**Minutes from Planning Committee 7th August 2023 held at the Civic Hall, Uppermill.**

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

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

**1. Apologies for absence** Cllr P. Gaul, G. Talboys-Smith.

**2. Declarations of interest:** Cllr Blackmore declared an interest in HOU/331356/23

**3. Minutes from 3rd July 2023.** These were agreed as a true record; proposed by Cllr Beeley, seconded by Cllr K Dawson and signed at the meeting by the Chairman Cllr Bishop.

Cllr Birchall advised the meeting of the work they had carried out to note all SPC planning decisions and marry them up with the decisions by Oldham Planning Department.

Some analysis from January to July 23, 54% of the SPC recommendations were agreed by OMBC, 9% other and 24% disagreed.

The Clerk advised that the office holds a database of all the SPC recommendations going back a number of years. It shouldn’t be a difficult job to add the OMBC decisions as an additional column.

Councillors agreed it was very promising analysis and thanked Cllr Birchall for all their hard work.

**4. Planning Applications**

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| **Application No.** | FUL/351064/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Woolpack, 2 Dobcross New Road Dobcross |
| **Proposal:**  | 1) change of use of holiday let to dwelling. 2) Erection of a single storey side extension |
| **Registration Date** |  |
| **Applicant** | Mr. John Sykes |
| **OMBC Officer** | Matthew Taylor |
| **RECOMMENDATION:** | **APPROVED** Proposed Cllr Birchall, seconded Cllr K Dawson. All in favour. |
| **Application No.** | HOU/351204/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 6 Rochdale Road Denshaw |
| **Proposal:**  | Erection of a rear dormer, alterations and detached garage |
| **Registration Date** |  |
| **Applicant** | Mr. Spencer Howard |
| **OMBC Officer** | Sophie Leech |
| **RECOMMENDATION:** | **APPROVED**Proposed Cllr Birchall, seconded Cllr K Dawson. All in favour. |
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| **Application No.** | FUL/351198/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Austerlands Mill Huddersfield Road Austerlands |
| **Proposal:**  | Erection of one dwelling with detached garage and associated drive, gardens and patio areas |
| **Registration Date** |  |
| **Applicant** | Mr. Harry Maders |
| **OMBC Officer** | Sophie Leech |
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| **RECOMMENDATION:** | **REFUSED –** **on the grounds that there is a risk of flooding and concerns over the instability of the site and possible site/land slippage.** Proposed Cllr Bishop, seconded Cllr Beeley. All in favour.  |
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| **Application No.** | HOU/351178/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Bobs Cottage, Intake Lane Greenfield |
| **Proposal:**  | First floor extension |
| **Registration Date** |  |
| **Applicant** | Mr. Steve Jones |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:** | **REFUSED – on the grounds of inappropriate development in the green belt.**Proposed Cllr Adamson, seconded Cllr Blackmore, 1 abstention. |
|  | HOU/351202/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 19 Beechfield Grasscroft |
| **Proposal:**  | 1) Two storey side and rear extension. 2) Two storey front extension. 3) Two storey rear extension. 4) Front Dormer |
| **Registration Date** |  |
| **Applicant** | Miss Jessica Wild |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:** | **REFUSED – on the grounds of concerns raised over eh height of the front extension, overbearing on the street scene.**Proposed Cllr Adamson, seconded Cllr Garner, 2 abstentions.  |
| **Application No.** | MMA/350617/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 41 Beechfield Grasscroft |
| **Proposal:**  | Alteration to existing rear elevation windows and change of external finishes to render in places, amendment to approved application HOU/348029/21 |
| **Registration Date** |  |
