**Minutes of the Planning Committee Meeting held**

**at the Civic Hall, Uppermill on Monday 6th October 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.

**Absent**: Cllr. M. Birchall.

**Declarations of Interest:** All Councillors present declared a none pecuniary interest in LBC354888.

**Approval of the Minutes of the meeting held on Monday 1st September 2025**

The minutes were approved as a correct record and signed at the meeting by the Chair. Proposed Cllr Garner, seconded Cllr Beeley.

 **PLANNING APPLICATIONS**

Application No FUL/354864/25

Expected Decision Development Control Delegation

Location Higher Grange Farm, Millcroft Lane Delph

Proposal Erection of 30 Solar PV panels

Registration Date

Applicant Mr. Mike Davies

OMBC Officer Matthew Taylor

**Recommendation APPROVED**

Proposed Cllr Blackmore, seconded Cllr Witt, carried.

Application No VAR/354889/25

Expected Decision Development Control Delegation

Location Silver Hill Thurston Clough Road Delph

Proposal Retrospective application, removal of Condition No. 4(Removal of exiting garage) relating to application Np. HOU.345881/20

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Abiola Labisi

**Recommendation REFUSAL – on the grounds that we believe this retrospective application undermines the planning process. The additional garage represents an inappropriate development in greenbelt land.**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No FUL/354892/25

Expected Decision Development Control Delegation

Location Grandpa Greenes Luxury Iced Cream, Ward lane Diggle

Proposal Redevelopment of existing café building with ancillary takeaway facilities (Class E) to form single storey café (Class E) with ancillary takeaway facilities

Registration Date

Applicant Mr. Mark Jones

OMBC Officer Sophie Leech

**Recommendation REFUSAL – on the grounds that it is an unnecessary and inappropriate development of greenbelt land.**

**Concerns that increased footfall would cause encroachment onto the canal and towpath which is public land.**

**Concerns over litter as there are no external bins in the vicinity.**

**Concerns over increased traffic and parking; we understand the traffic survey was conducted in Jan 22 which will bear no reflection of the traffic experienced over the busy summer months.**

Proposed Cllr Blackmore, seconded Cllr Beeley, carried.

Application No CND/354970/25

Expected Decision Development Control Delegation

Location Carr House, Standedge Road Diggle

Proposal Discharge of Condition No. 4 (Balcony Method Statement) associated with LBC/348654/22

Registration Date

Applicant Hollie Barton

OMBC Officer Brian Smith

**Recommendation NOTED**

Application No CND/354971/25

Expected Decision Development Control Delegation

Location Carr House, Standedge Road Diggle

Proposal Discharge of Condition No. 4 (Balcony Method Statement) associated with HOU/348636/22

Registration Date

Applicant Hollie Barton

OMBC Officer Brian Smith

**Recommendation NOTED**

Application No LBC/354888/25

Expected Decision Development Control Delegation

Location 4 Higher Kinders, Kinders Lane Greenfield

Proposal Replacement of existing front wooden gutter with a new front wooden gutter to Grade II\*Listed Building

Registration Date

Applicant Mr. Chris Davies

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No HOU/354961/25

Expected Decision Development Control Delegation

Location 13 Ambrose Crescent Diggle

Proposal 1. Partial demolition of existing garage. 2. Single storey rear and side extension

Registration Date

Applicant Mr. Joe Jennings

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Bishop, seconded Cllr Garner, carried.

Application No HOU/354949/25

Expected Decision Development Control Delegation

Location 5 Sharon Avenue Grasscroft

Proposal 1. Single storey side extension. 2. Two storey rear extension. 3. Installation of cladding panels part to front, rear and side elevations. 4. Rendering of external brickwork. 5. Installation of rear and side balcony

Registration Date

Applicant Mr. Ryan Gee

OMBC Officer Aimee Collins

**Recommendation APPROVED; however SPC would recommend cladding material is used more sparingly.**

Proposed Cllr Beeley, seconded Cllr Blackmore, carried.

Application No HOU/354958/25

Expected Decision Development Control Delegation

Location 2 Station Street Springhead

Proposal Single storey side extension

Registration Date

Applicant Mr. Richard Shuttleworth

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No LBC/354963/25

Expected Decision Development Control Delegation

Location 9 Clough Lane Grasscroft

Proposal Revision to consent Ref: LBC/352750/24 for insertion of new window instead of repairing due to existing window being beyond repair

Registration Date

Applicant Ms. Marianne Heaslip

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that there is insufficient information on the portal to be able to make a decision.**

Proposed Cllr Garner, seconded Cllr Bishop, carried.

Application No FUL/354954/25

Expected Decision Development Control Delegation

Location The Joiners Shop, Lawton Square Delph

Proposal 1. Change of use of first floor from workshop (E(g)(iii) to living accommodation (C3) for use in connection with the ground floor workshop. 2. New window openings to the first floor and replacement of door to window with Juliet balcony. 3. Replacement doors to ground floor

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Bishop, carried.

Application No HOU/355009/25

Expected Decision Development Control Delegation

Location Holly Grove House Ward Lane Diggle

Proposal 1. Single storey side extension. 2. Subterranean cellar following demolition of existing attached garage

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that the proposal is out of keeping and a detrimental change to a listed building.**

Proposed Cllr Blackmore, seconded Cllr Beeley. 4 in favour, 1 against, carried.

