

Minutes from Planning Committee 6 February 2023 held at the Civic Hall, Uppermill.

Present: Cllrs. B. Beeley L. Dawson
K. Dawson J. Hudson
H. Bishop

1, Apologies for absence Cllrs. P. Byrne, D Simpson, M Scholes

2, Declarations of interest All members expressed a non –pecuniary interest with regard to application HOU/350343/23

3, Minutes from 9th January 2023 - agreed as true record and signed at the meeting by the Acting Chairman.

4. Planning Applications

Application No	LBC/350184/22
Expected Decision Level	Development Control Delegation
Location	17 Chancery Lane Dobcross
Proposal	Structural repair works to walls, floor and roof; internal soundproofing; reinstatement of original fireplace; replacement of non-original kitchen; light internal refurbishment and all associated works
Registration Date	
Applicant	Ms. Elizabeth Warburton
OMBC Officer	Paula Stebbings
Recommendation:	APPROVAL

Application No	FUL/350277/22
Expected Decision Level	Development Control Delegation
Location	48, Oldham Road Springhead
Proposal	change of use of existing retail to a single dwelling with rear extension and front elevation alterations
Registration Date	
Applicant	Mr. Roger Wilde
OMBC Officer	Sophie Leech
Recommendation:	APPROVAL; 1 ABSTENTION

Application No	HOU/350278/22
Expected Decision Level	Development Control Delegation
Location	48A Oldham Road Springhead
Proposal	Two storey rear extension
Registration Date	
Applicant	Mr. Roger Wilde
OMBC Officer	Sophie Leech
Recommendation:	APPROVAL; 1 ABSTENTION

Application No HOU/350344/23
Expected Decision Level Development Control Delegation
Location 11 Walkers Lane Springhead
Proposal First floor side extension over existing garage and a single storey rear extension

Registration Date
Applicant Mr. James Mitchell
OMBC Officer Emma Breheny

Recommendation: APPROVAL

Application No HOU/350320/22
Expected Decision Level Development Control Delegation
Location 5 Thornley Park Road Grotton
Proposal Alterations to the roof including the addition of dormers to the front and rear plus garage conversion

Registration Date
Applicant Mr. & Mrs. Holdsworth
OMBC Officer Ethan Smyth

Recommendation: APPROVAL

Application No HOU/350321/22
Expected Decision Level Development Control Delegation
Location 62 Hillside Avenue Grotton
Proposal Single storey rear extension and two storey side extension, associated external works

Registration Date
Applicant Mr. & Mrs. Monteith
OMBC Officer Matthew Taylor

Recommendation: APPROVAL; 1 AGAINST

Application No MMA/350333/22
Expected Decision Level Development Control Delegation
Location Woodbrow Farm., Oldham Road Denshaw
Proposal Minor material amendment of plans to approved application FUL/348470/22, (Demolition of stables/workshop and redevelopment of site to form two detached dwellings, car parking and gardens

Registration Date
Applicant Mr. Adam Hegab
OMBC Officer Abiola Labisi

Recommendation: NOTED

Application No MMA/350359/23
Expected Decision Level Development Control Delegation
Location Land at Sur Yr Afon, Ladcastle Road Uppermill
Proposal Minor material amendment to application MMA/346916/21, (Erection of 5no. new dwellings with associated parking, landscaping and associated works following the demolition of existing dwelling and buildings on site)

Registration Date
Applicant Mrs. Amy Axon
OMBC Officer Sophie Leech

Recommendation: NOTED

Application No HOU/350366/23
Expected Decision Level Development Control Delegation
Location 123 Stamford Road Lees
Proposal Light duty vehicle crossing (Dropped Kerb) driveway

Registration Date
Applicant Mr. Gareth Richards
OMBC Officer Ethan Smyth

Recommendation: NOT IN SADDLEWORTH

Application No FUL/349895/22
Expected Decision Level Development Control Delegation
Location The Warren, Delph
Proposal Proposed Stables

Registration Date
Applicant Mr. Gavin Mather
OMBC Officer Sophie Leech

Recommendation: REFUSED – with 1 against, 1 abstention - on the grounds that the Committee question whether it is in greenbelt and query if covered under article 8 of the Antisocial Behaviour Act 2003.

Application No HOU/350269/22
Expected Decision Level Development Control Delegation
Location 13 Devon Drive Diggle
Proposal Remodeling of existing dwellinghouse including two storey front extension, front dormer with balcony and two storey side extension

Registration Date
Applicant Mr. Andrew Barber
OMBC Officer Brian Smith

Recommendation: REFUSED – on the grounds of impact on street scene due to size of proposed extension.

Application No HOU/350367/23
Expected Decision Level Development Control Delegation
Location 28 Grains Road Delph
Proposal Formation of raised patio to rear with storage beneath and stepped pedestrian access to side

Registration Date
Applicant Mr. Mark Hobson
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No HOU/350380/23
Expected Decision Level Development Control Delegation
Location Inglewood, Denshaw Road Delph
Proposal Two storey rear extension and replacement of glazed conservatory
Registration Date
Applicant Mr. Mark Simpson
OMBC Officer Brian Smith

Recommendation: REFUSED – on the grounds that materials are out of keeping with the surrounding area.

