

## Minutes for Planning Meeting held remotely 12 April 2021.

**Present:** Cllrs. Chair (Acting) P. Byrne  
K. Dawson L. Dawson  
L. Lancaster K. Phillips  
M. Woodvine  
G. Willerton (Consultant)  
Press and Public R. Scholes Ian Brett  
D. Bradbury.

### 1. To receive apologies for absence

Cllrs. R. Knotts B.Beeley, M. Bingley R. Darlington

### 2. To receive declarations of Interest

All Councillors declared a non-pecuniary interest in applications HOU/346471/21 and LBC/346472/21

### 3. Approval of the minutes of the meeting held on Wednesday 3<sup>rd</sup> March 2021

Agreed as true record.

### 4. Planning Applications

Application No	FUL/46451/21
Expected Decision Level	Development Control Delegation
Location	Grandpa Greenes, Bridge Bank Ward Lane Diggle
Proposal	Change of use of domestic garden ground to form outside seating area for customers of Grandpa Greenes
Registration Date	
Applicant	Mr. Mark Jones
OMBC Officer	
<b>Recommendation</b>	<b>Refusal</b>
Application No	HOu/346258/21
Expected Decision Level	Development Control Delegation
Location	2 Diglea, Diggle OL3 5LA
Proposal	Replacement of existing conservatory with a single storey rear extension
Registration Date	
Applicant	Miss Catherine Howe
OMBC Officer	Abiola Labisi
<b>Recommendation</b>	<b>Approval</b> <i>Due to demolition taking place, proposal reduces amount of built development so has no adverse effect in Green Belt terms, whilst garden room of considerably improved design to conservatory and therefore beneficial in respect of Conservation Area. No impact on amenities of neighbours.</i>

Application No LBC/346259/21  
Expected Decision Level Development Control Delegation  
Location 2 Diglea, Diggle OL3 5LA  
Proposal Listed building consent for replacement of existing conservatory with single storey rear extension

Registration Date  
Applicant Miss Catherine Howe  
OMBC Officer Abiola Labisi  
**Recommendation Approval see above.**

Application No FUL/346348/21  
Expected Decision Level Development Control Delegation  
Location Shanghai Wong Restaurant, Oldham Road Delph  
Proposal Change of use and conversion of former restaurant to creat 3 dwellings. Revision to Application No. PA/343987/19

Registration Date  
Applicant John Broadbent  
OMBC Officer Osian Perks  
**Recommendation Approval**

Application No LBC/346349/21  
Expected Decision Level Development Control Delegation  
Location Shanghai Wong Restaurant Oldham Road Delph  
Proposal Change of use and conversion of former restaurant to creat 3 dwellings. Revision to application No. LB/343986/19

Registration Date  
Applicant John Broadbent  
OMBC Officer Osian Perks  
**Recommendation Approval**

Application No HOU/346333/21  
Expected Decision Level Development Control Delegation  
Location Heather Brae, Higher Arthurs, Greenfield OL3 7BE

Proposal Single storey rear extension

Registration Date  
Applicant Mr. Stuart Broadbent  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/346319/21  
Expected Decision Level Development Control Delegation  
Location 40 Stonebreaks Road Springhead OL4 4BZ

Proposal Proposed decked area to rear of existing dwelling. Revision of HOU/345652/20

Registration Date  
Applicant Mr. Binns  
OMBC Officer Graham Dickman  
**Recommendation** **Refusal** *Deck level now 400mm below rather than at floor level of dwelling as previously proposed, to reduce potential for overlooking, loss of privacy and overbearing nature of structure. However, remains well above patios and gardens of both site and adjoining dwelling, and whilst improvement, does not overcome concerns relating to previous submission.*

Application No FUL/346335/21  
Expected Decision Level Development Control Delegation  
Location Birks Quarry Huddersfield Road Austerlands, OL4 3QB

Proposal Proposed 5G upgrade to existing equipment

Registration Date  
Applicant Mr. Damien Hoster  
OMBC Officer Matthew Taylor  
**Recommendation** **Approval** *Maximum height of structure and amount of equipment increased so likely additional impact on openness of Green Belt. However, needed for communications enhancement, relates to site of existing base station and impact considerably less than if further mast required in area.*

