proposal	Redevelopment of former mill site to create 60 dwellings comprising a mix of new build houses and apartments, conversion of two existing buildings to houses and apartments, along with demolition of selective Listed Buildings. Creation of ancillary access roads, infrastructure and open space, and new car park with access to Oldham Road
Registration Date	
Applicant	Mr. Jason Kennedy
OMBC Officer	Graham Dickman

Recommendation: **ARROVAL– IN PRINCIPAL - with the following comments/recommendations:**

The Committee:

1, oppose the 3 homes (25,26,27) built on greenbelt land.

2, would like further information on access plans during construction.

3, Insist that during construction a pathway be installed from Delph Donkey to Delph New Road.

4, Have concerns over the corton steel cladding being fixed to the fascias on the apartments. On oxidisation, there were concerns that it will become “too orange” over time and is unsympathetic to the listed buildings/overall development.

5, Request/recommend that the Planners consult with the NHS service to ensure they have provision for an extra 60 dwellings.

Proposed by Cllr Beeley, seconded by Cllr Scholes; all in favour.

Application No
Expected Decision Level
Location
Proposal

LBC/350294/22
Development Control Delegation
Site of Bailey Mill Delph New Road Delph
Conversion of retained West warehouse and office building, part retention of chimney, along with demolition of the weaving shed, concrete link structure, Oldham Road Warehouse, boiler house and the remnants of the main mill, to facilitate the redevelopment of former mill site to create 60 dwellings and ancillary infrastructure and open space

Registration Date
Applicant
OMBC Officer

Mr. Jason Kennedy
Graham Dickman

Recommendation:

APPROVAL

Proposed by Cllr Scholes; seconded by Cllr Simpson; all in favour.

Application No
Expected Decision Level
Location
Proposal

HOU/350447/23
Development Control Delegation
50 Brookside Avenue, Grotton
Front and rear dormer extensions. Removal of side and rear porches. Relocation of front door to front elevation. Removal of chimney stack. External alterations to elevations including full re-render of the dwelling with associated landscaping works

Registration Date
Applicant
OMBC Officer

Mr. A. Towns
Ethan Smyth

Recommendation:

REFUSED - on the grounds of loss of amenity and privacy for next door neighbours.

Proposed by Cllr Beeley, seconded by Cllr Scholes; all in favour.

Application No
Expected Decision Level
Location
Proposal

CBS2D/350426/23
Development Control Delegation
166 Saint John Street, Lees
Change of use from Commercial, Business and service (Use Class E) to ground floor flat (Use Class C3)

Registration Date
Applicant
OMBC Officer

Mr. Bernard Akin
Brian Smith

Recommendation:

APPROVAL

Proposed by Cllr Bishop, seconded by Cllr Beeley; all in favour.

Application No
Expected Decision Level
Location
Proposal

FUL/350429/23
Development Control Delegation
24 Thornley Lane Grotton
New dwelling and garage with front forecourt and additional development required to form new car spaces for No. 24

Registration Date
Applicant
OMBC Officer

Mr. C. Willis
Brian Smith

Recommendation:

REFUSED - on the grounds of poor access from Thornley Lane, out of keeping with neighbouring properties and the area.

Proposed by Cllr Beeley, seconded by Cllr Simpson; all in favour.

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

FUL/350445/23
Development Control Delegation
Green Lane Farm, Green Lane, Strinesdale
Sub-divide existing farmhouse to create 2 independent dwellings

Ms. Jane M. Holroyd
Matthew Taylor

Recommendation:

APPROVAL

Proposed by Cllr Byrne, seconded by Cllr Beeley; all in favour.

Application No
Expected Decision Level
Location
Proposal

HOU/350446
Development Control Delegation
21 Ambrose Crescent Diggle
Part single storey and part two storey rear extension, including associated works

Registration Date
Applicant
OMBC Officer

Mr. M. Cummings
Brian Smith

Recommendation:

REFUSED - on the grounds that the extension is too big and will restrict the light and privacy of the neighbouring property.

Proposed by Cllr Byrne, seconded by Cllr Bishop; all in favour.

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

FUL/350462/23
Development Control Delegation
50 Mossley Road Grasscroft
Extension of driveway and light duty vehicle crossing

Mr. Mazher Mirza
Brian Smith

Recommendation:

APPROVAL

Proposed by Cllr Bishop, seconded by Cllr Simpson; all in favour.

Application No OUT/350453/23
Expected Decision Level Development Control Delegation
Location Barnys, Rochdale Road Denshaw
Proposal Outline application (all matters reserved) for 6 x two storey holiday let cottages with associated parking and landscaping

Registration Date
Applicant Mr. Ivor Dibble
OMBC Officer Matthew Taylor

Recommendation: **REFUSED – on the grounds that it is an inappropriate development and will impact on the greenbelt.**

Proposed by Cllr Byrne, seconded by Cllr Bishop; all in favour.

Application No CND/350449/23
Expected Decision Level Development Control Delegation
Location 38 High Street Uppermill
Proposal Discharge of Condition 6 (Scheme for treating fumes and odours) relating to Application FUL/348154/21

Registration Date
Applicant Mr. Yaqoob Malik
OMBC Officer Paula Stebbings

Recommendation: **NOTED**

Application No PRA2D/350272/22
Expected Decision Level Development Control Delegation
Location Lower Bent Farm, Grasscroft
Proposal Change of use of agricultural buildings to dwellinghouses

Registration Date
Applicant Mr. D. Hough
OMBC Officer Brian Smith

Recommendation: **REFUSED – on the grounds that it is an inappropriate development in greenbelt and on the environment.**

Proposed by Cllr Scholes, seconded by Cllr Simpson; all in favour.