Application No HOU/350287/22
Expected Decision Level Development Control Delegation
Location 7 Pickmere Mews Uppermill
Proposal Single storey rear extension
Registration Date
Applicant Mr. Joseph O'Neill
OMBC Officer Sophie Leech

Recommendation: APPROVAL

Application No HOU/350343/23
Expected Decision Level Development Control Delegation
Location 66C Chew Valley Road Greenfield
Proposal Construction of a first floor patio
Registration Date
Applicant Raad Al-Hamdani
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No HOU/350370/23
Expected Decision Level Development Control Delegation
Location 22 Bracken Close Springhead
Proposal Single storey rear extension
Registration Date
Applicant Mr. Steven Mellor
OMBC Officer Katherine Williamson

Recommendation: APPROVAL

Application No HOU/350340/22
Expected Decision Level Development Control Delegation
Location 66D Chew Valley Road Greenfield
Proposal Construction of a first floor patio, consisting of a galvanized and powder coated steel frame topped with slatted decking
Registration Date
Applicant J. & J. Williams and Higginson
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No HOU/350397/23
Expected Decision Level Development Control Delegation
Location 10 Burnedge Fold Road Grasscroft
Proposal First floor extension, enlargement of existing rear dormer, pitched roof over existing garage flat roof and raised deck to rear

Registration Date
Applicant Mr. Jamie Gradwell
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No CND/350404/23
Expected Decision Level Development Control Delegation
Location Victoria Works, Wool Road Dobcross
Proposal Discharge of Condition No. 3 (details of the exact siting of the proposed fence) relating to Application No. PA/337898/15

Registration Date
Applicant John Barnes
OMBC Officer Brian Smith

Recommendation: NOTED

Application No LBC/350425/23
Expected Decision Level Development Control Delegation
Location 105 Delph Lane, Delph
Proposal Installation of new boiler in order to improve the efficiency and water pressure throughout the property. This will enable the modernisation of the bathrooms that currently suffer from poor water pressure and such unable to fit a modern shower. The new boiler planned to be installed on the first floor in the location of the current hot water cylinder. The flu being brought up via the roof at the first storey using dark/black materials in order not to alter the appearance of the property and to minimise the impact to the stonework and internal re-piping

Registration Date
Applicant Mr. Daniel Reppe
OMBC Officer Brian Smith

Recommendation: APPROVAL with 1 abstention

Application No HOU/350419/23
Expected Decision Level Development Control Delegation
Location Blackthorn, Ryefields Drive Uppermill
Proposal extended proposed first floor and attic space. Replace rear extensions, elevation alterations, remove garage, and associated external works

Registration Date
Applicant Mr. Lee Hollinworth
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No	HOU/350435/23
Expected Decision Level	Development Control Delegation
Location	51 Brookside Avenue, Grotton
Proposal	Single storey rear extension and front and rear dormers
Registration Date	
Applicant	Mr. Stephen Haslehurst
OMBC Officer	Sophie Leech

Recommendation: APPROVAL

5, Knowles Lane update and further discussion

Last Planning Meeting this was approved; however, any further recommendations can be added to OMBC Planning Late List. :-

Application No	RES/350225/22
Expected Decision Level	Development Control Delegation
Location	Land at Knowles Lane Oldham

Proposal: Reserved Matters application for the erection of 234 dwellings with associated vehicular access and parking, private amenity space and landscaping pursuant to hybrid planning application MMA/344723/20 (Revised scheme to previous approval of Reserved Matters RES/347759/21). (Revised scheme following previous approval of Reserved Matters RES/347759/21)

Statutory Consultee responses were considered and discussed.
Comments from Saddleworth Parish Council Planning Committee which we request be added to the OMBC Late List.

We have major concerns about the sustainability of the drainage system which doesn't appear to adhere to current technical or planning policy on SuDs (Sustainable Urban Drainage System) or any other National policies.

The Crime Impact Statement was considered and it was felt that there were too many 1.8 meter high walls and hedges around the development, especially inhibiting the view to the East.
This CI statement also raises questions on whether the security systems will already be fitted at construction stage?

Will the stone from the current wall on Knowles Lane be used to rebuild the new perimeter wall?

We are pleased to note that a new LEMP (Landscape and Ecological Management Plan) has been submitted.

Concern was expressed about the potential harm to the houses close to the mineshaft; will potential buyers be made aware? Will they be made aware of the recommendation from the Coal Authority that they cannot extend their properties in the future?

We are disappointed that the development has not been future proofed, in that traditional gas boilers are going to be fitted rather than sustainable heating systems.

The Oldham Local Plan and the draft Saddleworth Neighbourhood Plan both require the provision of electric vehicle charging points with all new properties, will this be complied with?

What plans are in place for the development to become carbon neutral?

We are concerned about limited parking for visitors, especially where there are shared drive ways.

We are concerned the 2 1/2 townhouses may impact on the street scene

Date of next Meeting : Monday 6th March 2023 at 7.30pm