Minutes of the Planning Meeting held on 2nd October 2023

At the Civic Hall Uppermill

There were Present: Cllr. Helen Bishop (Chairman)

Cllr. Barbara Beeley (Vice Chairman)

Cllrs. Adamson, Blackmore, Garner

Apologies for Absence: Cllrs. K. Dawson, L. Dawson, P. Gaul, M. Birchall

Declarations of Interest – None

The Minutes of the Planning Meeting held on Monday 4th September 2023 were

proposed by Cllr. Garner and seconded by Cllr. Adamson, agreed as a correct

record and signed by the Chairman Cllr. Bishop

**PLANNING APPLICATIONS**

Application No HOU/351535/23

Expected Decision Level Development Control Delegation

Location 27 Burnedge Fold Road Grasscroft

Proposal 1. Single storey side extension. 2. Rear dormer and enlarged window openings to front elevation and associated alterations

Registration Date

Applicant Mr. Sean Hurley

OMBC Officer Brian Smith

**Recommendation REFUSED. Concerns that the proposal would have an impact on the privacy of neighbours**

Proposed Cllr. Bishop, Seconded by Cllr. Adamson

All Agreed

Application No HOU/351537/23

Expected Decision Level Development Control Delegation

Location 20 Burnedge Fold Road Grasscroft

Proposal Single storey rear extension with raised deck

Registration Date

Applicant Mr. G. Rigby

OMBC Officer Brian Smith

**Recommendation APPROVAL** Proposed Cllr. Blackmore, Seconded Cllr.

Garner. All Agreed

Application No HOU/351484/23

Expected Decision Level Development Control Delegation

Location 38 Lower Turf Lane Scouthead

Proposal 1. Erection of timber cladding to front elevation bay windows, side extension and front elevation of garage. 2. Removal of stepped parapet roof over existing garage

Registration Date

Applicant Mr. Lee Hollinworth

OMBC Officer Brian Smith

**Recommendation REFUSED. Based on the limited visual information provided. Not in keeping with the area**

Proposed Cllr. Beeley, Seconded Cllr. Garner. All Agreed

Application No HOU/351473/23

Expected Decision Level Development Control Delegation

Location 4 Kinders Crescent Greenfield

Proposal Single storey rear extension

Registration Date

Applicant Mr. Neil Langton

OMBC Officer Brian Smith

**Recommendation APPROVAL**  Proposed Cllr. Adamson, Seconded

Cllr. Garner. All agreed

Application No HOU/351533/23

Expected Decision Level Development Control Delegation

Location 4 Mildred Avenue, Grotton

Proposal Single storey infill rear extension

Registration Date

Applicant Mr. Tony Cocker

OMBC Officer Katherine Williamson

**Recommendation APPROVAL** Proposed Cllr. Beeley, Seconded

Cllr. Bishop **.** All agreed

Application No TEL/351584/23

Expected Decision Level Development Control Delegation

Location In the grass verge at the junction of Carr House Road and Ashfield Crescent, adjacent to the Convenience Store, Springhead

Proposal 15m steel pole to support fibre cable and ancillary electronic communications apparatus and/or radio antennae together with associated cabinetry housing electronic communications apparatus and/or radio equipment to form part of a high speed broadband electronic communications network

Registration Date

Applicant D. Gorgen

OMBC Officer Matthew Taylor

**Recommendation REFUSAL – On the grounds that there are strong objections from neighbours, Health & Safety issues**

**regarding the radio emissions affecting the existing flats which are in close proximity above the shops. Non-compliance with RCNRP, dangerous due to public access to roof and flats. The placement will have a detrimental impact on traffic visuals at the junction of Carr House Road and Ashfield Crescent by blocking site lines. (Recently, a large bin was removed as this was deemed to be a hazard to the visual lines of traffic)** Proposed Cllr. Bishop, Seconded Cllr. Blackmore. All Agreed

Application No TEL/351601/23

Expected Decision Level Development Control Delegation

Location In the grass verge of Athens Way to the right of the entrance to Brook Lane, Lees

Proposal 15m steel pole to support fibre cable and ancillary electronic communications apparatus and/or radio antennae together with associated cabinetry housing electronic communications apparatus and/or radio equipment to form part of a high speed broadband electronic communications network

Registration Date

Applicant D. Grogan

OMBC Officer Matthew Taylor

**Recommendation NOT IN PARISH**

Application No FUL/351080/.23

Expected Decision Level Development Control Delegation

Location Lower Stones Farm, Lower Stones, Delph

Proposal Demolition of an existing garage/storage shed and the erection of a new car port structure with a new studio/workshop space above

