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

**Uppermill on Monday 8th January 2024**

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

Cllr Barbara Beeley (Vice Chairman)

Cllrs Adamson, Garner, Gaul, Birchall, Blackmore, Thompson

**Apologies for Absence:** Cllrs K Dawson, L Dawson

**Declarations of Interest:** Non pecuniary interest declared by Cllr Thompson on HOU/352033/23

**Approval of the Minutes of the meeting held on Monday 4th December 2023**

The minutes were accepted as a true record and signed by the Chairman Cllr Bishop. Proposed by Cllr Beeley, seconded by Cllr L Adamson.

**PLANNING APPLICATIONS**

Application No HOU/351782/23

Expected Decision Level Development Control Delegation

Location 22 Ripponden Road Denshaw

Proposal 1. Replacement of existing single storey side extension with a two storey side and rear extension. 2. Convert existing conservatory into brick extension with flat roof

Registration Date

Applicant Mr Ryan Kilroy

OMBC Officer Katherine Williamson

**RECOMMENDATION: APPROVED**

Proposed Cllr Garner, seconded Cllr Birchall. All in favour

Application No CND/351981/23

Expected Decision Level Development Control Delegation

Location Royal Oak Inn, Broad Lane Delph

Proposal Discharge of Condition No. 5 (Landfill Gas/Contaminated Land Investigation) and Condition No. 6 (Drainage) relating to Application No. FUL/350603/23

Registration Date

Applicant Mr. Dave George

OMBC Officer Sophie Leech

**RECOMMENDATION: NOTED**

Application No FUL/351955/23

Expected Decision Level Development Control Delegation

Location Leesbrook Mill, Lees Road Oldham,

Proposal Installation of one half height gantry pole on existing concrete plinth with one MSE cabinet to be affixed to the gantry pole and ancillary development thereto

Registration Date

Applicant Miss Helen Bolam

OMBC Officer Brian Smith

**RECOMMENDATION: NOT IN PARISH AREA**

Application No LBC/351954/23

Expected Decision Level Development Control Delegation

Location Leesbrook Mill, Lees Road Oldham

Proposal Installation of one half height gantry pole on existing concrete plinth with one MSE cabinet to be affixed to the gantry pole and ancillary development thereto

Registration Date

Applicant Miss Helen Bolam

OMBC Officer Brian Smith

**RECOMMENDATION: NOT IN PARISH AREA**

Application No HOU/352013/23

Expected Decision Level Development Control Delegation

Location 40 Stonesbreaks Road Springhead

Proposal Pitched roof dormer to front elevation

Registration Date

Applicant Mr. Warren Greenway

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

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

Application No VAR/352012/23

Expected Decision Level Development Control Delegation

Location 13 Devon Drive Diggle

Proposal Removal/Variation of condition No. 2 (Approved details Schedule) relating to Application No. HOU/350269/22 - Slight change in the design. Replacement of Approved Drawing Numbers 04A, 05A, 06A, 07B and 08B with Drawing Numbers PL-001-005

Registration Date

Applicant Mr. Wayne Morrison

OMBC Officer Brian Smith

**RECOMMENDATION: NOTED. However, SPC express concern regarding reports of land slippage. There are significant changes in the design to the previous application. Would request an inspection by OMBC Building Control.**

Application No FUL/352004/23

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 garage structure and workshop space

Registration Date

Applicant Mr. Kyle Eastmond

OMBC Officer Graham Dickman

**RECOMMENDATION: APPROVED**

Proposed Cllr Birchall, seconded Cllr Adamson. All in favour

Application No FUL/351985/23

Expected Decision Level Development Control Delegation

Location Land off Carr Lane, Diggle

Proposal Erection of one dwelling and associated landscaping

Registration Date

Applicant Mr. L. Kershaw

OMBC Officer Sophie Leech

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

Proposed Cllr Adamson, seconded Cllr Garner. 6 in favour, 2 abstentions.

