

## Minutes Planning Committee 1 February held remotely.

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

### 1. Apologies for absence

Cllrs. Bingley and Phillips

### 2. Declarations of interest

None

### 3. Minutes of 11 January 2021

Approved with amendment to point 5 Planning Application NP/1120/1119. To remove note with regard to withdrawal of application.

### 4. Planning Applications

Application No	HOU/345715/20
Expected Decision Level	Development Control Delegation
Location	40 Woods Lane Dobcross OL3 5AN
Proposal	Single storey rear extension
Registration Date	
Applicant	Mr. Gareth Davies
OMBC Officer	Sophie Leech
<b>Recommendation</b>	<b>Approval</b>

Application No	LBC/345716/20
Expected Decision Level	Development Control Delegation
Location	40 Woods Lane Dobcross OL3 5AN
Proposal	Single storey rear extension
Registration Date	
Applicant	Mr. Gareth Davies
OMBC Officer	Sophie Leech
<b>Recommendation</b>	<b>Approval</b>

Application No	OUT/345837/20
Expected Decision Level	Development Control Delegation
Location	Bakestone Croft, 6-7 Brookside Terrace Delph OL3 5EW
Proposal	Outline application for a detached dwelling for access and layout, with all other matters reserved
Registration Date	
Applicant	S. Ingram & Associates
OMBC Officer	Sophie Leech
<b>Recommendation</b>	<b>Refusal: Detrimental effect in a conservation area – potential for flooding problem</b>

Application No CND/345984/20  
Expected Decision Level Development Control Delegation  
Location Edge End Farm, White Brook Lane, Greenfield OL3 7PH  
Proposal Discharge of Condition 2 (Materials) relating to PA/344303/19

Registration Date  
Applicant Mr. Warren Greenway  
OMBC Officer Brian Smith  
**Recommendation Noted**

Application No FUL/346019/20  
Expected Decision Level Development Control Delegation  
Location 7-9 New Street, Uppermill OL3 6AU  
Proposal Change of use of ground floor to enable extension of existing pharmacy

Registration Date  
Applicant Alan Chorlton  
OMBC Officer Sophie Leech  
**Recommendation Approval- subject to the exterior remaining the same.**

Application No LBC/346020/20  
Expected Decision Level Development Control Delegation  
Location 7-9 New Street, Uppermill OL3 6AU  
Proposal Change of use of ground floor to enable extension of existing pharmacy

Registration Date  
Applicant Alan Chorlton  
OMBC Officer Sophie Leech  
**Recommendation Approval –subject to the exterior remaining the same**

Application No PRA2D/346067/21  
Expected Decision Level Development Control Delegation  
Location Stoneswood Farm, Oldham Road Delph OL3 5EB  
Proposal Prior approval for a change of use from agricultural building to 2no. dwelling houses

Registration Date  
Applicant Mr. Alan Chorlton  
OMBC Officer Brian Smith  
**Recommendation Refusal: Inappropriate development in greenbelt. Recognise that this is an existing eyesore and this development does not put this right. It is also in a prominent position next to listed buildings and near to Delph Conservation area.**

Application No FUL/346059/21  
Expected Decision Level Development Control Delegation  
Location 1 Pingle Lane, Delph OL3 5EX  
Proposal Erection of 1no. dwelling  
Registration Date  
Applicant Nick McGilvray  
OMBC Officer Sophie Leech  
**Recommendation Refusal: overdevelopment on small site and overdevelopment of greenbelt.**

