

Minutes of the Planning Meeting held on Monday 5th September 2022

There were present: Cllr. Pam Byrne – Vice Chairman (Acting Chairman)
Cllrs: B. Beeley
H. Bishop
J. Hudson
M. Scholes

Members of Public present: Mrs M Langton

1, Vice Chairmans' Comments

The Vice Chair advised that Cllr Rob Knox had resigned from the position of Chair. Cllr Byrne, as Vice Chairman will take on the role of Chairman. Asked for a nomination of a Vice Chairman. Cllr Hudson nominated Cllr Beeley. All in agreement.

2, Apologies for Absence: Cllrs. D. Simpson, K Dawson, L. Dawson.

3, Declarations of Interest:

J. Bishop on FUL/349657/22

G. Sheldon CND349561, CND349563

H. Bishop HOU349603/22

B. Beeley FUL/348957/22

P. Byrne FUL/348957/22

4, Minutes of the Planning Meeting held on Monday 1st August 2022

The Minutes were approved as a true record and signed by the Vice Chairman Cllr Beeley.

5, PLANNING APPLICATIONS

PLANNING LIST FOR SEPTEMBER 2022

Application No	FUL/349483/22
Expected Decision Level	Development Control Delegation
Location	Land off Steadway Greenfield
Proposal	Erection of 4 dwellings and associated works. (Revised application to FUL/349331/22
Registration Date	
Applicant	HNA Architects Ltd
OMBC Officer	Emma Breheny
RECOMMENDATION	REFUSED - on the grounds that it is in a conservation area and green belt; no public benefit.

Application No HOU/349369/22

Expected Decision Level
Location
Proposal

Development Control Delegation
Moorcrest, Standedge Road Diggle
Erection of a single storey front extension, two storey rear extension, covered canopy to side elevation and associated alterations to external elevations

Registration Date

Applicant
OMBC Officer

S. Ingram & Associates
Ethan Smyth

RECOMMENDATION

APPROVAL

Application No
Expected Decision Level
Location
Proposal

HOU/349449/22
Development Control Delegation
949 Huddersfield Road Lees
Single storey rear extension

Registration Date

Applicant
OMBC Officer

Mr. David George
Abiola Labisi

RECOMMENDATION

APPROVAL

Application No
Expected Decision Level
Location
Proposal

HOU/349491/22
Development Control Delegation
28 Thorpe Lane Austerlands
Single storey wrap around d extension

Registration Date

Applicant
OMBC Officer

Mr. Thomas Burney
Brian Smith

RECOMMENDATION

APPROVAL

Application No
Expected Decision Level
Location
Proposal

PIP/349340/22
Development Control Delegation
Land at Buckley Street Uppermill
Residential development for one dwelling at vacant land

Registration Date

Applicant
OMBC Officer

Mr. Yousaf Qazi
Sophie Leech

RECOMMENDATION

**NOTED – permission already granted by OMBC 19/8/22.
Comments from Saddleworth Parish Council : fencing is rather incongruous; it is in a conservation area.**

Application No
Expected Decision Level
Location
Proposal

HOU/349473/22
Development Control Delegation
2 Bentcliffe, Mossley Road Grasscroft
Two storey rear extension

Registration Date

Applicant
OMBC Officer

Mr. Steven Kind
Brian Smith

RECOMMENDATION

APPROVAL

Application No HOU/349488/22
Expected Decision Level Development Control Delegation
Location 9 Noon Sun Close Greenfield
Proposal Single storey rear extension
Registration Date
Applicant Mr. Brian Murray
OMBC Officer Brian Smith
RECOMMENDATION APPROVAL

Application No HOU/349479/22
Expected Decision Level Development Control Delegation
Location 16 Woodside Close Lees
Proposal Single storey rear and side extension
Registration Date
Applicant Mr. Steven King
OMBC Officer Abiola Labisi
RECOMMENDATION NOT IN SADDLEWORTH

