**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 4th August 2025**

There were present: Cllr. Helen Bishop – Chair

Cllr. Barbara Beeley – Vice Chair

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

1. **Apologies for Absence:** Cllrs. E. Adamson, L. Dawson, K. Dawson, P. Gaul, L. Thompson
2. **Absent**: Cllr. M. Birchall
3. **Declarations of Interest** – None
4. **Approval of the Minutes of the meeting held on Monday 7th July 2025**

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

1. **PLANNING APPLICATIONS**

Application No FUL/354765/25

Expected Decision  Development Control Delegation

Location 28 Wellmeadow Lane, Uppermill, OL3 6DX

Proposal Change of use from residential (Use Class C3) to residential childrens' home (Use Class C2) including conversion of garage to office

Registration Date

Applicant Mr Ryan Gee

OMBC Officer Sophie Leech

**Recommendation REFUSED – on the grounds of:-**

**Change of use from residential to commercial - concerns it is introducing a commercial aspect to a historically residential area.**

**Potential loss of amenity for neighbouring properties and concerns over disruption.**

**Highway safety and parking concerns – increase in visitors and staff to the property. Parking is already tight on this street and the loss of the garage will only exacerbate this situation.**

**More than 400metres away from public transport**

Proposed Cllr Blackmore, seconded Cllr Beeley, carried.

Application No HOU/354676/25

Expected Decision Development Control Delegation

Location The Lookout, 33A Beechfield Grasscroft

Proposal Erection of a single storey rear extension and enclosure of existing external terrace to form a sun room

Registration Date

Applicant Mr. Tim Hemmingway

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that the property is on the edge of the greenbelt with cross valley views. Concerns over inappropriate material used and an overdevelopment of the site.**

Proposed Cllr Garner, seconded Cllr Blackmore, carried

Application No CND/354712/25

Expected Decision Development Control Delegation

Location Knoll Mill, Wellington Road Greenfield

Proposal Discharge of Condition No. 11 (Contamination) relating to Application No. FUL/346142/21

Registration Date

Applicant Mr. Craig Barnsdale

OMBC Officer Abiola Labisi

**Recommendation NOTED**

Application No LBC/354656/25

Expected Decision Development Control Delegation

Location 11 High Street Delph

Proposal Alteration to the rear full length window to create a smaller window

Registration Date

Applicant Mrs. Stevie Leigh

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Witt, carried.

Application No HOU/354720/25

Expected Decision Development Control Delegation

Location 2B New Street Uppermill

Proposal Rear Dormer

Registration Date

Applicant Mrs. D. Gill

OMBC Officer Brian Smith

**Recommendation APPROVAL**

SPC has noted and approved of the change of materials from the previous application.

Proposed Cllr Blackmore, seconded Cllr Witt, carried.

Application No FUL/354745/25

Expected Decision Development Control Delegation

Location Land To The Rear Of 74 - 82 High Street

Lees, OL4 5AE

Proposal Erection of a two storey building comprising 2 no. one bedroom apartments with associated car parking and landscaping

Registration Date

Applicant Mrs Caroline Tamworth

OMBC Officer Sophie Leech

**Recommendation NOT IN PARISH AREA**

Application No HOU/354763/25

Expected Decision Development Control Delegation

Location 2 Holcombe Close, Springhead, OL4 4RW

Proposal 1) Two storey side extension 2) Single storey front extension 3) Rear dormer 4) Garage roof remodelling 5) Associated refurbishing and remodelling 6) 2m fence along western boundary.

Registration Date

Applicant Steve Shiels

OMBC Officer Aimee Collins

**Recommendation APROVAL – for the substantive part of the application. However, SPC object to the proposed 2meter high fence, not in keeping with the area, and wish this to be addressed.**

Proposed Cllr Bishop, seconded Cllr Beeley, carried.

Application No SONDPR/354747/25

Expected Decision Development Control Delegation

Location Ralphs Farm, Huddersfield Rd, Denshaw, OL3 5SB

Proposal Prior approval for the installation of 159w PV modules on the roof of the agricultural building

Registration Date

Applicant Mr Oliver Gunning

OMBC Officer Dave Richards

**Recommendation APPROVAL**

Proposed Cllr Witt, seconded Cllr Garner, carried.

