**Minutes of the Planning Meeting held at the Civic Hall**

**Uppermill on Monday 4th December 2023.**

 **There were present:** Cllr Helen Bishop (Chairman)

 Cllr Barbara Beeley (Vice Chairman)

 Cllrs Adamson, K Dawson, L Dawson, Blackmore, Thompson

**Apologies for Absence:** Cllrs Garner, Gaul

**Absent:** Cllr Birchall

**Declarations of Interest:** Non pecuniary interest declared by Cllr Beeley on LBC/351848.

 Non pecuniary interest declared by Cllr Bishop on HOU/351842

**Approval of the Minutes of the meeting held on Monday 6th November 2023**

The minutes were accepted as a true record and signed by the Chairman Cllr Bishop. Proposed by Cllr Bishop, seconded by Cllr K Dawson.

**PLANNING APPLICATIONS**

Application No HOU/351857/23

Expected Decision Level Development Control Delegation

Location 25 Riverbank, Dobcross

Proposal Single storey rear extension

Registration Date

Applicant Mr. & Mrs. Edmonds

OMBC Officer Brian Smith

**RECOMMENDATION Refusal – On the grounds of concerns over flooding and detrimental to the river bank and watercourse.**

Proposed Cllr Beeley, seconded Cllr K Dawson

All in favour

Application No HOU/351871/23

Expected Decision Level Development Control Delegation

Location 6 Rochdale Road Denshaw

Proposal Erection of a detached garage

Registration Date

Applicant Mr. Spencer Howard

OMBC Officer Sophie Leech

**RECOMMENDATION Refusal - on the grounds that it was the OMBC Planning officer's recommendation on the previous application that the increased size garage was out of keeping.**

Proposed Cllr Adamson, seconded Cllr Beeley, 3 in favour, 2 against, 2 abstentions. Carried.

Application No HOU/351719/23

Expected Decision Level Development Control Delegation

Location 3 Huddersfield Road Denshaw

Proposal Convert and extend existing garage to form a granny flat

Registration Date

Applicant Mr. Brian Gregori

OMBC Officer Brian Smith

**RECOMMENDATION Unable to make a recommendation as no information available on the portal.**

Application No LBC/351848/23

Expected Decision Level Development Control Delegation

Location 5 Quick Road Lydgate

Proposal Installation of a new gas supply pipe from the external gas meter to the location of the new gas central boiler which has to be positioned in the loft

Registration Date

Applicant Mrs. Lorna Le Fevre

OMBC Officer Paula Stebbings

**RECOMMENDATION Approval**

Proposed Cllr Bishop, seconded Cllr K Dawson.

All in favour

Application No LBC/351869/23

Expected Decision Level Development Control Delegation

Location 105 Delph Lane Delph

Proposal Removal of the wall separating the kitchen and front room to open up the downstairs living area, creating an open kitchen-dining and living room

Registration Date

Applicant Mr. Danny Reppe

OMBC Officer Paula Stebbings

**RECOMMENDATION Approval**

Proposed Cllr Thomson, seconded Cllr K Dawson.

 All in favour

Application No HOU/351842/23

Expected Decision Level Development Control Delegation

Location 7 Fernthorpe Avenue Uppermill

Proposal Two storey side extension

Registration Date

Applicant Mrs. Jo Speak

OMBC Officer Brian Smith

**RECOMMENDATION Approval – please note no application form available on the portal.**

Proposed Cllr Bishop, seconded Cllr Blackmore.

 All in favour

Application No PRA2D/351881/23

Expected Decision Level Development Control Delegation

Location Land at Running Hill Lane Dobcross

Proposal Prior approval for change of use from agricultural building to dwellinghouse

Registration Date

Applicant Mrs. Pamela Taylor

OMBC Officer Brian Smith

**RECOMMENDATION Refusal – on the grounds that it is an inappropriate development in the greenbelt.**

Proposed Cllr Thompson, seconded Blackmore.

All in favour.

Application No HOU/351917/23

Expected Decision Level Development Control Delegation

Location 26 Summershades Lane, Grasscroft

Proposal Alterations to a dwelling house with associated works, including the raising and replacement of the existing roof

Registration Date

Applicant Ms. Laura Stirzaker

OMBC Officer Brian Smith

**RECOMMENDATION Refusal – on the grounds that concerns raised over the height of roof, and the grey cladding is out of keeping and will impact on the street scene.**

Proposed Cllr Adamson, seconded Cllr K Dawson.