Registration Date

Applicant Mr. Kyle Eastmond

OMBC Officer Graham Dickman

**Recommendation APPROVAL** Proposed Cllr. Bishop, Seconded

Cllr. Adamson. 4 agreed, one abstention

Application No LBC/351483/23

Expected Decision Level Development Control Delegation

Location 1 and 2 Delph Lodge. Huddersfield Road Delph

Proposal Excavation and replacement of cobbles in front of numbers 1 and 2 Delph Lodge to facilitate a cable for an electric vehicle charger underground

Registration Date

Applicant Miss Lauren Taylor-Lavender

OMBC Officer Paula Stebbings

**Recommendation APPROVAL – Subject to the cobbles being replaced**

**in original situ after excavation.**

Proposed Cllr. Beeley, Seconded Cllr. Bishop.

All agreed

Application No PRO2D/351646/23

Expected Decision Level Development Control Delegation

Location 608 Huddersfield Road Waterhead (Johnsons Newsagents)

Proposal 1. Prior approval for a change of use of ground floor shop to C3, a 4 bed single dwelling. 2. Elevation upgrade. 3. Removal of previous shopfront to cavity wall with rendered finish. 4. Addition of new window and entrance door

Registration Date

Applicant Mr. V. Alyas

OMBC Officer Brian Smith

**Recommendation APPROVAL** Proposed Cllr. Beeley, Seconded

Cllr. Garner. All Agreed

Application No FUL/351624/23

Expected Decision Level Development Control Delegation

Location Land on Delph New Road Delph

Proposal Revision of application No.PA/343735/19 for an erection of two new dwellings

Registration Date

Applicant Endaf Roberts

OMBC Officer Brian Smith

**Recommendation REFUSAL Loss of mature trees and inappropriate development unacceptable in a Conservation Area.**

**Previous tree survey done 5 years ago is now out of date. Access (Site is on a dangerous bend and inadequate off road parking.**

Proposed Cllr. Beeley, Seconded Cllr. Garner. All Agreed

Application No FUL/351515/23

Expected Decision Level Development Control Delegation

Location Land adjacent to The Grapes, 161 Saint John Street Lees

Proposal Retention of existing public house and erection of 3 x three bedroomed dwellings (Use Class C3) utilising existing access off Medlock Way with associated parking, hard and soft landscaping and reconfiguration of the car park

Registration Date

Applicant Miss Francesca Pepper

OMBC Officer Sophie Leech

**Recommendation REFUSAL. The Grapes is a Listed Building within The Hey Conservation Area (not Lees). Multiple traffic problems envisaged due to the proximity of two local schools and if the car park is built on and leaves no parking for users of the pub. The letter of support from Punch Taverns is inappropriate as it is their own development. Some time ago the traditional stone wall on Becket Street was removed and replaced with a fence without permission – Planning Enforcement**

Proposed Cllr. Beeley, Seconded Cllr. Blackmore

All agreed.

Application No HOU/351607/23

Expected Decision Level Development Control Delegation

Location 8 Thornley Crescent Grotton

Proposal Single storey side and rear extension

Registration Date

Applicant Mr. Steven Andrew

OMBC Officer Brian Smith

**Recommendation APPROVAL. There was a query as to whether or not the plans were accurate as the proposed extension seems to be over the boundary of the property**

Proposed Cllr. Beeley, Seconded Cllr. Garner.

All Agreed

Application No HOU/351619/23

Expected Decision Level Development Control Delegation

Location 8 Green View Chase Grotton

Proposal Alterations to dwellinghouse to provide additional living accommodation at second floor level including the erection of front and rear dormers

Registration Date

Applicant Mr. P. Hodson

OMBC Officer Sophie Leech

**Recommendation APPROVAL** of the alterations to the property but the plans show that the owners have encroached and taken into their garden some of t he green belt which lies immediately behind the property. An application from another resident was refused. Planning enforcement look at this

Proposed Cllr. Beeley, Seconded Cllr, Blackmore

All Agreed.

Application No HOU/351631/23

Expected Decision Level Development Control Delegation

Location 9 Thornley Lane Grotton

Proposal Front and rear dormers and first floor extension to front addition; single storey side extension and new sub-base for storage, workshop and study at rear. Retaining wall in garden

Registration Date

Applicant Mr. Robert Shaw

OMBC Officer Sophie Leech

**Recommendation REFUSAL. Overdevelopment. Concerns that the**

**Sub-Base would impact on the foundations of neighbouring properties.**

Proposed Cllr. Adamson, Seconded Cllr. Blackmore

All Agreed.