Application No HOU/346344/21  
Expected Decision Level Development Control Delegation  
Location Sycamore Lodge, Coverhill Road Grotton

Proposal Ground floor side extension connecting converted garage to existing house

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

Application No CND/346352/21  
Expected Decision Level Development Control Delegation  
Location Group Headquarters Hawthorpe Grove Uppermill OL3 6BW  
Proposal Application for discharge of Condition 3 (facing materials) Condition 4 (Doors, windows etc) Condition 7 (Demolition plan) Condition 8 (Contamination) of PA/344264/19

Registration Date  
Applicant Mr. Richard Hamill  
OMBC Officer Sophie Leech  
**Recommendation** **Noted**

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

HOU/346378/21  
Development Control Delegation  
4 Ward Lane, Diggle  
Proposed first floor extension and remodeling

Mr. & Mrs. Molden  
Osian Perks

**Refusal** *No coherence or uniformity to street scene, with mix of bungalows and others extended with two storey elements, and range of materials including brick, stone and render. Main concern is extent to which proposal could appear overbearing in relation to number 2 at lower level to north west, and consequent adverse effect on street scene.*

Application No  
Expected Decision Level  
Location

HOU/346397/21  
Development Control Delegation  
Woods Farm Barn, Church Fields Dobcross

Proposal  
Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Proposed single storey extension

Ms. Krysia Ademiec  
Sophie Leech

**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

HOU/346372/21  
Development Control Delegation  
4 Sharon Avenue, Grasscroft  
Single storey side extension, new balcony, including extending existing balcony to the South elevation and render and feature stone to the external walls of the property

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. Anthony Morrison  
Brian Smith  
**Approval**

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

HOU/346413/21  
Development Control Delegation  
160 Oldham Road Grasscroft  
Erection of a garden wall and gates

Mr. Stiles  
Sophie Leech

**Approval- however concerns raised regarding grey paneling.**

**To use railings would be better.**

Application No	FUL/346375/21
Expected Decision Level	Development Control Delegation
Location	792-794 Huddersfield Road Austerlands OL4 3QB
Proposal	Proposed extensions, alterations and change of use of A3 Restaurant to C3 to create 12 apartments
Registration Date	
Applicant	Mr. Alan Doherty
OMBC Officer	Brian Smith
<b>Recommendation</b>	<b>Refusal relates poorly to existing building, inadequate parking and concerns raised regarding multiple accidents on the road and size of extension.</b>
Application No	CND/346379/21
Expected Decision Level	Development Control Delegation
Location	18 Beech Lane Grasscroft OL4 4EP
Proposal	Discharge of Condition 3 (Car parking space) and Condition 4 (Contaminated land investigation) relating to Application PA/341380/1
Registration Date	
Applicant	Yousaf Qazi
OMBC Officer	Abiola Labisi
<b>Recommendation</b>	<b>Noted</b>
Application No	HOU/346401/21
Expected Decision Level	Development Control Delegation
Location	54a Springmeadow Lane Uppermill OL3 6HH
Proposal	Proposed first floor rear extension and erection of single storey rear extension
Registration Date	
Applicant	Mr. Daniel Markwart
OMBC Officer	Sophie Leech
<b>Recommendation</b>	<b>Refusal</b> <i>Design acceptable and unlikely to affect amenities of occupiers of number 54 at higher level to north east, but lengthy projection along side boundary with 56 to south west and some concerns regarding possible overbearing effect on occupiers of 54B about 9m to north (rear). Need to look at wider area as land drops away to stream at No. 54</i>
Application No	RES/345426/20
Expected Decision Level	Development Control Delegation
Location	Harrop Court Mill, Harrop Court Road Diggle
Proposal	Reserved matters application relating to PA/341711/18 erection of 13 dwellings
Registration Date	
Applicant	Mr. Wells
OMBC Officer	Stephen Gill
<b>Recommendation</b>	<b>Approval –considered 5 October 2020 and recommended approval</b>



Application No HOU/346411/21  
Expected Decision Level Development Control Delegation  
Location 7 The Grove Dobcross  
Proposal Single storey rear extension  
Registration Date  
Applicant Mr. & Mrs. Maloney  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/346455/21  
Expected Decision Level Development Control Delegation  
Location 1 Weakey Green Diggle  
Proposal Single storey rear extension  
Registration Date  
Applicant Mr. Barrie Keeling  
OMBC Officer Sophie Leech  
**Recommendation Approval**