Application No CND/350468/23
Expected Decision Level Development Control Delegation
Location The Grange, Springmeadow Lane Uppermill
Proposal Discharge of Condition No. 3 (Drainage) Condition 4 (Drainage, swimming pool) and Condition 7 (Protection of Trees) relating to Application No. HOU/349086/22

Registration Date
Applicant Mr. Stuart Illingworth
OMBC Officer Brian Smith

Recommendation: **NOTED**

Application No HOU/350461/23
Expected Decision Level Development Control Delegation
Location 11 Brownhill Drive Austerlands
Proposal Erection of front and rear dormers, replacement of existing Upvc
Porch with brick with new balcony above, including alterations to
external elevations with associated landscaping works

Registration Date
Applicant Mr. D. Fletcher
OMBC Officer Brian Smith

Recommendation: APPROVAL

Proposed by Cllr Scholes, seconded by Cllr Byrne; all in favour.

Application No HOU/350436/23
Expected Decision Level Development Control Delegation
Location Moorcrest, Standedge Road Diggle
Proposal Revised application to HOU/349369/22 for erection of a single storey
front extension, two storey rear extension, covered canopy to side
elevation and associated alterations to external elevations

Registration Date
Applicant Mr. Mike Robinson
OMBC Officer Ethan Smyth

Recommendation: APPROVAL

**Proposed by Cllr Beeley, seconded by Cllr Simpson; all in
favour.**

Application No HOU/350489/23
Expected Decision Level Development Control Delegation
Location 4 Saint Mary's Crest, Greenfield
Proposal Two storey side extension and single storey front and rear extension

Registration Date
Applicant Mr. & Mrs. Wright
OMBC Officer Brian Smith

**Recommendation: REFUSED - on the grounds that the front extension will impact
on the street scene.**

**Proposed by Cllr Bishop, seconded by Cllr Simpson; all in
favour.**

Application No HOU/350492/23
Expected Decision Level Development Control Delegation
Location 37 Burnedge Fold Road Grasscroft
Proposal First floor extension, single storey side and rear extension and front
porch

Registration Date
Applicant Mr. Mark Atkinson
OMBC Officer Brian Smith

Recommendation: APPROVAL

**Proposed by Cllr Simpson, seconded by Cllr Scholes; all in
favour.**

Application No HOU/350521/23
Expected Decision Level Development Control Delegation
Location 5-7 Ward Lane, Diggle
Proposal First floor rear balcony with privacy screen above existing extension to No. 7 Ward Lane, cladding of rear wall of No. 5 Ward Lane and parking space for No. 5 Ward Lane below balcony

Registration Date
Applicant Mr. R. Scholes
OMBC Officer Sophie Leech

Recommendation: APPROVAL

Proposed by Cllr Byrne, seconded by Cllr Beeley; all in favour.

Application No HOU/350512/23
Expected Decision Level Development Control Delegation
Location 7 Round Meadow Close, Greenfield
Proposal Conversion of garage to habitable rooms

Registration Date
Applicant Mr. Jason McAndrew
OMBC Officer Brian Smith

Recommendation: REFUSED – on the grounds that it is inappropriate not to have garage facilities on this site. Concerns have been raised previously regarding the impact of traffic in this area.

Proposed by Cllr Bishop, seconded by Cllr Simpson; all in favour.

Application No HOU/350523/23
Expected Decision Level Development Control Delegation
Location Top O Th Croft, Ladcastle Road Uppermill
Proposal First floor extension over existing artist studio

Registration Date
Applicant Mr. Mark Demstader
OMBC Officer Brian Smith

Recommendation: APPROVAL

Proposed by Cllr Byrne, seconded by Cllr Beeley; all in favour.

Application No HOU/350546/23
Expected Decision Level Development Control Delegation
Location 8 Ward Lane Diggle
Proposal Constriction of new first floor extension above existing dwelling. Enlargement of side elevation forming new first floor. (West Elevation)

Registration Date
Applicant Mr. Daniel Morton
OMBC Officer Brian Smith

Recommendation: REFUSED – on the grounds that there are insufficient documents and detailed plans on the portal.

Proposed by Cllr Byrne, seconded by Cllr Beeley; all in favour.

Application No HOU/350542/23
Expected Decision Level Development Control Delegation
Location 16 Ravenstones Drive Diggle
Proposal Single storey side extension and rear dormer extension
Registration Date
Applicant Mr. David Rawson
OMBC Officer Brian Smith

Recommendation: APPROVAL

Proposed by Cllr Byrne, seconded by Cllr Simpson; all in favour

Application No HOU/350549/23
Expected Decision Level Development Control Delegation
Location 2B New Street Uppermill
Proposal Dormer extension to rear of roof pitch
Registration Date
Applicant Mr. L. Gill
OMBC Officer Brian Smith

Recommendation: REFUSED – on the grounds that it is considered an inappropriate overdevelopment in a conservation area, the roofline is not suitable for a dormer. Not enough consideration has been given for the impact of the construction on the amenities of neighbouring properties and parking concerns.

Proposed by Cllr Byrne, seconded by Cllr Scholes; all in favour.

Application No FUL/350567/23
Expected Decision Level Development Control Delegation
Location Cribbstones, Delph New Road Delph
Proposal Dwelling replacing existing house
Registration Date
Applicant Mrs. Clark
OMBC Officer Brian Smith

Recommendation: APPROVAL

Proposed by Cllr Byrne, seconded by Cllr Scholes; all in favour.

Date of next Meeting : Monday 3rd April 2023 at 7.30pm