Application No CND/354753/25

Expected Decision Development Control Delegation

Location Hey House Farm, Ripponden Rd, Denshaw, OL3 5UN

Proposal Discharge of condition 10 (bats) relating to VAR/352692/24.

Registration Date

Applicant HNA Architects

OMBC Officer Sophie Leech

**Recommendation NOTED**

Application No HOU/354762/25

Expected Decision Development Control Delegation

Location 1 Delph New Road, Dobcross, OL3 5AZ

Proposal Single storey side extension

Registration Date

Applicant Mr Warren Greenway

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Witt, seconded Cllr Garner, carried.

Application No FUL/354717/25

Expected Decision Development Control Delegation

Location Kinders Mill, Kinders Lane, Greenfield, OL3 7BL

Proposal Erection of 9 no. new dwellings & associated site works

Registration Date

Applicant HNA Architects

OMBC Officer Matthew Taylor

**Recommendation REFUSAL – on the grounds that there is a lack of affordable housing in this application.**

**Concerns that there will be loss of employment at the site. Why is there not a change of use from commercial/industrial to residential?**

Proposed Cllr Garner, seconded Cllr Bishop, carried.

Application No VAR/354744/25

Expected Decision Development Control Delegation

Location 10 Shaws Lane, Uppermill, OL3 6LE

Proposal Variation of condition no. 2 (approved plans relating to application number HOU/354206/25) for alterations to the entrance/porch roof, removal of pergola louvers, and increase in depth of the pitched roof oriel window to accommodate sidelight windows

Registration Date

Applicant Mr Andrew Moller

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No HOU/354766/25

Expected Decision  Development Control Delegation

Location 29 Springmeadow Lane, Uppermill, OL3 6HW

Proposal Erection of a two storey side extension

Registration Date

Applicant Mr Steven Mellor

OMBC Officer Aimee Collins

**Recommendation APPROVAL**

Proposed Cllr Blackmore, seconded Cllr Witt, carried.

This is in fact an extension above an existing garage.

Application No FUL/353295/24

Expected Decision

LocationLand Adjacent to Moss Grove (Off Shaw Hall Bank Road, Greenfield, Oldham, OL3 7LD

Proposal Erection of 2 no. dwellings (amended plans).

Registration Date

Applicant

OMBC Officer Martyn Leigh

**Recommendation REFUSAL – on the grounds that this is a completely new application; we request it is re submitted.**

**More attention needs to be afforded to the issues around access and parking. The wildlife buffer corridor needs to be kept open. Loss of amenities to neighbouring properties.**

Proposed Cllr Bishop, seconded Cllr Blackmore, carried.

Application No CND/354741/25

Expected Decision Development Control Delegation

Location Land to South of Lodge Bank House

Harrop Court Road, Diggle, OL3 5LL

Proposal Discharge of condition no. 7 (BNG) relating to app no. FUL/354048/25

Registration Date

Applicant Mr Mark Jones

OMBC Officer Brian Smith

**Recommendation NOTED**

Application No HOU/354572/25

Expected Decision Development Control Delegation

Location 5 Metcalf Mews, Uppermill, OL3 6DN

Proposal rear garden conservatory

Registration Date

Applicant Mr Jonathan Hammond

OMBC Officer Brian Smith

**Recommendation APPROVAL**

Proposed Cllr Beeley, seconded Cllr Garner. Carried.

Application No CND/354802/25

Expected Decision Development Control Delegation

Location The Barns, Clough Lane, Grasscroft, OL4 4EW

Proposal Discharge of conditions 3 (Materials Approval), 6 (Bats), 8 (Landscaping/Replacement trees), 9 (Construction Management Plan), 10 (Drainage) relating to PA/345054/20

Registration Date

Applicant Mr Alan Davies

OMBC Officer Matthew Taylor

**Recommendation NOTED**

1. **PEAK NP/O/0725/0699/0700 Lode Clough, Pobgreen Lane, Uppermill**

Saddleworth Parish Council have no issues with the replacement of the old septic tank but have grave concerns that by installing a new freshwater borehole it may have a detrimental effect to neighbouring properties and request that this concern is investigated. We understand Neighbouring properties lower down are on wells and springs which could dry up if a borehole is sunk further up.

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

1. **Date of next Meeting: Monday 1st September 2025 at 7.00pm**