

Planning Minutes held remotely 3 March 2021 (re-scheduled from 1 March 2021)

Present: Cllrs: P. Byrne (Acting Chair)
B.Beely K. Dawson
L. Dawson R. Darlington
L. Lancaster M. Woodvine
Public: A Allewell D. Wilson

- 1. To receive apologies for absence**
Cllr. Bingley, Knotts, Phillips and Mr. Willerton
- 2. To receive declarations of Interest**
None
- 3. Approval of the minutes of the meeting held on Monday 1st February 2021**
Approved
No reply to date to letter sent to planning. The clerk to follow up.
- 4. Planning Applications**

Application No	FUL/346134/21
Expected Decision Level	Development Control Delegation
Location	9 Rush Hill Road, Uppermill OI3 6JD
Proposal	One detached dwelling
Registration Date	
Applicant	Parker
OMBC Officer	Abiola Labisi

Recommendation **Approval** with the proviso that the applicant discusses how to make the plan more amenable to prevent further objections.

Application No	HOU/346135/21
Expected Decision Level	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 **Previously resolved**

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

Application No
 Expected Decision Level
 Location
 Proposal

Registration Date
 Applicant
 OMBC Officer

Recommendation

Application No
 Expected Decision Level
 Location

Proposal
 Registration Date
 Applicant
 OMBC Officer
Recommendation

Application No
 Expected Decision Level
 Location
 Proposal

Registration Date
 Applicant
 OMBC Officer
Recommendation

Application No
 Expected Decision Level
 Location`

Proposal

Registration Date
 Applicant
 OMBC Officer
Recommendation

Application No
 Expected Decision Level
 Location
 Proposal

Previously resolved

HOU/346146/21
 Development Control Delegation
 Arbor Lodge Ryefields Drive Uppermill
 Proposed extension and alteration/replacement to
 sunroom and
 entrance with altered external access

Previously resolved

FUL/345807/20
 Development Control Delegation
 Knarr Mill Holdings, Knarr Mill, Oldham Road Delph OL

Single storey industrial building

Maxine Parker
 Matthew Taylor
Approval

HOU/346083/21
 Development Control Delegation
 8 Dumfries Drive, Denshaw OL3 5SG
 Two stprey front extension with new vehicular access
 from Dumfries Drive

John Bennett
 Brian Smith
Approval subject to matching materials used.

FUL/346128/21
 Development Control Delegation
 The Wynyates, Standedge Road Diggle OL3 5NR

Single storey outbuilding to provide ancillary residential
 accommodation

Maxine Parker
 Brian Smith
**Refusal- Inappropriate development of Greenbelt,
 size and massing of the building.**

HOU/346156/21
 Development Control Delegation
 Newhaven, Lower Turf Lane, Scouthead OL4 4BS
 First floor dormer addition to existing bungalow

Registration Date
Applicant
OMBC Officer
Recommendation

Neil Langton
Sophie Leech
Approval

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

HOU/346161/21
Development Control Delegation
8 Midgrove, Midgrove Lane Delph OL3 5EJ
Proposed single storey rear extension

Roberta Daw
Abiola Labisi
Approval

Application No
Expected Decision Level
Location
Proposal

HOU/346184/21
Development Control Delegation
24 Ripponden Road Denshaw OI3 5SH
Demolition of existing extensions and construction of two storey side extension and single storey rear extension

Registration Date
Applicant
OMBC Officer
Recommendation

Maxine Parker
Abiola Labisi
Approval

Application No
Expected Decision Level
Location
Proposal

CND/346157/21
Development Control Delegation
Marron, Crib Lane, Dobcross OL3 5AT
Discharge of Condition 3 (Materials) relating to HOU/345453/20

Registration Date
Applicant
OMBC Officer
Recommendation

William Fletcher
Brian Smith
Noted

Application No
Expected Decision Level
Location
Proposal

HOU/346190/21
Development Control Delegation
1 Treetops Close Dobcross OL3 5AS
Replacement of existing conservatory with a single storey extension with balcony above

Registration Date
Applicant
OMBC Officer
Recommendation

Lee Hollinworth
Sophie Leech
Approval

Application No FUL/345671/20
Expected Decision Level Development Control Delegation
Location Wool Road Barn Wool Road Dobcross
Proposal Demolition of agricultural building and replacement with two semi-detached houses incorporating parking, domestic gardens and bin store

Registration Date
Applicant Gary Davies
OMBC Officer Brian Smith
Recommendation Refusal- inappropriate development of greenbelt.