Application No	HOU/346053/21
Expected Decision Level	Development Control Delegation
Location	139 Huddersfield Road Diggle OL3 5NU
Proposal	Front and rear dormers
Registration Date	
Applicant	Steve Ingram
OMBC Officer	Brian Smith
<b>Recommendation</b>	<b>Approval</b>
Application No	HOU/346079/20
Expected Decision Level	Development Control Delegation
Location	23 Beechfield, Grasscroft OL4 4EN
Proposal	Single storey rear extension, removal of existing balconies at ground Floor level and formation of new terrace over proposed extension with glazed balustrade and new staircase
Registration Date	
Applicant	Mark Herring
OMBC Officer	
<b>Recommendation</b>	<b>Approval- however, possibility of additional overlooking to neighbours.</b>
Application No	MMA/346092/21
Expected Decision Level	Development Control Delegation
Location	Edge End Farm, White Brook Lane Greenfield OL3 7PH
Proposal	Removal of Condition 6 (Restricting permitted development rights) relating to PA/339551/17
Registration Date	
Applicant	Mr. Martin Gaine
OMBC Officer	
<b>Recommendation</b>	<b>Refusal: No justification to remove the condition, particularly given the isolated location in the greenbelt, the lengthy history to date and subsequent potential for further development.</b>
Application No	FUL/346091/21
Expected Decision Level	Development Control Delegation
Location	Heys Farm, Ward Lane, Holly Grove Dobcross OL3 5JW
Proposal	Resubmission of application No. PA/340385/17 for replacement of a piggery building with a dwelling house
Registration Date	
Applicant	Mr. Daniel Llado
OMBC Officer	Brian Smith
<b>Recommendation</b>	<b>Refusal: Inappropriate development to greenbelt and harmful to the openness. Contrary to the provisions of the National Policy Framework</b>
Application No	RES/346107/21
Expected Decision Level	Development Control Delegation
Location	1258 Huddersfield Road Austerlands OI4 4AA
Proposal	Variation of Condition 1 of PA/335061/14 comprising alterations to window openings on the approved plans
Registration Date	
Applicant	Mr. Jon Barlow
OMBC Officer	

**Recommendation****Approval**

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

HOU/346069/21  
Development Control Delegation  
76 Mossley road Grasscroft OL4 4HA  
Front dormer extension to existing dwelling  
  
Mr. Matthew Hurst  
Sophie Leech  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

HOU/346072/21  
Development Control Delegation  
8 Greenbank Avenue, Uppermill OL3 6EB  
Single storey rear extension and garage conversion including raising existing flat roof height

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Warren Greenway  
Brian Smith  
**Approval**

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

HOU/346080/21  
Development Control Delegation  
4 Bridgefield Crescent, Springhead OL4 4PD  
Loft conversion with front and rear dormers  
  
Miss Sarah Hegab  
Sophie Leech  
**Approval**

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

HOU/346117/21  
Development Control Delegation  
17 Clayton's Close Springhead OL4  
Proposed rear dormer and a single storey extension  
  
Mr. David Rhodes  
Abiola Labisi  
**Approval**

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  
**Approval**

Application No  
Expected Decision Level

HOU/346135/21  
Development Control Delegation

Location Ivy Cottage, Hollins Road Lees  
Proposal Single storey extensions to existing garage and single storey rear extension to porch

Registration Date  
Applicant Mr. Karl Jones  
OMBC Officer Osian Perks  
**Recommendation Refusal: inappropriate development and detrimental to the character and openness of the greenbelt.**

Application No HOU/346146/21  
Expected Decision Level Development Control Delegation  
Location Arbor Lodge, Ryefields Drive Uppermill  
Proposal Proposed extension and alterations/replacement to sunroom and entrance with altered external access

Registration Date  
Applicant Mr. Mark Kennedy  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/346159/21  
Expected Decision Level Development Control Delegation  
Location 6 Coverhill Road Grotton  
Proposal Proposed single storey rear extension and previously approved single storey front extension

Registration Date  
Applicant Mr. Jeff Heywood  
OMBC Officer Brian Smith  
**Recommendation Approval**

**5. Correspondence response from OMBC and lack of documents and their decision making before parish had chance to comment.**

It was resolved that the clerk and Acting Chairman would write to the appropriate office in OMBC again as the previous response had indicated that the fault had been corrected.

**6 Date and time of next meeting**

Monday 1 March 2021  
12 April 2021  
10 May 2021  
At 19.30