Application No FUL/346475/21  
Expected Decision Level Development Control Delegation  
Location Wham Farm, Wham Lane Denshaw  
Proposal Change of use and extension to form granny flat as part of existing dwelling  
Registration Date  
Applicant S. Ingram & Associates  
OMBC Officer Brian Smith  
**Recommendation Refusal previous app. 345438. Not changed sufficiently. No very special circumstances cited to justify development representing disproportionate and inappropriate addition, harmful to openness of Green Belt and detrimental to character of area. As previously suggested, conversion without extension or limited single storey extension to existing structure should be considered.**

Application No HOU/346431/21  
Expected Decision Level Development Control Delegation  
Location 16 High Street, Uppermill  
Proposal Proposed upper ground floor rear balcony  
Registration Date  
Applicant Mrs. Susan Hazelhurst  
OMBC Officer Brian Smith  
**Recommendation Refusal – not in keeping with surroundings**

Application No HOU/346454/21  
Expected Decision Level Development Control Delegation  
Location 4 Redwood Road Uppermill  
Proposal Proposed detached games room within the rear garden of the  
property  
Registration Date  
Applicant Mr. Scott Elliott  
OMBC Officer Osian Perks  
**Recommendation Refusal- overbearing and interferes with neighbours privacy.**

Application No HOU/346427/21  
Expected Decision Level Development Control Delegation  
Location Ashdene, Knarr Lane Dobcross  
Proposal Extension to existing dwelling  
Registration Date  
Applicant Mr. David Woodfine  
OMBC Officer Brian Smith  
**Refusal** *No plans available on OMBC website relating to extension permitted under HH/045009/03, whilst that under HH/058604/10 does not appear to have been built, so unable to ascertain extent of original dwelling and any additions. However, clear that proposal alone represents very large addition in Green Belt visible through planting along boundary with Knarr Lane. No very special circumstances cited to justify scheme which represents inappropriate development, harmful to openness of Green Belt and detrimental to character of area.*

Application No HOU/346466/21  
Expected Decision Level Development Control Delegation  
Location Middle Holly Grove Cottage, Ward Lane Diggle  
Proposal Extension to porch alongside of cottage to allow safe access to garden without encroaching onto neighbours driveway

Registration Date  
Applicant Mr. Stephen Leigh  
OMBC Officer  
**Recommendation Approval**

Application No LBC/346467/21  
Expected Decision Level Development Control Delegation  
Location Middle Holly Grove Cottage, Ward Lane Diggle  
Proposal Extension to porch alongside of cottage to allow safe access to garden without encroaching onto neighbours driveway

Registration Date  
Applicant Mr. Stephen Leigh  
OMBC Officer  
**Recommendation Approval**

Application No HOU/346364/21  
Expected Decision Level Development Control Delegation  
Location Tree Tops, North Rise Greenfield  
Proposal Two storey extension to west elevation with dual pitched roof, new velux roof lights and new dormer window. Removal of chimney

Registration Date  
Applicant Amy Hamilton  
OMBC Officer Abiola Labisi  
**Recommendation Approval**

Application No HOU/346417/21  
Expected Decision Level Development Control Delegation  
Location 18 Burnedge Fold Road Grasscroft  
Proposal New porch and window to front of dwelling. New lower ground floor infill extension to rear of dwelling including new roof lantern and a new access door to new WC

Registration Date  
Applicant Mr. Yousaf Qazi  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/346442/21  
Expected Decision Level Development Control Delegation  
Location 34 Burnedge Lane Grasscroft  
Proposal Demolition of existing garage, two storey side extension, first floor front extension and single storey rear extension

Registration Date  
Applicant Mr. William McCall  
OMBC Officer Sophie Leech  
**Recommendation Approval**

Application No MMA/346362/21  
Expected Decision Level Development Control Delegation  
Location 616 Lees Road Oldham OL4 5JL  
Proposal Minor Material Amendment to PA/339281/16  
Registration Date  
Applicant S. Ingram & Associates  
OMBC Officer Abiola Labisi  
**Recommendation Not in parish**