Application No FUL/346134/21
Expected Decision Level Development Control Delegation
Location 9 Rush Hill Road, Uppermill OI3 6JD
Proposal One detached dwelling

Registration Date
Applicant Parker
OMBC Officer Abiola Labisi
Recommendation Repeated

Application No FUL/346178/21
Expected Decision Level Development Control Delegation
Location 61 Chew Valley Road Greenfield OI3 7JG
Proposal New driveway access on to Chew Valley Road

Registration Date
Applicant Mr. Matthew Hurst
OMBC Officer Sophie Leech
Recommendation Approval

Application No HOU/346205/21
Expected Decision Level Development Control Delegation
Location 12 Beech Hill Road Grasscroft OI4 4 DR
Proposal Redesign existing bungalow to create a 4 bedroom house, including raising the ridge height to accommodate an additional storey to the dwelling and including front, side and rear extensions to create adequate living accommodation

Registration Date
Applicant Mr. Bradley Clarke
OMBC Officer
Recommendation Refusal- detrimental impact on street scene

Application No FUL/346217/21
Expected Decision Level Development Control Delegation
Location 4 Bunkers, Tunstead Lane Greenfield
Proposal Change of use from existing outbuilding to a residential dwelling (use Class3) with associated infrastructure

Registration Date
Applicant Mr. M. Bradbury
OMBC Officer Sophie Leech
Recommendation **refusal- detrimental to historic environment**
will have adverse effect on Grade II Listed Buildings to south west, greater mass of structure impacting on current setting including views of north elevation from public right of way. Consequently, fails to preserve or enhance special character as exists, and justification cited insufficient for harm caused.

Furthermore, proposed dwelling adjacent boundary with number 5 Bunkers, only 7m to south, and although south elevation contains no principal windows and not possible to ascertain from Google Street View whether any windows in north elevation of 5, will be seriously overbearing from garden of 5 at least and may have same impact on any windows.

Application No HOU/346065/21
Expected Decision Level Development Control Delegation
Location 21 Pineway Lees OL4 3DU
Proposal Single storey side and rear extension, two storey side and rear extensions and pitched roof to existing flat roof at front

Registration Date
Applicant
OMBC Officer
Recommendation **Not in parish**

Application No CEU/346210/21
Expected Decision Level Development Control Delegation
Location Land at Station Road/Harrop Gren Lane Diggle OL3 5LJ

Proposal Certificate of Lawfulness for operational land used in the development of Diggle Station and its approach

Registration Date
Applicant
OMBC Officer
Recommendation

Alan Broadbent
Matthew Taylor
Unable to consider application as documents not on portal it is requested that the application be put forward again for consideration when documents are available.

Application No
Expected Decision Level
Location

LBC/346216/21
Development Control Delegation
7 Wall Hill cottages, Wall Hill Road Dobcross OL3 5BN

Proposal Listed building consent for a change of use, conversion and restoration of the stone barn and side garage attached to the cottage, to provide living accommodation for use as a single dwelling, new window and door openings, plus internal reconfiguration

Registration Date
Applicant
OMBC Officer
Recommendation

Roberta Daw
Brian Smith
Approval

Application No
Expected Decision Level
Location

FUL/346215/21
Development Control Delegation
7 Wall Hill Cottages, Wall Hill Road Dobcross OL3 5BN

Proposal Change of use, conversion and restoration of the stone barn and side garage attached to the cottage to provide living accommodation for use as a single dwelling. Proposals include new window and door openings plus internal reconfiguration

Registration Date
Applicant
OMBC Officer
Recommendation

Mark Perry & Lauren Chripps
Brian Smith
Approval

Application No
Expected Decision Level
Location
Proposal

HOU/346218/21
Development Control Delegation
22 Armit Road Greenfield OL3 7LN
Erection of first floor extension and internal alterations

Registration Date

Applicant
OMBC Officer
Recommendation

Mr. Matthew Carter
Osian Perks
Approval

Application No
Expected Decision Level
Location
Proposal

HOU/346226/21
Development Control Delegation
7 The Paddock Greenfield O13 7PU
Single storey side and rear extension, with bay window detail to converted garage, and new oak frame porch

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Lee Hollinworth
Abiola Labisi
Approval

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

HOU/346225/21
Development Control Delegation
5 Thornley Close Grotton OL4 5QU
Single storey rear extension

Mr. Malcolm Percy
Brian Smith
Approval

Application No
Expected Decision Level
Location
Proposal

HOU/346251/21
Development Control Delegation
5 Thornley Crescent Grotton OL4 5QX
Proposed extensions to create two storey dwelling including alterations to access

Registration Date
Applicant
OMBC Officer
Recommendation

Mrs. Caroline Tamworth
Brian Smith
Refusal- detrimental to the character of the street scene, encroachment on right of way and overbearing

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

HOU/346296/21
Development Control Delegation
12 Crib Fold Dobcross
Proposed first floor rear extension

