

Minutes of Planning Committee held by remotely 11 January 2021

Present: Cllrs R. Darlington (Acting Chair)
B. Beeley P. Byrne
K. Dawson L. Dawson
R. Knotts L. Lancaster
K. Phillips M. Woodvine

1. Apologies for absence

Cllr. Bingley in application

2. Declarations of interest

Cllr. Darlington declared a non- pecuniary interest in application FUL/345936/20

3. Approval of minutes 2 December 2021.

Alteration to declaration of interest from Cllr Beeley from pecuniary to non- pecuniary.
Minutes approved

4. Planning Applications

Application No	HOU/345808/20
OL4 4BZ	
Expected Decision Level	Development Control Delegation
Location	43 Stonebreaks Road Springhead
Proposal	Creation of drive/parking place to the front of property (currently garden area) and creation of three retaining walls
Registration Date	
Applicant	Mr. Christopher Taylor
OMBC Officer	Brian Smith
Recommendation	Already approved by OMBC before parish council given the opportunity to discuss. Consideration needs to be given to the surface covering which needs to be permeable.

Application No	MMA/345799/20
Expected Decision Level	Development Control Delegation
Location	2 Marsham Close Grotton OL4 5RB
Proposal	Minor material amendment to HH/345302/20
Registration Date	
Applicant	Mr. Sam Nawaz
OMBC Officer	Brian Smith
Recommendation	Prior approval by OMBC before Parish Council had the opportunity to discuss

Application No	FUL/345810/20
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Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

Development Control Delegation
The Garage, Dark Lane, Delph OL3 5TY
Change of use from garage in to dwelling

Mr. Steve Ingram
Abiola Labisi
Approve, however concerns regarding the number of available car parking spaces.

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

HOU/345780/20
Development Control Delegation
Rams Head Inn, Ripponden Road Denshaw OL3 5UN
Proposed first floor extension above garage

Mr. Alan Doherty
Sophie Leech
Approve

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

CND/345767/20
Development Control Delegation
63 Heywood Avenue Austerlands OL4 4AZ
Discharge of Condition 3 (External Materials) relating to HH/344997/20

Mr. Daniel Bramwell
Sophie Leech
Noted

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

FUL/345854/20
Development Control Delegation
Rams Head Inn, Ripponden Road Denshaw
Proposed Stables

Mr. S. Taylor
Sophie Leech
Approve, however, strong reservation regarding possible change of use in the future which seems to be a common theme in Saddleworth.

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

FUL/345842/20
Development Control Delegation
Land at Platt Lane Dobcross OL3 5QE
Formation of an access track/road which will enable safe access to the newly proposed agricultural building. The field access onto Platt Lane is existing

Mr. J. Lancashire
Sophie Leech
Withdrawn

Application No HOU/345830/20
Expected Decision Level Development Control Delegation
Location 11 Park Lane Greenfield
Proposal Single storey front and side extension and two storey rear extension

Registration Date
Applicant Mr. & Mrs. Blayds
OMBC Officer Osian Perks
Recommendation Approve

Application No FUL 345930/20
Expected Decision Level Development Control Delegation
Location Lowbrook Barn, Top O the Meadows Lane, Strinesdale
Proposal Partial rebuild of the existing stone barn

Registration Date
Applicant Mr. & Mrs. Bailey
OMBC Officer Brian Smith
Recommendation Refuse does not appear to be partial build but new development. Inappropriate development and harmful to the openness of greenbelt.

Application No FUL/345936/20
Expected Decision Level Development Control Delegation
Location Grotton Head Farm Platting Road Lydgate
Proposal Installation of 6 replacement Vodafone antennas, 6 new Telefonica antennas at an antenna height of 15m and ancillary development thereto including 9 Eriksson radio systems (ERSS), 9 remote radio units (RRUS) and 2 GPSS on a replacement headframe, together with 2 transmission dishes all on the existing monopole. The installation of 2 replacement cabinets and 2 additional cabinets at ground level.

Registration Date
Applicant Brian Smith
OMBC Officer
Recommendation Refuse
This planning application was first submitted without all the correct documents so this should not have been accepted by the Planning Department.

