**Minutes from Planning Committee 6th June held at the Civic Hall, Uppermill.**

**Present:** Cllrs. H Bishop (Chairman)

B. Beeley, R. Blackmore, E Adamson, K Dawson, L Dawson, J Garner, M Birchall,

**1, Apologies for absence** Cllr P Gaul

 **Absent** Cllr D Wall

**2, Declarations of interest** Cllr Bishop declared an interest in HOU/350968/23 HOU/349091/22 as she knows the applicant.

Cllr Blackmore declared an interest in VAR/351032/23 as he knows the applicant.

**3, Minutes from 2nd May 2023.** These were agreed as a true record; proposed by Cllr Beeley, seconded by Cllr K Dawson and signed at the meeting by the previous Vice Chairman Cllr Beeley.

**4. Planning Applications**

Application No FUL/350880/23

Expected Decision Level Development Control Delegation

Location land adjacent to No. 1 Mytholme, High Street Uppermill

Proposal Erection of a single storey dwelling

Registration Date

Applicant Mr. J. Matthews

OMBC Officer Emma Breheny

**RECOMMENDATION: REFUSAL – on the grounds that it is an inappropriate development in greenbelt land. No exceptional circumstances to take into account.**

Proposed Cllr Garner, Seconded Cllr Blackmore. 7 in favour, 1 abstention.

Application No HOU/350877/23

Expected Decision Level Development Control Delegation

Location 15 Beech Avenue Greenfield

Proposal Single storey rear extension

Registration Date

Applicant Mr. Mark Albiston

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED.**

Proposed Cllr Birchall, Seconded Cllr Adamson. All in favour

Application No HOU/350885/23

Expected Decision Level Development Control Delegation

Location 38 Clough Lane Grasscroft

Proposal Single storey rear extension with decking

Registration Date

Applicant Mr. Alexander Williamson

OMBC Officer Kathrine Williamson

**RECOMMENDATION: APPROVED.**

**We appreciate that although in a conservation area, it doesn’t appear to distract from the character or the street scene.**

Proposed Cllr K Dawson Seconded Cllr Birchall. All in favour

Application No CND/350886/23

Expected Decision Level Development Control Delegation

Location 792-794 Huddersfield Road Austerlands

Proposal Discharge of condition No. 5 (Parking) relating to approved Application FUL347562/21

Registration Date

Applicant Mr. Alan Doherty

OMBC Officer Matthew Taylor

**RECOMMENDATION: NOTED**

Application No HOU/350908/23

Expected Decision Level Development Control Delegation

Location 72 Mossley Road Grasscroft

Proposal 1) Two single storey side and rear extensions. 2) Detached garage

Registration Date

Applicant Mr. Martin Poulton

OMBC Officer Katherine Williamson

**RECOMMENDATION: REFUSAL – on the grounds that it is an inappropriate development in the greenbelt. We also feel that both extensions, plus the garage, represent a much larger area than is appropriate (in excess of 33%).**

Proposed Cllr K Dawson, Seconded Cllr Bishop. 7 in favour, 1 abstention

Application No HOU/350907/23

Expected Decision Level Development Control Delegation

Location 2 Grove Road Uppermill

Proposal Single storey side extension, outdoor terrace and dormer roof extension

Registration Date

Applicant Mr. Andrew Clinch

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVAL.**

Proposed Cllr Blackmore, Seconded Cllr K Dawson. All in favour.

Application No CND/350889/23

Expected Decision Level Development Control Delegation

Location Harrop Court Mill, Harrop Court Road Diggle

Proposal Discharge of Condition No. 9 (Water Framework Directive Assessment) and Condition 10, (Phase 1 site investigation and assessment) relating to Planning permission PA/341711/18

Registration Date

Applicant Mr. Yousaf Qazi

OMBC Officer Matthew Taylor

**RECOMMENDATION: NOTED**

Application No ADV/350920/23

Expected Decision Level Development Control Delegation

Location 2-4 Athens Way Lees

Proposal Erection and display of 2 internally illuminated fascia signs, I internally illuminated totem sign, 1 Vinyl sign and 2 wayfinder signs

Registration Date

Applicant Celia Brearley

OMBC Officer Matthew Taylor

**RECOMMENDATION: APPROVED.**

Proposed Cllr Beeley, Seconded Cllr K Dawson. All in favour.

Application No OUT/350960/23

Expected Decision Level Development Control Delegation

Location Land at Pingle Lane Delph

Proposal Outline application for the erection of a detached bungalow with details of access and layout to be considered (matters of appearance, landscaping and scale to be reserved)

Registration Date

Applicant S. Ingram & Associates

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds that it is an inappropriate development on greenbelt land. Plus we have concerns over access. No exceptional circumstances provided.**

Proposed Cllr Garner, Seconded Cllr Blackmore. 7 in favour, 1 abstention.

Application No HOU/350845/23

Expected Decision Level Development Control Delegation

Location 112 Mossley Road Grasscroft

Proposal Erection of free standing ground mounted solar (photovoltaic) array comprising 22 panels with output of 8.8kW

Registration Date

Applicant Mrs. Chloe Reganaz

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED. With the following notes:**

**1, We have recommended approval as there is no visual impact from any vantage points.**

**2, This is not a permanent development and can be removed at any time.**

**3, On condition that the trees and hedges surrounding must be retained to keep the screening.**

Proposed Cllr Birchall, Seconded Cllr Blackmore. 6 in favour, 2 abstentions.