Application No LBC/349177/22
Expected Decision Level Development Control Delegation
Location 4 Old School House, Starting Chair, Doctor Lane Scouthead
Proposal Addition of an outside flue for the boiler to be added, removal of bright yellow alarm box and replacement of existing bathroom windows from frosted glass back to plain glass
Registration Date
Applicant Miss Charlotte Heaven
OMBC Officer Brian Smith
RECOMMENDATION APPROVAL

Application No FUL/348957/22
Expected Decision Level Development Control Delegation
Location Delph Brass Band Club, Lawton Square, Delph
Proposal Single storey side extension
Registration Date
Applicant Mr. Bob Rodgers
OMBC Officer Emma Breheney
RECOMMENDATION APPROVAL

Application No HOU/349570/22
Expected Decision Level Development Control Delegation
Location 1 Nudger Green Dobcross
Proposal First floor extension over existing garage and associated works to convert garage to living area as annex to existing property
Registration Date
Applicant Mr. Lee Hollinworth
OMBC Officer Brian Smith
RECOMMENDATION APPROVAL subject to the provision of off-road parking.

Application No CND/349561/22
Expected Decision Level Development Control Delegation
Location Morley, Bunkers, Tunstead Lane Greenfield
Proposal Discharge of Condition 3 (Materials) relating to Application 346471/21

Registration Date
Applicant Mr. Kenneth Waddington
OMBC Officer Brian Smith
RECOMMENDATION NOTED

Application No CND/349563/22
Expected Decision Level Development Control Delegation
Location Morley, Bunkers, Tunstead Lane Greenfield
Proposal Discharge of Condition 3 (Materials) relating to Application HOU/346471/21

Registration Date
Applicant Mr. Kenneth Waddington
OMBC Officer Brian Smith
RECOMMENDATION NOTED

Application No FUL/349558/22
Expected Decision Level Development Control Delegation
Location Lockwood Hey Farm, Broad Lane Denshaw
Proposal All weather outdoor riding surface

Registration Date
Applicant Mr. Richard McGonigal
OMBC Officer Sophie Leech
RECOMMENDATION APPROVAL

Application No FUL/349636/22
Expected Decision Level Development Control Delegation
Location The Shiloh, Shiloh Lane Strinesdale
Proposal For private use. The retention of a hay store/tack store and erection of a new building to provide stables

Registration Date
Applicant Mr. Paul Matthews
OMBC Officer Emma Breheny
RECOMMENDATION APPROVAL – with request that stable block to house no more than 2 horses.

Application No FUL/349522/22
Expected Decision Level Development Control Delegation
Location 34 Chew Vale Greenfield
Proposal Alterations to existing conservatory

Registration Date
Applicant Mr. Jack Mitchell
OMBC Officer Brian Smith
RECOMMENDATION APPROVAL

Application No	HOU/349572/22
Expected Decision Level	Development Control Delegation
Location	27 Summershades Lane Grasscroft
Proposal	Erection of front and rear dormers
Registration Date	
Applicant	Mr. Stuart Broadhurst
OMBC Officer	Brian Smith
RECOMMENDATION	APPROVAL – subject to the recommendation not to use the black fascia
Application No	HOU/349589/22
Expected Decision Level	Development Control Delegation
Location	37 Burnedge Fold Road Grasscroft
Proposal	First floor extension, single storey rear extension. Front porch and single storey side extension
Registration Date	
Applicant	Mr. Gee
OMBC Officer	Brian Smith
RECOMMENDATION	REFUSED – on the grounds that it is too high, with too big an impact on the street scene and neighbours opposite.
Application No	HOU/349603/22
Expected Decision Level	Development Control Delegation
Location	38 Beech Avenue, Greenfield
Proposal	Retrospective application for timber decking area and childrens play house
Registration Date	
Applicant	Mrs. Amy Rothery
OMBC Officer	Brian Smith
RECOMMENDATION	APPROVAL
Application No	HOU/349625/22
Expected Decision Level	Development Control Delegation
Location	Donnithorne, Kinders Lane Greenfield
Proposal	Single storey garden room as ancillary accommodation to property and associated terrace
Registration Date	
Applicant	Ms. Sara Darwin
OMBC Officer	Sophie Leech
RECOMMENDATION	APPROVAL
Application No	HOU/349583/22
Expected Decision Level	Development Control Delegation
Location	9 Honey Hill Lees
Proposal	Erection of a first floor rear extension
Registration Date	
Applicant	Mr. Ian Grainger
OMBC Officer	Ethan Smyth
RECOMMENDATION	APPROVAL