"We are objecting to this application due to the visual impact it will have on this rural location. The increase in equipment from 3no to 12no antenna plus the additional 18no RRUS, 3no breakout boxes, 2no GPS units and 2no dishes is significant and means a much larger headframe is needed to accommodate these items.

"As Vodafone and Telefonica through Cornerstone operate a shared joint network there is no reason for them to have separate antennas for each operator. Also one antenna can transmit multiple technologies i.e. 3G/4G/5G so a single triband

or a single quadband antenna should be used for all sectors – thus meaning a swap of the existing 3no antenna rather than an increase to 12no. As this would remove the requirement for the antenna increase no new, heavier and larger headframe would be needed. If a shared antenna was deployed to site then only 9no RRUs would be needed and in cases where there is such a visual impact such as this, the RRUs do not have to be located at antenna height, these can be located at ground level on a metal frame along with the breakout boxes. Again if a shared antenna was used for operators then there would only be a requirement for 1no GPS module and this could be mounted at ground level as it does not need to be mounted at antenna height. So long as it has a clear view of the sky, the satellite tracking/timing ability will not be impeded. And finally this is an existing Vodafone site with transmission so what justification is there for 2no new transmission dishes to be installed?

"For the reasons above this application should be rejected on the ground of the detrimental visual impact it has. A more sympathetic and considerate design could be provided which has far less visual effect than this proposed upgrade will have on this greenfield location. Whilst the existing site has a fir green painted monopole the existing headframe, antenna and steelwork have been left unpainted which means it does not blend into the landscape at all – in fact it makes it more prominent. The originally planning application should have insisted that all elements of this install were painted fir green, not just the monopole."

Application No	MMA/345836/20
Expected Decision Level	Development Control Delegation
Location	Former Delph Chapel Newbuild Cottages, 2no. Delph Lane, Delph
Proposal	Variation on Condition 3 and 6 (Parking arrangements) of approval PA/341040/17
Registration Date	
Applicant	Dr. Paula Rothermel
OMBC Officer	Sophie Leech
Recommendation	Refuse on highway safety grounds.

Application No	HOU/345886/20
Expected Decision Level	Development Control Delegation

Location Saddleworth Station Cottage, Standedge Road Diggles OL3 5NR
Proposal Proposed part two storey, part first floor extension to side/rear of dwelling
Registration Date
Applicant Mr. Dave Trudgeon
OMBC Officer Brian Smith
Recommendation **Approve subject to the roof line be maintained at the same height as believed to be unsympathetic to an historic building.**

Application No HOU/345823/20
Expected Decision Level Development Control Delegation
Location 104 Mossley Road Grasscroft OL4 4HA
Proposal Single storey rear extension
Registration Date
Applicant Mr. Lee Hollinworth
OMBC Officer Osian Perks
Recommendation **Noted**

Application No CND/345904/20
Expected Decision Level Development Control Delegation
Location Cross Keys Inn, Oldham Road Delph OL3 5RQ
Proposal Discharge of Conditions, 3, 4,5,6,7 and 8 relating to PA/343987/19
Registration Date
Applicant Mr. John Broadbent
OMBC Officer Osian Perks
Recommendation **Noted**

Application No CND/345914/20
Expected Decision Level Development Control Delegation
Location 1 Spring Grove Works Chew Valley Road Greenfield OL3 7DD
Proposal Discharge of Condition No. 7 (access and parking) relating to App. MMA/344706/20
Registration Date
Applicant Mr. Ryan Brookes
OMBC Officer
Recommendation **Noted**

Application No HOU/345942/20
Expected Decision Level Development Control Delegation
Location 19 Beech Hill Road Grasscroft OL4 4DR
Proposal Extension and re-model to dwelling

Registration Date
Applicant Peter Purcell
OMBC Officer
Recommendation Approve

Application No HOU/345950/20
Expected Decision Level Development Control Delegation
Location Manns View, Manchester Road Greenfield
Proposal Proposed garden room
Registration Date
Applicant Mr. & Mrs. Coulter
OMBC Officer Sophie Leech
Recommendation Approve

Application HOU/345965/20
Expected Decision Level Development Control Delegation
Location 243 Huddersfield Road Diggle
Proposal Lean-to porch to front elevation
Registration Date
Applicant Mr. A, Smith
OMBC Officer Sophie Leech
Recommendation Approve

