**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 3rd February 2025**

There were present: Cllr Bishop (Chairman), Cllr B Beeley (Vice Chairman)

Cllrs R Blackmore, Cllrs K Dawson, L Dawson, J Garner, P Gaul, B Witt (observing).

**1, Apologies for Absence**: E Adamson, L Thompson.

**Absent**: Cllr M Birchall

**2, Declarations of Interest:** None declared

**3, Minutes of the last meeting held on Monday 6th January 2025**

The minutes were accepted as a true record and signed by the Chairman, Proposed Cllr Beeley, seconded Cllr Garner.

**4, Planning List**

Application No LBC/353829/24

Expected Decision Development Control Delegation

Location 1 Higher Kinders, Kinders Lane Greenfield

Proposa**l** 1. Removal and reinstatement of roof slates to ensure building is watertight. 2. Lead joint between adjoining roof slopes of No. 1 and No. 2 Higher Kinders. 3. Removal of unstable chimney breast, stack and pots and reinstatement with replacement chimney breast, stack and pots using reclaimed stone. 4. Renew stone parapet and ridge tiles. 5. Internal works including removal of rotten floor joists and boards and replacement with timber floor joists and boards.6. Internal timber partitions to form rooms including bedroom, kitchen, bathroom and internal staircase. 7. Replacement of internal doors. 8. Internal wall insulation and tanking to solid stone walls. 9. Repair and replacement of external steps

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Matthew Taylor

**Recommendation REFUSED – on the grounds that:**

-The application appears to be deliberately misleading.

-Repair and replacement of external steps not in keeping with the traditional character of the building.

-Many other features out of keeping with a listed building.

-Roof very conspicuous with inappropriate materials proposed, we request the roofline is restored to its original state.

-Concerns there is no clear access route.

-External door to 2nd floor and layout outside seems to suggest this will be two properties not one.

-Site map does not correlate with the existing curtilage of the building.

-the work already done on this property has ruined the character of a grade 2\* listed building

**SPC have already written to OMBC Planning with their strong concerns that work has continued on this listed building without planning permission, denying all consultees the right to comment on the application prior to any work starting.**

**We strongly urge OMBC Planning to take enforcement action.**

 Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No HOU/353630/24

Expected Decision Development Control Delegation

Location Lark Hill House, Lark Hill Lane Dobcross

Proposal Single storey extension to east elevation

Registration Date

Applicant S.Ingram & Associates

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr L Dawson, seconded Cllr K Dawson, carried.

Application No FUL/353573/24

Expected Decision Development Control Delegation

Location Shiloh Farm, Shiloh Lane Strinesdale

Proposal Erection of a shed for storage of farm machinery

Registration Date

Applicant Mr. Dominic Barnes

OMBC Officer Graham Dickman

**Recommendation APPROVAL**

Although we would ordinarily refuse any application in greenbelt land, this is an exception. We would oppose any change of use in the future.

Proposed Cllr Gaul, seconded Cllr Garner, carried.

Application No PRA2D/353765/24

Expected Decision Development Control Delegation

Location Former agricultural building at Thurston Clough, Thurston Clough Lane Delph

Proposal Prior approval for the conversion of the barn into 5 dwellinghouses, along with associated external alterations and the formation of a domestic curtilage

Registration Date

Applicant Miss Maxine Parker

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Only approving as it will not impact on the openness of the greenbelt, will not go beyond the curtilage of the building and access is improved and made safe.

Proposed Cllr Blackmore, seconded Cllr Gaul, carried.

Application No LBC/353875/24

Expected Decision Development Control Delegation

Location 4 Bunkers, Tunstead Lane Greenfield

Proposal Internal alterations to existing Grade 1 Listed dwelling

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No OUT/353880/24

Expected Decision Development Control Delegation

Location Station House, Station Lane, Greenfield

Proposal Demolition of Station House and erection of 1 dwelling with access, scale and layout to be considered, all other matters reserved

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Sophie Leech

**Recommendation APPROVAL – in principle.**

Effort must be made to retain as many trees as possible, please ensure front elevation in no higher than the current property, ensure glazing/cladding materials used are appropriate for the building.

 Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No FUL/353882/24

Expected Decision Development Control Delegation

Location Clough Manor, Rochdale Road Denshaw

Proposal Change of use, conversion and extension of former hotel to 8 residential apartments (C3)

Registration Date

Applicant Mr. Alan Doherty

OMBC Officer Matthew Taylor

**Recommendation REFUSED – on the grounds that**

**the 2 separate applications for the same property are causing confusion and lack of clarity.**

**Concern that the application will take increase the original building size by more than 33% in greenbelt.**

**Misleading apartment specifications, inconsistency over the proposed number of units.**

**Plans do not highlight site or ownership boundaries**

**We understand work has already taken place without planning permission.**

Proposed Cllr Bishop, seconded Cllr K Dawson, 6 in favour, 1 abstention, carried.

Application No FUL/353881/24

Expected Decision Development Control Delegation

Location Clough Manor Rochdale Road Denshaw

Proposal Change of use of part of ground floor from a hotel (Use Class C1) to residential to create 1 x one-bedroom apartment and 2 x two bedroom apartments (Use Class C3)

Registration Date

Applicant Mr. Alan Doherty

OMBC Officer Matthew Taylor

**Recommendation REFUSED – SEE ABOVE FUL/353882/24**

Proposed Cllr Bishop, seconded Cllr K Dawson, 6 in favour, 1 abstention, carried.

Application No HOU/353899/24

Expected Decision Development Control Delegation

Location 11 Clifton Holme Delph

Proposal Single storey side and rear extensions and porch to the front elevation

Registration Date

Applicant Mrs. Roberta Daw

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr K Dawson, seconded Cllr Garner, carried.

Application No FUL/353898/24

Expected Decision Development Control Delegation

Location 20 Woods Lane Dobcross

Proposal Change of use of lower ground floor and part of ground floor from Use Class E to Use Class C3 (Studio Apartment) including addition of window to gable elevation (part retrospective)

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Sophie Leech

**Recommendation APPROVAL**

Proposed Cllr L Dawson, seconded Cllr Garner, 6 in favour, 1 abstention, carried.

Application No HOU/353879/24

Expected Decision Development Control Delegation

Location The Poplars, Waterside Cottages Greenfield

Proposal Single storey rear and side extensions

Registration Date

Applicant Mr. Dave George

OMBC Officer Luke Watson

**Recommendation APPROVAL**

Proposed Cllr Garner, seconded Cllr Blackmore, carried.

Application No HOU/353725/24

Expected Decision Development Control Delegation

Location 112 Stamford Road Lees

Proposal Addition of two light duty vehicle crossings

Registration Date

Applicant Caroline Buckley

OMBC Officer Brian Smith

**Recommendation NOTED**

**AOB**

Issues with Buckley Drive were discussed. Cllr Bishop asked the committee to consider this and it was agreed to add this to the agenda at the next meeting for further discussion.

**Date of Next meeting: Monday 3rd March 2025 at 7.00pm**