6 in favour, 1 against.

Application No CND/351901/23

Expected Decision Level Development Control Delegation

Location Lane to the rear of 19-23 Shaw Hall Bank Road Greenfield

Proposal Discharge of Condition No. 6 (Access and parking) Condition No.8 (Contamination) and Condition No. 14 (Biodiversity) relating to application No. FUL/346392/21 Registration Date

Applicant Gascoyne

OMBC Officer Matthew Taylor

**RECOMMENDATION NOTED**

Application No CND/351898/23

Expected Decision Level Development Control Delegation

Location 81 Spring Street Lees

Proposal Discharge of Condition No. 3 (Landfill Gas Investigation), Condition No. 4 (Contamination Investigation and Condition No. 5 (CEMP) relating to Application No. FUL/347446/21

Registration Date

Applicant Mr. Phillip Hodson

OMBC Officer Sophie Leech

**RECOMMENDATION NOTED – but not in Saddleworth**

Application No HOU/351941/23

Expected Decision Level Development Control Delegation

Location Burnedge Barn, Burnedge Lane Grasscroft

Proposal Proposed rear dormer extension, single storey infill front extension and alterations to external elevations

Registration Date

Applicant Mr. Tilley

OMBC Officer Brian Smith

**RECOMMENDATION** **Refusal – on the grounds that it is over development of greenbelt land; suspect the proposal takes it over the 33% floor space criteria.**

Proposed Cllr Bishop, seconded Cllr Beeley.

 All in favour.

Application No HOU/351815/23

Expected Decision Level Development Control Delegation

Location Grove House, 26 Huddersfield Road Delph

Proposal Erection of stables and feed/tack room

Registration Date

Applicant Miss Maxine Parker

OMBC Officer Brian Smith

**RECOMMENDATION** **Refusal – on the grounds that it is an inappropriate development of green belt land; does not fit the exceptional circumstances criteria.**

 Proposed Cllr Bishop, seconded Cllr K Dawson.

All in favour.

Application No LBC/351925/23

Expected Decision Level Development Control Delegation

Location Farm Cottage, Holly Grove Farm, Ward Lane Diggle

Proposal 1. Outbuilding. 2. Internal changes to Grade II Listed Building

Registration Date

Applicant Bamber

OMBC Officer Brian Smith

**RECOMMENDATION Refusal – on the grounds that we cannot judge the impact on the greenbelt land as there is no listed purpose for the outbuilding. Deemed as inappropriate development of a listed building on greenbelt land.**

Proposed Cllr L Dawson, seconded Cllr Blackmore.

 All in favour.

Application No FUL/351939/23

Expected Decision Level Development Control Delegation

Location Roebuck Low Farm, Roebuck Lane Strinesdale

Proposal Removal of unauthorized stables and replacement with stables and tack/feed store of amended scale and layout

Registration Date

Applicant S & J. Papoulias

OMBC Officer Sophie Leech

**RECOMMENDATION Approval.**

Proposed Cllr Beeley, seconded Cllr Blackmore.

6 in favour, 1 abstention.

Application No HOU/351891/23

Expected Decision Level Development Control Delegation

Location 24 Sugar Lane Dobcross

Proposal Proposed single storey extension at the rear to create a habitable room

Registration Date

Applicant Ms. & Mr. Clare & Peter Briscall & Ford

OMBC Officer Brian Smith

**RECOMMENDATION Approval.**

Proposed Cllr Thompson, seconded Cllr L Dawson.

All in favour.

Application No HOU/351970/23

Expected Decision Level Development Control Delegation

Location 12 Oaklands Park Grasscroft

Proposal Two storey rear extension, balcony to the front elevation and garden patio decking

Registration Date

Applicant Mr. Scott Langridge

OMBC Officer Brian Smith

**RECOMMENDATION Approval.**

Proposed Cllr Bishop, seconded Cllr Blackmore.

6 in favour, 1 abstention

Application No CND/351964/23

Expected Decision Level Development Control Delegation

Location Land at Buckley Street Lees

Proposal Discharge of Condition No. 4 (Landscaping), Condition No. 5 (Drainage) relating to Application FUL/345895/20

Registration Date

Applicant HNA Architects Ltd

OMBC Officer Sophie Leech

**RECOMMENDATION NOTED – although not in Saddleworth**