Application No HOU/345961/20
Expected Decision Level Development Control Delegation
Location 39 Grove Road Uppermill
Proposal Single storey side extension
Registration Date
Applicant Mr. Martin Holt
OMBC Officer Abiola Labisi
Recommendation Approve

Application No HOU/345935/20
Expected Decision Level Development Control Delegation
Location Millstone Cottage Horest Lane Denshaw
Proposal Loft conversion with rear dormer, insertion of sliding doors to rear of ground floor and reconfiguration of front windows
Registration Date
Applicant Mr. & Mrs. Buchan
OMBC Officer Osian Perks
Recommendation Refuse The dormer is a prominent feature from Horest Lane and is out of character with detrimental appearance of the semi-detached dwellings as a pair.

Application No FUL/345968/20
Expected Decision Level Development Control Delegation
Location Land to the rear of 71 Shaw Hall Bank Road Greenfield
Proposal Erection of 2no. detached dwellings
Registration Date

Applicant
OMBC Officer
Recommendation

Mr. Hurst
Matthew Taylor
Refuse Poor access to the site and additional traffic would exacerbate existing dangerous situation.

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

HOU/345920/20
Development Control Delegation
11 Tamewater Court Dobcross
Two storey rear extension

Mr. & Mrs. Chris Jones
Osian Perks
Approve

Application No
Expected Decision Level
Location
Proposal

HOU/345975/20
Development Control Delegation
1 Ash Grove Springhead
Revision of Application HH/344556/20 for a proposed single storey rear extension, new gable roof to replace existing hip roof and new rear dormer pike roof

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Andrew Conroy
Sophie Leech
Approve

Application No
Expected Decision Level
Location
Proposal

CD/345191/20
Development Control Delegation
Dobcross Works, Huddersfield Road Diggle OL3 5NX
Discharge of Condition 7, (External Lighting), 19 (Construction, levels and drainage of parking/drop off areas), 13 (Highway improvement works) 14, Parking Management Plan), 15 (Markings and sign for car park), 16 (Relocation of bus stops) 18 (Access road widening) 19, (Surface water drainage scheme), 20 (Separation of drainage), 24 (Amended drawings for rebuilding of stone wall), all relating to Application No. PA337930/15

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Alex Shaw
Matthew Taylor
Noted

Application No
Expected Decision Level
Location

FUL/345963/20
Development Control Delegation
Moorlands Caravan Park, Ripponden Road Denshaw OL3 5UN

Proposal	Siting of seven holiday lodge caravans following removal of 11 touring caravan pitches and existing camping pods
Registration Date	
Applicant	Simon Plowman
OMBC Officer	Brian Smith
Recommendation	Refused already prominent when viewed from Oldham Road and despite planting proposed, larger lodges would be more likely to be visible, even in muted colours. Will add further to impact of previous consent so materially a greater effect on the openness of greenbelt and again inappropriate development.
Application No	HOU/345957/20
Expected Decision Level	Development Control Delegation
Location	16 Gladstone Terrace Road Greenfield OL3 7HF
Proposal	Single storey rear extension with outdoor balcony on the extension roof
Registration Date	
Applicant	Wynford Ellidge
OMBC Officer	Sophie Leech
Recommendation	Refuse Balcony taking away privacy from neighboring gardens.
Application No	OUT/345970/20
Expected Decision Level	Development Control Delegation
Location	56 Manchester Road Greenfield OL3 7HJ
Proposal	Construction of detached dwelling including associated car parking and private amenity space
Registration Date	
Applicant	Mr. Kelly
OMBC Officer	Sophie Leech
Recommendation	Approve in principle
Application No	AGR/345966/20
Expected Decision Level	Development Control Delegation
Location	Woodbrow Farm, Oldham Road Denshaw OL3 5SP
Proposal	Portal framed agricultural building for general agricultural purposes
Registration Date	
Applicant	Mr. Mark Jones
OMBC Officer	Abiola Labisi
Recommendation	Approve
Application No	HOU/345979/20
Expected Decision Level	Development Control Delegation
Location	7 Broadgate Dobcross OLL3 5BJ
Proposal	Two storey side and single storey rear extension
Registration Date	

