

Minutes of the Planning Meeting held on Monday 9th January 2023

There were present: Cllrs. B Beeley (Acting Chairman)
K Dawson
L Dawson
H Bishop

Members of the Public Mr & Mrs J Billington

1, Apologies for Absence: Cllrs. P Byrne (Chairman) D Simpson, J Hudson, M Scholes

2, Declaration of Interest: None declared

3, The Minutes of the Planning Meeting held on 5th December 2022

The minutes were approved as a true record and signed by the Acting Chairman Cllr Beeley

4, Planning Applications

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)
THIS APPLICATION WAS SENT TO ALL MEMBERS OF PLANNING FOR CONSIDERATION ON 6th DECEMBER 2022 FOR THE DEADLINE OF 22ND DECEMBER 2022 AS THE NEXT MEETING OF SPC PLANNING WILL NOT BE UNTIL JANUARY 2023

Registration Date
Applicant Mr. Dan Ingram
OMBC Officer Graham Dickman

Application No HOU/350216/22
Expected Decision Level Development Control Delegation
Location 56A Denshaw Road Delph
Proposal Replacement entrance steps
Registration Date
Applicant Patrick Hand
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No CND/350212/22
Expected Decision Level Development Control Delegation
Location Public Toilets, King George V Playing Fields, Wade Row, Uppermill
Proposal Discharge of condition No. 3 (Materials) and Condition No. 6 (Bollards) relating to Application No. FUL/348807/22
Registration Date
Applicant Mr. Mark Jones
OMBC Officer Sophie Leech

Recommendation: NOTED

Application No PRA2D/350009/22
Expected Decision Level Development Control Delegation
Location Springhill Farm, Broad Lane Denshaw
Proposal Prior approval for change of use from agricultural building to dwellinghouse
Registration Date
Applicant Mr. Chris Dummett
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No FUL/350283/22
Expected Decision Level Development Control Delegation
Location 4 Bunkers, Tunstead Lane Greenfield
Proposal Proposed conversion of outbuilding to residential dwelling with alterations to windows and doors, formation of residential curtilage and single storey extension
Registration Date
Applicant Mr. & Mrs. Bradbury
OMBC Officer Sophie Leech

Recommendation: REFUSED – on the grounds that it is an inappropriate development on greenbelt land. We also have severe reservations about parking facilities.

Application No FUL/350180/22
Expected Decision Level Development Control Delegation
Location 38-40 High Street Uppermill
Proposal Retrospective application for construction of new 2.4m high external storage sheds with timber cladding
Registration Date
Applicant Mr. Michael Ford
OMBC Officer Paula Stebbings

Recommendation: REFUSED – on the grounds that it is an inappropriate development in a conservation area, plus loss of amenity for neighbouring properties.

Application No HOU/350173/22
Expected Decision Level Development Control Delegation
Location Higher Tunstead Farm Tunstead Lane Greenfield
Proposal Remove existing bay window and form traditional windows and matching wall to front elevation. Form flat roof with domed roof lights to rear elevation

Registration Date
Applicant Mr. Chris Ball
OMBC Officer Brian Smith

Recommendation: APPROVAL

Application No HOU/350274/22
Expected Decision Level Development Control Delegation
Location 24 Rush Hill Road Uppermill
Proposal Erection of a two storey side extension

Registration Date
Applicant Mr. & Mrs. J. Fullalove
OMBC Officer Abiola Labisi

Recommendation: APPROVAL

Application No FUL/350279/22
Expected Decision Level Development Control Delegation
Location Vacant land, Albert Street, Lees
Proposal Erection of two x 2 bedroomed detached bungalows with separated garages, driveway and garden areas

Registration Date
Applicant Ms. S. Hall
OMBC Officer Emma Breheny

Recommendation: NOT IN SADDLEWORTH

Application No FUL/350302/22
Expected Decision Level Development Control Delegation
Location 56 Oldham Road Grasscroft
Proposal 1) Erection of a second floor extension. 2) Change of use of part of first and second floors to 4no. Holiday lets. 3) Internal alterations to improve layout of existing pub. 4) External alterations to window and door openings and removal of existing staircase to rear elevation and installation of new staircase to provide access to new holiday units. 5) Demolition of single storey store room to rear elevation

Registration Date
Applicant Bertles Ltd
OMBC Officer Brian Smith

Recommendation: **REFUSAL - on the grounds that it will be a loss of amenity with loss of light and lack of privacy for the adjoining neighbours. We have concerns regarding parking and access; that it will create a problem on Mossley Road. Also concerned about emergency services access and a health & safety concern as the building will be partly over the adjoining property. We recommend that OMBC Planning Officer contacts no 54 and arranges a visit. We also have concerns regarding the legal implications in that part of the property is over no 54 and the adjoining neighbours advise they have not been informed.**

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 C.J. Millington
OMBC Officer Ethan Smyth

Recommendation: **This is a refusal of an appeal. SPC approved this application in September 2022. NOTED**

Application No HOU/350269/22
Expected Decision Level Development Control Delegation
Location 13 Devon Drive Diggle
Proposal Remodelling of existing dwelling including a side extension
Registration Date
Applicant Mr. Andrew Barber
OMBC Officer Brian Smith

Recommendation: **APPROVAL**

Application No CND/350324/22
Expected Decision Level Development Control Delegation
Location 51 Dobcross New Road Dobcross
Proposal Discharge of Condition No. 3 (Materials), Condition No. 8 (Drainage) and Condition No. 10 (Site investigation) relating to Application No. PA/344817/20

Registration Date
Applicant Mr. Ferenc Nemeth
OMBC Officer Brian Smith

Recommendation: NOTED

Application No HOU/350306/22
Expected Decision Level Development Control Delegation
Location Adjacent New House, 1 The Cottages, Heathfields Road Uppermill
Proposal Extension of top landing to external staircase to give access down side of house

Registration Date
Applicant Mr. Ian Whitworth
OMBC Officer Brian Smith

Recommendation: REFUSED – on the ground that it impacts on the setting of a listed building.

Date of next meeting Monday 6th February 2023 at 7.30pm