Application No VAR/351988/23

Expected Decision Level Development Control Delegation

Location 1 Oaklands Court, Grasscroft

Proposal Removal/Variation of Condition No. 2 relating to Application No. 350687/23, to allow the homeowner to connect to the existing drainage system

Registration Date

Applicant Mr. Keith Hilton

OMBC Officer Brian Smith

**RECOMMENDATION: NOTED**

Application No HOU/352075/23

Expected Decision Level Development Control Delegation

Location 121 Manchester Road Greenfield

Proposal Single storey side extension and rear porch

Registration Date

Applicant Mr. Ben Johnstone

OMBC Officer Katherine Williamson

**RECOMMENDATION: APPROVED**

Proposed Cllr Bishop, seconded Cllr Garner. All in favour

Application No FUL/351961/23

Expected Decision Level Development Control Delegation

Location 2 Denshaw Road/Newbank Rd, Delph

Proposal Erection of one unit for storage of tractor and associated gardening equipment

Registration Date

Applicant Mr. Stuart Broadhurst

OMBC Officer Matthew Taylor

**RECOMMENDATION: APPROVED**

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

Application No HOU/352059/23

Expected Decision Level Development Control Delegation

Location 72 Mossley Road Grasscroft

Proposal Single storey side and rear extensions with new detached garage

Registration Date

Applicant Mr. Phil Ryan

OMBC Officer Katherine Williamson

**RECOMMENDATION: APPROVED-on the condition that public access and the right of way to neighbouring properties is not impacted.**

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

Application No HOU/352021/23

Expected Decision Level Development Control Delegation

Location 64 Stockport Road Lydgate

Proposal Single storey front extension and balcony including French doors and external amendments to elevations

Registration Date

Applicant Mr. & Mrs. Berg

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSED – on the grounds that the materials used and the planned design will make it too modern, not in keeping with other properties in the conservation area.**

Proposed Cllr Adamson, seconded Cllr Garner. 5 in favour, 2 abstentions and 1 against.

Refusal decision carried.

Application No HOU/352033/23

Expected Decision Level Development Control Delegation

Location 4 Elstead Road Grasscroft

Proposal Proposed front and rear dormers and front porch

Registration Date

Applicant Mr. Benjamin Sutcliffe

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

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

Application No VAR/352009/23

Expected Decision Level Development Control Delegation

Location Land at Buckley Street Lees

Proposal Variation of Condition No. 2 (Approved Drawings) Condition No. 4 (Materials) and Condition No. 8 (Obscure Glazing) relating to application No. FUL/345895/20

Registration Date

Applicant HNA Architects Ltd

OMBC Officer Sophie Leech

**RECOMMENDATION: NOT IN PARISH AREA**

Application No HOU/352087/23

Expected Decision Level Development Control Delegation

Location Inglewood, Denshaw Road Delph

Proposal Erection of a single storey rear extension and replacement of glazed conservatory

Registration Date

Applicant Mr. Jamie Gledhill

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

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

Application No FUL/352078/23

Expected Decision Level Development Control Delegation

Location The Stables (to the north of Dean Head Farm), Dean Head Lane, Diggle

Proposal Demolition of existing stables and erection of one detached dwelling

Registration Date

Applicant Ms. Sophie Arzoni

OMBC Officer Sophie Leech

**RECOMMENDATION: REFUSAL – on the grounds that it is an inappropriate development of greenbelt land, and is out of keeping in the area.**

Proposed Cllr Beeley, seconded Cllr Bishop, all in favour**.**

Application No FUL/351878/23

Expected Decision Level Development Control Delegation

Location Mentone, 5 Carr Lane, Greenfield

Proposal Erection of one dwelling

Registration Date

Applicant Mr. Gordon Matthews

OMBC Officer Brian Smith

**RECOMMENDATION: REFUSAL – on the grounds that it is overdevelopment. This is not a bungalow as stated, but a 2 ½ storey house with 5 bedrooms.**

**Concerns over slippage and flood risk to neighbouring properties.**

**An inadequate tree survey has been carried out and includes the removal of protected trees.**

**Loss of amenity to neighbouring properties.**

**Concerns over potentially dangerous access (this is a popular pedestrian route).**

Proposed Cllr Bishop, seconded Cllr Blackmore. 7 in favour, 1 abstention.

