**Minutes of the Planning Meeting held on Monday 4th September 2024**

**At the Civic Hall Uppermill**

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

K Dawson, R Blackmore, E Adamson, J Garner, M Birchall

**1, Apologies for Absence:** Cllrs P Gaul, B Beeley, L Dawson.

**2, Declarations of Interest:** Cllr Blackmore non-pecuniary interest in LBC 351363/23, resident know to him.

**3, Minutes of the Planning Meeting held on 7th August**

Two applications where the majority of the Councillors voted against to be amended from Approved to Refusal. With those amendments made, the minutes were proposed by Cllr Bishop, seconded by Cllr Adamson and signed at the meeting by the Chairman.

**4, Planning Applications**

Application No HOU/351345/23

Expected Decision Level Development Control Delegation

Location 5 Corbett Way Denshaw

Proposal Single storey rear extension and associated works

Registration Date

Applicant Mr. & Mrs. Byrt

OMBC Officer Sophie Leech

**RECOMMENDATION:** **APPROVED**

Proposed Cllr Dawson, seconded Cllr Birchall. All in favour

Application No VAR/351364/23

Expected Decision Level Development Control Delegation

Location Land off Dark Lane Delph

Proposal Removal of Condition No. 4 (Construction Environmental Management Plan) and condition 5 (Surface Water and Foul Water Drainage Plan) relating to application No. FUL/349801/22

Registration Date

Applicant Mr. David Rhodes

OMBC Officer Emma Breheny

**RECOMMENDATION: NOTED**

Application No HOU/351385/23

Expected Decision Level Development Control Delegation

Location 1 Rochdale Road Denshaw

Proposal Demolition of prefabricated 4 garage block, construction of a double garage block, construction of outbuilding on former outbuilding location, removal of deceased trees to boundary and raising of boundary wall to Rochdale Road

Registration Date

Applicant Mrs. Lynda Stefak

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

Proposed Cllr Birchall, seconded Cllr Dawson. All in favour.

**SPC request a TPO visit to inspect these trees.**

Application No HOU/351377/23

Expected Decision Level Development Control Delegation

Location 20 Langley Avenue Grotton

Proposal 1) First Floor extension. 2) single storey rear extension.

3) Rear dormer. 4) Associated landscaping. 5) Alterations to access

Registration Date

Applicant Mr. R. Lloyd

OMBC Officer Brian Smith

**RECOMMENDATION**: **APPROVED**

Proposed Cllr Birchall, seconded Cllr Dawson. All in favour.

**On the proviso that the public footpath is maintained.**

Application No LBC/351363/23

Expected Decision Level Development Control Delegation

Location 11 High Grove Road Grasscroft

Proposal 1) Alterations to ground floor layout. 2) Damp-proofing of late C20 retaining wall. 3) Replacement of Late C20 window frames. 4) Polycarbonate roof glazing

Registration Date

Applicant John Barnes

OMBC Officer Paula Stabbings

**RECOMMENDATION: APPROVED**

Proposed Cllr Garner, seconded Cllr Blackmore. All in favour.

Application No FUL/351355/23

Expected Decision Level Development Control Delegation

Location 22-24 King Street Delph

Proposal Replacement of timber windows at first floor level with metal attenuated louvres, painted and new condenser unit to the rear, below the stairs

Registration Date

Applicant Mr. Christopher Jackson

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds that the attenuated louvres are incongruous and not in keeping in a conservation area. Detrimental impact on the street scene.**

Proposed Cllr Bishop, seconded Cllr Adamson, 1 abstention.

Application No CND/351380/23

Expected Decision Level Development Control Delegation

Location 18 Beech Lane Grasscroft

Proposal Discharge of Condition No. 3 (Parking). Condition No.4(Contaminated Land Investigation). Condition 5, (Control of Construction Noise Scheme) and Condition No. 6. (Waste Storage Facilities) relating to approved application PA/341380/18

Registration Date

Applicant Mr. Yousaf Qazi

OMBC Officer Abiola Labisi

**RECOMMENDATION: NOTED**

Application No FUL/351310/23

Expected Decision Level Development Control Delegation

Location Tunstead House, Tunstead Lane Greenfield

Proposal Change of use of Coach House to one dwelling

Registration Date

Applicant Mr. Alan Davies

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

**Due to lack of information on the website of materials, SPC would like to ensure that they match existing and are in keeping with the conservation area.**