Mr. & Mrs. Brogan
Osian Perks
Approval

Application No
Expected Decision Level
Location
Proposal

VAR/346140/21
Development Control Delegation
149a Manchester Road Greenfield
Application to vary Condition 2 (Approved Plans) and condition 3(materials) on previous planning approval PA/342925/19 for 5 dwellings

Registration Date

Applicant
OMBC Officer
Recommendation

Stephen Gill
Noted- no objection

Application No
Expected Decision Level
Location
Proposal

HOU/346209/21
Development Control Delegation
19 Tamewater Court Dobcross OL3 5GD
Replace 10ft x 6ft existing garden shed with 4m x 4m
new shed/summer house

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Kenneth Clements
Osian Perks
**Refusal- Larger structure will seriously encroach
into open gap separating older and recent
development, being much more obvious than
current shed and highly visible from cul- de sac and
footpath adjacent garden. Detrimental to street
scene and visual amenity of area.**

Application No
Expected Decision Level
Location

HOU/346223/21
Development Control Delegation
Rowan Tree Cottage, 4 Bridge End, Delph OI3 5DU

Proposal

Erection of timber decking/platform on which to secure a
greenhouse

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Andrew Morrison
Osian Perks
Approval

Application No
Expected Decision Level
Location

HOU/346241/21
Development Control Delegation
Moorcroft Barn, 3 Millcroft Lane, Delph OL3 5UX

Proposal
Registration Date
Applicant
OMBC Officer
Recommendation

Two storey side extension
Mr. Warren Greenway
Brian Smith
Refusal on grounds of size and massing

Application No
Expected Decision Level
Location
Proposal

HOU/346300/21
Development Control Delegation
16 Ravenstones Drive Diggle OI3 5JU
Extension at ground floor including associated
landscaping works, and an extension to the existing first
floor dormer

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Yousaf Qazi
Brian Smith
Approval

Application No HOU/346312/21
Expected Decision Level Development Control Delegation
Location 35 Nudger Green Dobcross OL3 5AW
Proposal Single storey rear and side extension
Registration Date
Applicant Mr. Warren Greenway
OMBC Officer Sophie Leech
Recommendation Approval

Application No HOU/346312/21
Expected Decision Level Development Control Delegation
Location 14 Wharmton Cottages, Mount Lane, Dobcross OL3 5QY
Proposal First floor rear extension and a single storey side extension with green roof, following demolition of porch

Registration Date
Applicant HNA Architects Ltd
OMBC Officer Brian Smith
Recommendation Approval

Application No FUL/346243/21
Expected Decision Level Development Control Delegation
Location 57 Mossley Road Grasscroft OL4 4HD
Proposal Demolition of existing dwelling and garage and replacement with new dwelling and garage, including new access arrangements from Mossley Road and associated landscaping

Registration Date
Applicant Mrs. Caroline Tamworth
OMBC Officer Sophie Leech
Recommendation Approval

Application No HOU/346280/21
Expected Decision Level Development Control Delegation
Location 88 Lane Head Road Oldham OL4 5RT

Proposal Single storey rear conservatory

Registration Date
Applicant Mr. Jeremy Hall
OMBC Officer Brian Smith
Recommendation Not in Parish

HOU/346122/21
7 Middleway Grotton Oldham OL4 5SH
Single storey rear extension
Recommendation Approval

HOU/345600/20
The Coach House 1A Diglea Diggle Oldham OL3 5LA
Car Port
Recommendation

Refusal -
will have detrimental effect on character and appearance of Conservation Area and will adversely affect setting of Listed Buildings. Will therefore cause unjustified harm to heritage assets, and even if considered 'less than substantial' no public benefits cited.

HOU/346038/21
8 Roche Road Delph Oldham OL3 5HE
Two storey side extension and raised path to boundary

Recommendation **Refusal –loss of amenity**

5. Peak District National Park

Application No. NP/O/0221/0110
Planning Portal Ref: PP-09460024
Full Planning Application (EIA)
Location

Land within the vicinity of Swellands and Blackmoss Reservoirs, off A62 Huddersfield Road Diggle

Proposal Construction of a permanent access Track to facilitate essential safety work, ongoing inspection, maintenance and emergency access to Swellands and Blackmoss reservoirs

Please contact the Authority to check the current Planning Status of a site or building.

<https://portal.peakdistrict.gov.uk/02210110>

The planning committee have no objections

6. Application No. FUL/346015/20
Location Land between 4 Stockport Road and St. Anne's Church Lydgate
Proposal Proposed erection of dwelling with internal double garage

Decision for refusal already given .

Date off next meetings:

12 April 2021

10 May 2021