Application No LBC/355010/25

Expected Decision Development Control Delegation

Location Holly Grove House Ward Lane Diggle

Proposal 1. Single storey side extension. 2. Subterranean cellar following demolition of existing attached garage

Registration Date

Applicant Mrs. Caroline Tamworth

OMBC Officer Brian Smith

**Recommendation REFUSED – on the grounds that the proposal is out of keeping and a detrimental change to a listed building.**

Proposed Cllr Blackmore, seconded Cllr Beeley. 4 in favour, 1 against, carried.

Application No HOU/355001/25

Expected Decision Development Control Delegation

Location 34B Chew Valley Road Greenfield

Proposal Single storey rear extension

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Brian Smith

**Recommendation APPROVED -on the proviso that there is no impact on the amenities of neighbouring properties**

Proposed Cllr Beeley, seconded Cllr Garner, carried.

Application No VAR/354969/25

Expected Decision Development Control Delegation

Location 1 Thornley Close Grotton

Proposal Variation of Condition No. 4 (Juliet Balcony) at first loor level) relating to Application No. HH/335502/14

Registration Date

Applicant Sean Payne

OMBC Officer Brian Smith

**Recommendation NOTED**

Application No HOU/354951/25

Expected Decision Development Control Delegation

Location 4 Delph Lodge, Huddersfield Road Delph

Proposal Detached garage extension

Registration Date

Applicant Mr. Steve Ingram

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that the plans are unclear and we are unable to make a decision. Concern raised over the size of the garage which has planned stairs and skylights?**

Proposed Cllr Bishop, seconded Beeley, carried.

Application No CND/355071/25

Expected Decision Development Control Delegation

Location 1 Mytholme, High Street Uppermill

Proposal Discharge of Condition No. 4 (Watching Brief) relating to Application No. FUL/350880/23

Registration Date

Applicant Mr. Nick Harden

OMBC Officer Sophie Leech

**Recommendation NOTED**

Application No VAR/354999/25

Expected Decision Development Control Delegation

Location Land to the rear of 67 Chew Valley Road Greenfield

Proposal Variation of Condition No. 2 (Approved details Schedule) and Condition No. 6 (Highways Parking) relating to Application No. FUL/351045/23

Registration Date

Applicant Alan Chorlton

OMBC Officer Sophie Leech

**Recommendation REFUSAL – on the grounds that this is an overdevelopment which will result in a reduction of parking spaces, which would cause further problems as there is no on street parking on Arthur Lane which also has poor access.**

Proposed Cllr Witt, seconded Cllr Garner, carried.

Application No HOU/355019/25

Expected Decision Development Control Delegation

Location 3 Springfield Farm, Friezland Lane Greenfield

Proposal Single storey garden building for home office and gym use

Registration Date

Applicant Mr. Warren Greenway

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that this is a listed building and is an inappropriate development on greenbelt land.**

Proposed Cllr Bishop, seconded Cllr Beeley, carried.

Application No LBC/355020/25

Expected Decision Development Control Delegation

Location 3 Springfield Farm, Friezland Lane Greenfield

Proposal Single storey garden building for home office and gym use

Registration Date

Applicant Mr. Warren Greenway

OMBC Officer Brian Smith

**Recommendation REFUSAL – on the grounds that this is an inappropriate development on greenbelt land.**

Proposed Cllr Bishop, seconded Cllr Beeley, carried.

Application No CND/355026/25

Expected Decision Development Control Delegation

Location Stepping Stones Day Nursery, High Street Uppermill

Proposal Discharge of Condition No. 1 (Commencement of Development). 2. (Implementation in accordance with approved plans). 3. (Materials) 4. (Ecology). 5. (External Lighting). 6. (Trees and boundary fencing) and &. (Drainage) relating to Application No. FUL/352735/24

Registration Date

Applicant Mrs. Roberta Daw

OMBC Officer Graham Dickman

**Recommendation NOTED**

Application No HOU/355047.25

Expected Decision Development Control Delegation

Location 13 New Street Uppermill

Proposal 1. Demolition of existing single storey rear extension and detached WC outbuilding. 2. Erection of a single storey rear extension. 3. Internal and external works

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner, 4 in favour, 1 against, carried.

Application No LBC/355048/25

Expected Decision Development Control Delegation

Location 13 New Street Uppermill

Proposal 1. Demolition of existing single storey rear extension and detached WC outbuilding. 2. Erection of a single storey rear extension. 3. Internal and external works

Registration Date

Applicant Mr. Adam Hegab

OMBC Officer Brian Smith

**Recommendation APPROVED**

Proposed Cllr Beeley, seconded Cllr Garner, 4 in favour, 1 against, carried.

Application No VAR/355058/25

Expected Decision Development Control Delegation

Location Knoll Mill, Wellington Road Greenfield

Proposal Variation of Condition No. 2 relating to Application No. FUL/346142/21 - Amendments to window design across the building, enlargement to the footprint of the building to allow for a compliant staircase escape route, fire escape and lift shaft to be clad in standing seam cladding and minor amendments to optimise car parking numbers and circulation

Registration Date

Applicant Mr. Craig Barnsdale

OMBC Officer Sophie Leech

**Recommendation NOTED.**

We would prefer the lift shaft to be made of stone, not cladding, so it is more in keeping with the main part of the building.

Date of next Meeting: **Monday 3rd November 2025 at 7.00pm**