Proposed Cllr Bishop, seconded Cllr Birchall. All in favour**.**

Application No HOU/351445/23

Expected Decision Level Development Control Delegation

Location 12 Beech Hill Road Grasscroft

Proposal Erection of a boundary wall to front of property including personnel and vehicular gates

Registration Date

Applicant Mr. Ben Lawton

OMBC Officer Sophie Leech

**RECOMMENDATION: REFUSAL – on the grounds that it is out of keeping with the character of the building with a negative impact on the street scene. Design and materials problematic.**

Proposed Cllr Bishop, seconded Cllr Garner. All in favour.

Application No HOU/351471/23

Expected Decision Level Development Control Delegation

Location The Barn, Ladcastle Road Uppermill

Proposal Erection of 3 garages, stable and tack room

Registration Date

Applicant Mr. Richard Tetlow

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

Proposed Cllr Blackmore, seconded Cllr Garner. 2 abstentions.

Application No FUL/351360/23

Expected Decision Level Development Control Delegation

Location Land to the side of 21 Belmont Avenue, Springhead

Proposal Demolition and removal of derelict garages, construct new garages and resurface hardstanding

Registration Date

Applicant Mr. Tomlinson

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

Proposed Cllr Bishop, seconded Cllr Adamson. All in favour.

Application No FUL/351437/23

Expected Decision Level Development Control Delegation

Location 54 Chew Valley Road Greenfield

Proposal Replacement of one existing rooflight and three new Conservation roof lights introduced to front elevation, removal of one existing rooflight and introduction of new dormer to rear elevation. All existing windows to be replaced, new shop frontage and doors to replace existing on front and side elevations. Existing white UPVC downpipes to be replaced with black. Introduction of new window, existing window widened and existing window increased in depth to rear elevation to form new door

Registration Date

Applicant Ms. Deborah Hill

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED –** although Councillors expressed concern over the number of windows at the back of the property.

Proposed Cllr Birchall, seconded Cllr Adamson. All in favour.

Application No CND/351448/23

Expected Decision Level Development Control Delegation

Location 9 Rush Hill Road Uppermill

Proposal Discharge of Condition No. 3 (Materials) Condition No. 4 (Soft Landscaping) Condition No. 5 (Boundary Treatments) and Condition No. 7 (Contamination Investigation) relating to Application Nol FUL/346134/2

Registration Date

Applicant Mr. Jason Dugdale

OMBC Officer Abiola Labisi

**RECOMMENDATION** **NOTED**

Application No CND/351450/23

Expected Decision Level Development Control Delegation

Location 15 Thornley Park Road Grotton

Proposal Discharge of Condition 3 (Materials) Condition No. 4 (Site Investigation – Contamination) Condition No. 5 (site Investigation – Landfill Gas) and Condition No. 7 (Arborcultural Method Statement) relating to Application No. PA/344514/20

Registration Date

Applicant Mr. Jonathan Barlow

OMBC Officer Brian Smith

**RECOMMENDATION NOTED**

Application No CND/351416/23

Expected Decision Level Development Control Delegation

Location Land off Huddersfield Road Diggle

Proposal Discharge of Condition No. 17 (Integrated Landscape Management Strategy Report) relating to Application No. FUL/349826/22

Registration Date

Applicant Mrs. Samantha Ryan

OMBC Officer Matthew Taylor

**RECOMMENDATION NOTED**

**5, AOB**

* Concerns were raised regarding the new housing development near the William 1V (King Bill) Public House in Greenfield.

Councillors were concerned that the materials used are completely out of character with the surrounding conservation area. The height of the properties also completely blocks the views of Alphin and greenbelt land. The development affects the character of the heart of Greenfield. SPC previously recommended refusal of this application.

After some discussion it was agreed the Clerk would write to Peter Richards. Head of Planning, OMBC with their concerns, inviting him to visit this site.

* Tanners Mill development. Cllr Bishop advised that all the mature trees around this site had been decimated. Following her request, the OMBC Tree Protection Officer visited the site and has put a blanket TPO on the area to protect those trees that are left.
* Cllr Bishop also advised concerns raised from residents regarding planned HMOs. It was discussed, but SPC does not have any authority to take action.