Application No
Expected Decision Level
Location
Proposal

HOU/349369/22
Development Control Delegation
Moorcrest, Standedge Road Diggle
Erection of a single storey front extension, two storey rear extension, covered canopy to side elevation and associated alterations to external elevations

Registration Date

Applicant
OMBC Officer

RECOMMENDATION

Mr. Mike Robinson
Ethan Smyth
APPROVAL (duplicate)

Application No
Expected Decision Level
Location
Proposal

FUL/349657/22
Development Control Delegation
44 High Street Uppermill
Retrospective application for black metal railings to front and side boundary wall

Registration Date

Applicant
OMBC Officer

RECOMMENDATION

Mrs. R. O'Donnell
Sophie Leech
APPROVAL

Application No
Expected Decision Level
Location
Proposal

HOU/349634/22
Development Control Delegation
10 Burnedge Fold Road Grasscroft
First floor extensions, enlargement of existing rear dormer, pitched roof over existing garage flat roof and raised decking to the r

Registration Date

Applicant
OMBC Officer

RECOMMENDATION

Mr. Jamie Gradwell
Brian Smith
REFUSED – on the grounds that there is very little information on the portal – more detail is required.

Application No
Expected Decision Level
Location
Proposal

HOU/349643/22
Development Control Delegation
2 Alderwood Fold, Lees
Retrospective permission for retaining wall and re-levelling of rear garden and proposed rear garden outbuilding

Registration Date

Applicant
OMBC Officer

RECOMMENDATION

James Kelly
Sophie Leech
NOT SADDLEWORTH

Application No
Expected Decision Level
Location
Proposal

HOU/349456/22
Development Control Delegation
12 Grains Road Delph
Installation of solar panels to South facing roof and associated internal electrical control equipment

Registration Date

Applicant
OMBC Officer

RECOMMENDATION

Mr. Ian Shepherd
Brian Smith
APPROVAL

Application No HOU/349654/22
Expected Decision Level Development Control Delegation
Location 8 Dorset Avenue Diggle
Proposal Construction of new roof with dormer extension and single storey rear extension

Registration Date
Applicant Mr. Stuart Broadhurst
OMBC Officer Brian Smith
RECOMMENDATION APPROVAL

Application No HOU/349703/22
Expected Decision Level Development Control Delegation
Location 3 Ashbrook Road Springhead
Proposal Single storey side extension with flat garden/patio roof and alterations to orangery. Re-Submission of HOU/346396/21

Registration Date
Applicant PH Architecture & Interiors
OMBC Officer Ethan Smyth
RECOMMENDATION APPROVAL - 1 ABSTENTION

**6, Peak District National Park – Application Number NP/O/522/0738
Birches Farm, Gellfield Lane Uppermill.**

NOTED - Cllr Byrne to look into this in more detail and feed back at the next meeting.

**7, Town & Country Planning Act 1990 – Appeal Reference APP/W4223/Y/22/3295315
Application LBC/347521/21, 1A Lower Tunstead, Tunstead Lane, Greenfield, Single and two storey extensions.**

NOTED.

8, Update on Planning Consultant

There was some discussion round this. It was agreed a meeting would be held with the Chairman, Chair of Finance, Clerk and the Finance Officer to discuss this in more detail.

9, Date of next Meeting Monday 3rd October 2022 at 7.30pm