| **Applicant** | Phillips Dust |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:****Application No.****Expected Decision Level:****Location:** **Proposal:** **Registration Date****Applicant****OMBC Officer****RECOMMENDATION:** | **NOTED**FUL/351239/23Development Control DelegationGrains Bar Hotel, Grains Bar, OldhamErection of 3 wooden mobile huts (Shepherd Huts) in the garden at the Grains Bar Hotel to be used as pre-bridal dressing rooms and bridal suites. Miss Lisa HolroydBrian Smith**APPROVED. SPC note these are temporary structures.** Proposed Cllr Beeley, seconded Cllr K Dawson. 2 abstentions.  |
| **Application No.** | HOU/351238/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 68 Wall Hill Road Dobcross |
| **Proposal:**  | 1) First floor side extension. 2) First floor front extension |
| **Registration Date** |  |
| **Applicant** | Mr. Paul Booth |
| **OMBC Officer** | Katherine Williamson |
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| **RECOMMENDATION:** | **APPROVED**Proposed Cllr Birchall, seconded Cllr L Dawson. All in favour.  |
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| **Application No.** | FUL/351195/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | First Floor, 42 High Street Uppermill |
| **Proposal:**  | 1) Formation of new entrance doorway to principal elevation.  |
| **Registration Date** |  |
| **Applicant** | Mr. Kelvin Rowson-Codd |
| **OMBC Officer** | Paula Stebbings |
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| **RECOMMENDATION:** | **APPROVED.**Proposed Cllr Bishop, seconded Cllr Blackmore. All in favour.  |
| **Application No.** | ADV/351196/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | First Floor, 42 High Street Uppermill |
| **Proposal:**  | Erection of 2 illuminated signs to the front and 2 illuminated signs to side elevation |
| **Registration Date** |  |
| **Applicant** | Mr. Stuart Broadhurst |
| **OMBC Officer** | Paula Stebbings |
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| **RECOMMENDATION:** | **APPROVED.**Proposed Cllr Bishop, seconded Cllr Blackmore. All in favour |
| **Application No.** | VAR/351213/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 2 Sherbrooke Avenue Uppermill |
| **Proposal:**  | Variation of Condition No. 2 (approved plans) relating to planning permission HOU/350025/22 for alterations to balcony |
| **Registration Date** |  |
| **Applicant** | Mr. C. Naisby |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:** | **NOTED** |
| **Application No.** | VAR/351263/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 132 Carr Lane Uppermill |
| **Proposal:**  | Variation on Condition No. 4 (detailed specification and colour scheme) relating to Application No. CND/343309/19 |
| **Registration Date** |  |
| **Applicant** | Mr. Steven Walker |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:** | **NOTED** |
| **Application No.** | HOU/351249/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Hollyville Lodge, Holmfirth Road Greenfield |
| **Proposal:**  | Partial redevelopment of existing derelict house. Alterations and extensions to existing bungalow to form a two storey dwelling and formation of raised balcony to rear |
| **Registration Date** |  |
| **Applicant** | Mr. & Mrs. Birch |
| **OMBC Officer** | Sophie Leech |
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| **RECOMMENDATION:** | **REFUSAL – on the grounds that it is twice the height of current building with dramatic impact on the openness. Recommend height to be reduced and change from aluminium grey windows.****Would like to see this building developed more sensitively.****Approval initially proposed by Cllr Beeley, seconded Cllr Birchall. 2 for, 6 against, REFUSAL**  |
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| **Application No.** | HOU/351210/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 5 Lane Brow Grotton |
| **Proposal:**  | Demolition of existing conservatory and erection of new single storey rear extension |
| **Registration Date** |  |
| **Applicant** | Mr. Josh Collins |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION**: | **APPROVED**Proposed Cllr Beeley, seconded Cllr K Dawson. All in favour |
| **Application No.** | FUL/351203/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 2 Hindle Terrace, Hill End Road, Delph, OL3 5JB |
| **Proposal:**  | Erection of a pod unit for use as a dog grooming business |
| **Registration Date** |  |
