**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 1st September 2025**

There were present: Cllr. Helen Bishop – Chair

Cllr. Barbara Beeley – Vice Chair

Cllrs. R. Blackmore, J. Garner, B. Witt

**Apologies for Absence:** Cllrs. E. Adamson, L. Dawson, K. Dawson, P. Gaul, L. Thompson

1. **Absent**: Cllr. M. Birchall
2. **Declarations of Interest** –

Cllr Beeley declared a none pecuniary interest in HOU354855.

All Councillors declared a none pecuniary interest in HOU1354835.

1. **Approval of the Minutes of the meeting held on Monday 4th August 2025**

The minutes were approved as a correct record and signed at the meeting by the Chair.

1. **Matters Arising**

FUL/354765/25 an email had been received by a resident with concerns that this application was invalid due to inaccurate information. The building is not in fact occupied and is not owned by the applicant.

Cllr Bishop explained she had received a number of similar concerns and she had requested the application be sent to committee for decision, but this was declined by the Head of Planning. We are waiting for OMBC to make their decision.

1. **PLANNING APPLICATIONS**

Councillor Beeley, who had declared a non-pecuniary interest, explained her concerns regarding the following application and then left the meeting.

Application No HOU/354855/25

Expected Decision Development Control Delegation

Location 27 Noon Sun Close Greenfield

Proposal 1. Partial garage conversion and associated works

Registration Date 2. Additional parking area to compensate for garage conversion

Applicant Ms Rachel Webster

OMBC Officer Aimee Collins

**Recommendation REFUSAL- on the grounds that the raising of the roof ridge would impact on the privacy and amenity of neighbouring properties. Such an increase in the height and prominence of the roof line would negatively impact the street scene.**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Cllr Beeley then returned to the meeting.

Application No HOU/354569/25

Expected Decision Development Control Delegation

Location 16 Clough Lane Grasscroft

Proposal Replacement of windows to the property

Registration Date

Applicant Mrs. Kerry Crozier

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Garner, seconded Cllr Beeley, carried.

Application No LBC/354570/25

Expected Decision Development Control Delegation

Location 16 Clough Lane Grasscroft

Proposal Replacement of windows to the property

Registration Date

Applicant Mrs. Kerry Crozier

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Garner, seconded Cllr Beeley, carried.

Application No HOU/354827/25

Expected Decision Development Control Delegation

Location 11 Round Meadow Close Greenfield

Proposal Partial garage conversion including installation of a bi-fold door to the rear elevation

Registration Date

Applicant Mr. David Wagstaff

OMBC Officer Aimee Collins

**Recommendation REFUSAL – on the grounds of concern over the impact on the street scene. Concern over parking and shared access to neighbouring properties. Concerns this would set a president in an area with already very limited on street parking.**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No PIP/354880/25

Expected Decision Development Control Delegation

Location Land adjacent to 20 Buckley Street Uppermill

Proposal Permission in Principle for residential development of 1 detached dwelling

Registration Date

Applicant HNA Architects Ltd

OMBC Officer Sophie Leech

**Recommendation SPC understand this has already been approved 20th August and express their disappointment they were unable to share their consultation comments prior to this.**

**However, they expressed concern over the parking provision.**

Application No HOU/354835/25

Expected Decision Development Control Delegation

Location 8 Springmeadow Lane Uppermill

Proposal Single storey rear extension

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Bishop, seconded Cllr Beeley, carried.

Application No HOU/354847/25

Expected Decision Development Control Delegation

Location 165 Stamford Road Lees

Proposal Retention of raised rear patio with reduction in depth of patio area

Registration Date

Applicant Mr. Ryan Mayes

OMBC Officer Sophie Leech

**Recommendation NOT IN PARISH AREA**

Application No LBC/354760/25

Expected Decision Development Control Delegation

Location 26 Stoneswood Road Delph

Proposal Maintain damp proofing of under-road storage cupboard behind lounge and party walls in lounge. No alterations to existing wall positions

Registration Date

Applicant Miss Laura Thompson

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No FUL/354814/25

Expected Decision Development Control Delegation

Location Sherbrooke Hall Farm, High Stile Lane Dobcross

Proposal Demolition of existing equestrian/farm building together with main house and redevelopment of site to create 5 new dwellings

Registration Date

Applicant Mr. John Sykes

OMBC Officer Sophie Leech

**Recommendation REFUSAL – on the grounds that it is an inappropriate development in greenbelt land. There is inappropriate access due to the narrow road.**

Proposed Cllr Garner, seconded Cllr Beeley, carried.