Applicant
OMBC Officer
Recommendation

Ian Stott
Sophie Leech
Approve

Application No
Expected Decision Level
Location
Proposal

HOU/345995/20
Development Control Delegation
22 Devon Driver Diggle OL3 5PP
Proposed single storey rear extension, front porch and first floor front extension with alterations to the main roof

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Neil Langton
Sophie Leech
Approve

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

HOU/346000/20
Development Control Delegation
31 Belmont Avenue springhead OL4 4RS
Erection of front dormer and raised garden decking

Mr. Stuart Broadhurst
Brian Smith
Approve

Application No
Expected Decision Level
Location
Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

HOU/345997/20
Development Control Delegation
1, Bentcliffe, Mossley Road Grasscroft OL4 4HH
Two storey rear and single storey side extensions

Mr. Martyn Postlethwaite
Sophie Leech
Approve

Application No
Expected Decision Level
Location
Proposal

FUL/346013/20
Development Control Delegation
92 High Street, Uppermill OL3 6AX
Part change of use from office E©(ii) and dwelling C3 to Office Professional Services E©(ii) - single storey extension for entrance to front elevation with disabled access

ramp/steps, replacement boundary wall to front, new highway access to side to car parking to rear. Minor alterations to building

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Lee Hollinworth
Abiola Labisi
No plans available –unable to discuss

Application No
Expected Decision Level
Location

FUL/346015/20
Development Control Delegation
Land between 4 Stockport Road & St. Anne's Church,
Lydgate OL4 4JL

Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

Erection of 1no. dwelling with internal double garage
Grant Erskine
Sophie Leech
Refuse inappropriate development and openness of Greenbelt. Serious adverse effect on the visual amenity and next to conservation area and Grade 2 listed building.

Application No
Expected Decision Level
Location
Proposal

FUL/346009/20
Development Control Delegation
14-18 Gibbs Close, Royal George Mills, Greenfield
Conversion of 5no. garages into habitable accommodation,
and replacement of existing garage doors with bespoke
window

Registration Date
Applicant
OMBC Officer
Recommendation

Mrs. T. Maxwell
Sophie Leech
No plans available- unable to discuss

Application No
Expected Decision Level
Location
Proposal

FUL/345671/20
Development Control Delegation
Wool Road Barn, Wool Road Dobcross
Demolition of agricultural building and replacement with two
detached houses

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Gary Davies
Brian Smith
Refused Inappropriate development

Application No
Expected Decision Level
Location
Proposal

HOU/345686/20
Development Control Delegation
Moorfield, Central Avenue, Greenfield OI3 7DH
Two storey extension and alterations to an existing dormer
bungalow and associated external works

Registration Date
Applicant
OMBC Officer

Michael Owens
Brian Smith

Recommendation	Approve
Application No	FUL/345734/20
Expected Decision Level	Development Control Delegation
Location	Model Farm, Denshaw Road Delph OL3 5TS
Proposal	Proposed storage building for the use of storing agricultural machinery, straw and hay
Registration Date	
Applicant	Mrs. Melanie Lawrenson
OMBC Officer	Brian Smith
Recommendation	Approve
Application No	HOU/345768/20
Expected Decision Level	Development Control Delegation
Location	Blunder Hall Stables, Dirty Lane, Delph OL3 3RG
Proposal	Convert stables to granny flat
Registration Date	
Applicant	Mr. Gee
OMBC Officer	
Recommendation	Refuse it is understood that the stables were approved as an exception and already wish to convert to granny Flat. Inappropriate development and making a mockery of the planning system.
Application No	HOU/345792/20
Expected Decision Level	Development Control Delegation
Location	31 Wellmeadow Lane Uppermill
Proposal	Proposed single storey side conservatory
Registration Date	
Applicant	Mr. Holmes
OMBC Officer	Brian Smith
Recommendation	Approve

5. Peak park Application NP/O/1120/1119
Refuse inappropriate development in Peak Park area, Detrimental to the character of the countryside.

6. **Dates and Times of next meetings:**
Monday 1 February 2021
Monday 1 March 2021
Monday 12 April 2021
Monday 10 May 2021