| **Applicant** | Mrs Kathryn Ashworth Wheeler |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:** | **REFUSAL- on the grounds that no application available for change of use. Insufficient information on the materials used.** **Approval first proposed Cllr Birchall, seconded Cllr K Dawson. 2 for, 6 against – REFUSAL.**  |
| **Application No.** | HOU/351268/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Lower Mantley Farm, Mantley Lane, Denshaw, OL3 5TE |
| **Proposal:**  | Two storey rear extension |
| **Registration Date** |  |
| **Applicant** | Mr Mark Jones |
| **OMBC Officer** | Sophie Leech |
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| **RECOMMENDATION:** | **APPROVED** |
|  | Proposed Cllr Birchall, seconded Cllr K Dawson. All in favour |
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| **Application No.** | VAR/351244/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Public Toilets, King George V Playing Fields, Wade Row Uppermill |
| **Proposal:**  | Variation of Condition No. 2 (approved plans) of Application No. FUL/348807/22. Amendments to approved odour extraction system, screen planters and increasing depth of fascia around the café |
| **Registration Date** |  |
| **Applicant** | Mr. R. Scholes |
| **OMBC Officer** | Sophie Leech |
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| **RECOMMENDATION:** | **NOTED. SPC voiced strong sentiments that this goes in the face of what was originally agreed, raises height and detracts from the surrounding Conservation area. Request that mature plants/grass be added immediately to hid the chimney.**  |
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| **Application No.** | HOU/351232/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 26 The Meadows, Grotton, OL4 4LR |
| **Proposal:**  | Single storey rear extension |
| **Registration Date** |  |
| **Applicant** | Mr Andrew Stevenson |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:** | **APPROVED.**Proposed Cllr Beeley, seconded Cllr Birchall. All in favour |
| **Application No.** | FUL/351291/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Land at Dark Lane, Delph, OL3 5TY |
| **Proposal:**  | Erection of a stable block |
| **Registration Date** |  |
| **Applicant** | S Ingram & Associates |
| **OMBC Officer** | Sophie Leech |
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| **RECOMMENDATION:** | **REFUSED on the grounds of inappropriate development of the greenbelt, similar to previous refusals.**Proposed Cllr Birchall, seconded Cllr Garner, 2 abstentions.  |
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| **Application No.** | CND/351288/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Cribbstones, Delph New Road, Delph, OL3 5BY |
| **Proposal:**  | Discharge of condition 3 (Materials), 5 (Construction Management Plan) 6 (Construction Environmental Management Plan), 7 (Biodiversity Enhancement Strategy), 8 (Replacement Trees Implementation Plan) relating to application FUL/350567/23 |
| **Registration Date** |  |
| **Applicant** | Me Neil Andrews |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:** | **NOTED** |
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| **Application No.** | CND/351306/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Land off Huddersfield Road, Diggle, OL3 5NU |
| **Proposal:**  | Discharge of Condions No's 11 (landfill gas risk), 12 (land contamination) and 16 (construction management plan) relating to approved application FUL/349826/22 |
| **Registration Date** |  |
| **Applicant** | Mrs Sam Ryan |
| **OMBC Officer** | Matthew Taylor |
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| **RECOMMENDATION:** | **NOTED** |
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| **Application No.** | FUL/351307/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 73 Grains Road, Delph, OL3 5DS |
| **Proposal:**  | Demolition of garages and construction of a single dwelling (change of access arrangements) |
| **Registration Date** |  |
| **Applicant** | Mr Martin Spencer |
| **OMBC Officer** | Sophie Leech |
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| **RECOMMENDATION**: | **APPROVED**.Proposed Cllr Birchall, seconded Cllr K Dawson.  |
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| **Application No.** | HOU/351216/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 74 Wellington Road, Greenfield, OL3 7AQ |