Application No HOU/350951/23

Expected Decision Level Development Control Delegation

Location Gatehead Farm. Gatehead Road Deplh

Proposal Erection of a mezzanine extension and new vehicle/pedestrian gate

Registration Date

Applicant Mr. & Mrs. Richard & Vicki Harold

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED – as long as the following conditions are met:**

**1, Removal & replacement of the aluminium sliding door**

**2, To replace the UPVC windows with a more suitable material appropriate in a conservation area.**

Proposed Cllr Birchall, Seconded Cllr K Dawson. 4 in favour, 3 against, 1 abstention.

Application No HOU/350968/23

Expected Decision Level Development Control Delegation

Location 1A North Avenue Greenfield

Proposal Roof alterations, including increase in ridge height and formation of second floor accommodation (re-submission of HOU/349091/22 with additional window details)

Registration Date

Applicant Mr. John Barnes

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds of loss of amenity and privacy for neighbouring property.**

Proposed Cllr Beeley, Seconded Cllr Garner. All in favour

Application No CN D/350977/23

Expected Decision Level Development Control Delegation

Location 8 Church Fields Dobcross

Proposal Discharge of Condition No. 3 (Materials) in relation to HOU/348205/21 and LBC/348204/21

Registration Date

Applicant Ian Whitworth

OMBC Officer Paula Stebbings

**RECOMMENDATION: NOTED**

Application No FUL/351025/23

Expected Decision Level Development Control Delegation

Location 4 Bunkers, Tunstead Lane, Greenfield

Proposal Proposed conversion of outbuilding to residential dwelling with alterations to windows and doors, formation of residential curtilage and single storey extension. Re-submission of refused application FUL/350283/22

Registration Date

Applicant Mr. & Mrs. M. Bradbury

OMBC Officer Sophie Leech

**RECOMMENDATION: REFUSAL – on the grounds that it is an inappropriate development in a conservation area and greenbelt land. Concern raised over reduction in parking.**

Proposed Cllr Beeley, Seconded Cllr Adamson. 7 in favour, 1 abstention.

Application No VAR/351040/23

Expected Decision Level Development Control Delegation

Location Heyes Farm, Ward Lane, Holly Grove,. Dobcross

Proposal Removal/Variation of Condition No. 2 and Approved Schedule List. (The design fails to comply with Building Regulation Part 'O' relating to overheating. There are excessive areas of glazing to the west and south elevation) relating to Application Number FUL/346091/21

Registration Date

Applicant Mr. Lee Prenty

OMBC Officer Brian Smith

**RECOMMENDATION: NOTED.**

**However, SPC expresses concern over the excessive areas of glazing.**

Application No HOU/350952/23

Expected Decision Level Development Control Delegation

Location 23 Rivington Road Springhead

Proposal 1. One front dormer and one rear dormer. 2. Single storey rear extension

Registration Date

Applicant Mr. Jordan Farrelly

OMBC Officer Katherine Williamson

**RECOMMENDATION: APPROVED.**

Proposed Cllr Beeley, Seconded Cllr Birchall. All in favour,

Application No HOU/350987/23

Expected Decision Level Development Control Delegation

Location 9 Cornwall Crescent Diggle

Proposal Single storey side extension

Registration Date

Applicant Mr. Daniel Llado

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

Proposed Cllr K Dawson, Seconded Cllr Birchall. 7 in favour, 1 abstention.

Application No VAR/351032/23

Expected Decision Level Development Control Delegation

Location Land at Running Hill Lane Dobcross

Proposal Variation of Condition No. 2 (Approved Details Schedule List) and condition 3 (materials to be approved) relating to Application No. PRA2D/346807/21

Registration Date

Applicant Mr. Daniel Bramwell

OMBC Officer Brian Smith

**RECOMMENDATION: NOTED**

Application No VAR/350991/23

Expected Decision Level Development Control Delegation

Location Land to the rear of 96 High Street Lees

Proposal Variation of Condition 2 (Approved Plans), increase roof pitch by 2 degrees overall, height increase of 300mm, changes to front and rear fenestration and widening access door and adding rear ramps for disabled access, relating to approved application FUL/345839/20

Registration Date

Applicant Mr. Michael Booth

OMBC Officer Emma Breheny

**RECOMMENDATION: NOTED.**

**However, concerns raised over the height increase of 300mm and changed to fenestration. Must be compatible with Lees Conservation Area requirements. Concerns over the removal of trees in a conservation area without permission.**

Application No CND//351014/23

Expected Decision Level Development Control Delegation

Location 8 Owen Fold Lees

Proposal Discharge of Condition No. 3 (Site Investigation Phase 1), Condition No. 5 (Site Investigation Phase 2), Condition No. 7 (Site Levels) relating to FUL/345320/20

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Emma Breheny

**RECOMMENDATION: NOTED**

**5, Peak District National Park – Application No. NP/0523/0501**

Saddleworth War Memorial – Located on Aldermans Hill (Also known as Pots and Pans Hill) Saddleworth Moor. Listed Building Consent – Conservation repairs to the war memorial including re-pointing stonework, new fixings for the bronze plaques and wreath retention wires

**NOTED**

**SPC are pleased and fully support these repairs keeping the memorial in good repair.**

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