Application No HOU/352047/23

Expected Decision Level Development Control Delegation

Location Shawfields, Eskdale Avenue, Greenfield

Proposal Erection of a rear dormer, external wall insulation with render (to ground floor) and timber cladding (to first floor gables). Extension of roof at gables over external wall insulation. New windows and doors and decking to rear garden. Installation of photovoltaic panels on southern roof slope, new roof covering and installation of heat pump to property

Registration Date

Applicant Ms. Jo Farrington

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

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

Application No FUL/351975/23

Expected Decision Level Development Control Delegation

Location Land adjacent to 114 Oldham Road (with access from Broadacres) Oldham Road Grasscroft

Proposal Erection of 12 detached houses in a woodland setting with the formation of a managed woodland and associated improvements to the landscape to increase the site biodiversity

Registration Date

Applicant Mr. Jeremy Broadbent

OMBC Officer Matthew Taylor

**RECOMMENDATION: REFUSAL – on the grounds that it is:**

**inappropriate development within the Greenbelt and does not meet any of the exceptional circumstances as defined under Section 13, Paragraph 152, 153 and 154 of the National Planning Policy Framework (NPPF):**

**This site has only ever been used for recreational purposes in keeping with the undeveloped environment.**

**There is no significant public benefit to outweigh the loss of local green recreational space, public rights of way and etc for so many people.**

**Oldham has a healthy 5 year land supply which negates the requirement to consider development on Greenbelt or OPOL.**

**The site is designated as OPOL21 - Other Protected Open Land - and has been assessed as meeting the criteria for Local Green space.**

**Four public rights of way run through the site. Would hugely impact upon the appreciation of the OPOL and Greenbelt from a number of vantage points eg Wharmton**

**This development will not enrich the ecological environment and we have concerns it will damage/destroy the wildlife and ecology in the area.**

**Tree Protection Order in place on the site. Many mature, native species would be removed and/or affected.**

**The removal of any mature trees will impact on drainage.**

**Natural springs flow through the site and merge. Development would increase run-off down towards Oldham Rd. There is a risk of land slippage on the site. Drainage system not sufficiently explained nor sufficient.**

**Out of character with surroundings - flat rooves and materials etc not in keeping with local character of buildings.**

**Concern due to access for potentially 30+ cars as well as delivery vehicles close to a sharp bend on a busy 40mph road.**

Proposed Cllr Bishop, seconded Cllr Adamson. 7 in favour, 1 abstention.

Application No CND/352055/23

Expected Decision Level Development Control Delegation

Location land to the rear of Knowls Lane Farm, Knowls Lane, Oldham

Proposal Discharge of Condition No. 5 (Ground Investigation Report. Relating to application No. PA/343598/19

Registration Date

Applicant Mr. Whitehead

OMBC Officer Brian Smith

**RECOMMENDATION: NOTED**

Application No HOU/352050/23

Expected Decision Level Development Control Delegation

Location 45 Brookside Avenue, Grotton

Proposal Removal of single storey rear extension and garage and erection of a single storey side extension, dormers and minor elevation alterations

Registration Date

Applicant Mr. D. Hansford

OMBC Officer Katherine Williamson

**RECOMMENDATION: APPROVED**

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

Application No HOU/352106/23

Expected Decision Level Development Control Delegation

Location 1073 Huddersfield Road Austerlands

Proposal Demolish existing double garage and construct new single storey extension and associated external works

Registration Date

Applicant Mrs. Nina Roland

OMBC Officer Brian Smith

**RECOMMENDATION: APPROVED**

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