| **Proposal:**  | Revised application to HOU/349508/22 for retrospective permission to raise walls to the front of property with integrated decking area. |
| **Registration Date** |  |
| **Applicant** | Mr Luke Rafferty |
| **OMBC Officer** | Sophie Leech |
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| **RECOMMENDATION:** | **REFUSED on the grounds of the effect on the street scene.** |
|  | Proposed Cllr Garner, seconded Cllr K Dawson. All in favour.  |
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| **Application No.** | CND/351290/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 38 Clough Lane, Grasscroft, OL4 8HF |
| **Proposal:**  | Discharge of condition 4 (protected trees) relating to application HOU/350885/23 |
| **Registration Date** |  |
| **Applicant** | Mr Alexander Williams |
| **OMBC Officer** | Katherine Williamson |
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| **RECOMMENDATION:****Application No.****Expected Decision Level:****Location:** **Proposal:** **Registration Date****Applicant****OMBC Officer****RECOMMENDATION:****Application No.****Expected Decision Level:****Location:** **Proposal:** **Registration Date****Applicant****OMBC Officer****RECOMMENDATION:**  | **NOTED**HOU/351333/23Development Control Delegation1 Higher Wade Hill Mews, Wade Hill Lane. GrasscroftFirst floor extension to form new store over entrance lobbyMr Anthony LanganBrian Smith**APPROVED in principle. But concerns raised over the materials used as out of character in the green belt.** Proposed Cllr Bishop, seconded Cllr Birchall. All in favourHOU/351207/23Development Control DelegationBlunder Hall Stables, Dirty Lane, StrinesdaleRevision of application HOU/350754/23 for a detached garageMr Chris ParkinsonBrian Smith**APPROVED.**Proposed Cllr Beeley, seconded Cllr Birchall. 2 abstentions |
| **Application No.** | CND/351326/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Wellington Mill, Wellington Road Greenfield |
| **Proposal:**  | Discharge of Condition No. 3 (Materials) No. 4 (Ventilation and sound) |
| **Registration Date** | No. 5 (Foul and surface water drainage) No. 6 (United Utilities Asset) No. 7 (Construction Management Plan) No. 8 (Hard and Soft Landscaping Scheme) and 9 (Ecology) relating to approved application FUL/346142/21 |
| **Applicant****OMBC Officer** | Mr. Gordon BruceEmma Breheny |
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| **RECOMMENDATION:** | **NOTED. SPC understand an ecology report is yet to be submitted?** |
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| **Application No.** | CND/351335/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | Station House, Station Lane Greenfield |
| **Proposal:**  | Discharge of Conditions No.7, (Bat Survey; Presence/Absence Survey and Enhancement Report) and Condition 9, (CEMP) relating to approved Application OUT/350676/23 |
| **Registration Date** |  |
| **Applicant** | Mr. Mark Jones |
| **OMBC Officer** | Emma Breheny |
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| **RECOMMENDATION:** | **NOTED** |
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| **Application No.** | HOU/351356/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 32 Thornley Park Road Grotton |
| **Proposal:**  | Dormer to front elevation |
| **Registration Date** |  |
| **Applicant** | Mrs. Linda Kemp |
| **OMBC Officer** | Brian Smith |
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| **RECOMMENDATION:** | **APPROVED.**Proposed Cllr Beeley, seconded Cllr Bishop. All in favour |
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| **Application No.** | HOU/351184/23 |
| **Expected Decision Level:** | Development Control Delegation |
| **Location:**  | 47 Den Hill Drive Springhead |
| **Proposal:**  | Front and rear dormer |
| **Registration Date** |  |
| **Applicant** | Mr. Hardyman |
| **OMBC Officer** | Katherine Williamson |
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| **RECOMMENDATION:** | **APPROVED**Proposed C|lr Beeley, seconded Cllr Birchall. All in favour |

**5, Peak District National Park – Planning Decision Notice**

**Application NP/O/0822/1090**

**Birches Farm, Gellfield Lane Uppermill**

Conversion of garage to habitable room and internal and external alterations

Proposed Development GRANTED

**RECOMMENDATION: NOTED**

**Date of next Meeting: Monday 4th September 2023 at 7.30pm**