Application No HOU/354749/25

Expected Decision Development Control Delegation

Location 6 Buckley Drive Denshaw

Proposal 1. Single storey rear extension. 2. Creation of two additional parking spaces

Registration Date

Applicant Mr. Steve Ingram

OMBC Officer Aimee Collins

**Recommendation APPROVED. Please note SPC recommend the car park spaces are constructed with permeable material due to the risk of flooding in this area.**

Proposed Cllr Witt, seconded Cllr Garner, carried.

Application No HOU/354754/25

Expected Decision Development Control Delegation

Location 7 Devon Drive Diggle

Proposal Rear extension and dormer

Registration Date

Applicant Mr. Steve Ingram

OMBC Officer Aimee Collins

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Witt, carried.

Application No FUL/354818/25

Expected Decision Development Control Delegation

Location Land to the North side of Whitegates Lane Strinesdale

Proposal Proposed siting of mobile home for a temporary period of 3 years to provide living accommodation for agricultural worker and family

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Sophie Leech

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

Application No HOU/354856/25

Expected Decision Development Control Delegation

Location Calf Hey Barn, Oldham Road Denshaw

Proposal 1. Demolition of one existing single storey domestic outbuilding. 2. Erection of single storey detached domestic outbuilding

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Aimee Collins

**Recommendation APPROVED**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No HOU/354881/25

Expected Decision Development Control Delegation

Location 16 Heywood Fold Road Austerlands

Proposal Extension to existing front dormer

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No HOU/354883/25

Expected Decision Development Control Delegation

Location 63 Belmont Avenue Springhead

Proposal 1. Front Porch. 2. Single storey side extension. 3. Raised decking area. 4. Pergoda in rear garden

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No HOU/354876/25

Expected Decision Development Control Delegation

Location 3 Saint Mary’s Crest Greenfield

Proposal Demolition of existing conservatory. 2. Erection of single storey front extension

Registration Date

Applicant Mr. Steven Mellor

OMBC Officer Aimee Collins

**Recommendation APPROVED**

Proposed Cllr Garner, seconded Cllr Witt, carried.

Application No HOU/354871/25

Expected Decision Development Control Delegation

Location 9 Pickmere Mews Uppermill

Proposal Infill of existing garage door opening with a stone mullioned window and natural stone wall below

Registration Date

Applicant Mr. Peter Czajkowskyj

OMBC Officer Graham Dickman

**Recommendation REFUSAL – on the grounds that the applicant should adhere to the original conditions which state garages should be retained for garage use. Concerns going forward for parking in the area if this sets a precedent.**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No HOU/354855/25

Expected Decision Development Control Delegation

Location 4 Den Hill Drive Springhead

Proposal 1. Raising of ridge height. 2. Front and rear dormers. 3. Associated alterations

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Simon Lake

**Recommendation APPROVED – however SPC concerned the rendering is out of character with the street scene.**

Proposed Cllr Garner, seconded Bishop, carried.

Application No HOU/354878/25

Expected Decision Development Control Delegation

Location 9 Langley Avenue Grotton

Proposal 1. Two storey front extension. 2. Two storey rear extension. 3. Alterations to existing roof and elevations with associated landscaping works

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No CND/354902/25

Expected Decision Development Control Delegation

Location Clough Manor, Rochdale Road Denshaw

Proposal Discharge of Condition No. 19 (Landscape and Ecology Management Plan) relating to Application No. FUL/351962/23

Registration Date

Applicant Mr. Niall Mellan

OMBC Officer Graham Dickman

**Recommendation NOTED**

**SPC would like to reinforce its concerns regarding how this property and land is being managed and the destruction of the surrounding greenbelt land. Nearby residents have been terrified and bullied by the people on site.**

1. **Update on Higher Kinders**

Cllr Bishop advised that she had spoken to OMBC Planning Enforcement regarding this insisting that work should be stopped immediately. Enforcement confirmed they have written to the owners. Historic England have concerns over some of the insulation being used.

The Planning application does not reflect the work that has already been carried out.