Application No HOU/346396/21  
Expected Decision Level Development Control Delegation  
Location 3 Ashbrook Road Springhead  
Proposal Single storey side extension with flat garden/patio roof and alterations to orangery

Registration Date  
Applicant Patrick Hand  
OMBC Officer Osian Perks  
**Recommendation Approval**

Application No HOU/346474/21  
Expected Decision Level Development Control Delegation  
Location 8 Thornley Crescent Grotton  
Proposal Single storey side and rear extension

Registration Date  
Applicant Steven Andrew

OMBC Officer

**Recommendation Approval**

Application No HOU/346420/21  
Expected Decision Level Development Control Delegation  
Location 91 Sunfield Lane Diggle OL3 5PT  
Proposal Elevation alterations to doors and windows and external rendering  
and new garage roof

Registration Date

Applicant Patrick Hand  
OMBC Officer Sophie Leech

**Recommendation Approval**

Application No HOU/346432/21  
Expected Decision Level Development Control Delegation  
Location 53 Heywood Avenue Austerlands OL4 4AZ  
Proposal Single storey rear extension, continuation of existing hipped  
roofline and erection of 2 rear dormers

Registration Date

Applicant Mr. Daniel James Caulfield  
OMBC Officer Osian Perks

**Recommendation Approval**

Application No FUL/346461/21  
Expected Decision Level Development Control Delegation  
Location 1 Pingle Lane Delph OL3 5EX  
Proposal Erection of 1 dwelling

Registration Date

Applicant Mr. Nick McGilvray  
OMBC Officer Sophie Leech

**Recommendation Refusal based on previous comments. Over development of the greenbelt. Development of lesser scale more acceptable and although site accommodates garages which could in theory be brought back into use Highways may have view on lack of on-site turning provision on road leading to Country Classics premises.**

Application No HOU/346353/21  
Expected Decision Level Development Control Delegation  
Location 6 Beech Avenue, Greenfield OL3 7AP  
Proposal Two storey side extension, including forming half rear gable wall to substitute hipped roof on rear elevation

Registration Date  
Applicant Mr. John Cruickshank  
OMBC Officer Abiola Labisi  
**Recommendation** **Approval**

Application No HOU/346423/21  
Expected Decision Level Development Control Delegation  
Location 35 Lee Street, Uppermill OL3 6AE  
Proposal Single storey side extension

Registration Date  
Applicant Mr. John Heslop  
OMBC Officer Brian Smith  
**Recommendation** **Approval in principle but could be improved.** *Proportions of extension and long, arrow slot window detailing to front relate poorly to existing dwelling, whilst design would benefit from having gable with ridged rather than lean-to roof.*

Application No HOU/346458/21  
Expected Decision Level Development Control Delegation  
Location 1a Beech Hill Road Grasscroft OL4 4DR  
Proposal \proposed two storey rear extension

Registration Date  
Applicant Mr. Trevor McEwan  
OMBC Officer Brian Smith  
**Recommendation** **Refusal** *Design acceptable but some concerns over impact on number 21 Lovers Lane immediately to north as, due to juxtaposition and despite site being at lower level, extent of two storey wall could impinge on outlook and appear overbearing from rear and side windows, detrimental to amenities of occupiers.*

Application No HOU/346488/21  
Expected Decision Level Development Control Delegation  
Location 5 Chew Brook Drive Greenfield OL3 7PD  
Proposal Conversion of existing garage. Single storey rear extension with associated external works

Registration Date  
Applicant Mr. M. Tickle  
OMBC Officer Osian Perks  
**Recommendation** **Approval**

Application No	HOU/346501/21
Expected Decision Level	Development Control Delegation
Location	2 High Grove Road Grasscroft OL4 4HG
Proposal	Proposed outbuilding
Registration Date	
Applicant	Mr. Steve Shiels
OMBC Officer	Brian Smith
<b>Recommendation</b>	<b>Approval however we have a view on the safety of access</b>
Application No	HOU/346429/21
Expected Decision Level	Development Control Delegation
Location	29 The Meadows, Grotton OL4 4LR
Proposal	Demolition of existing conservatory and erection of single storey rear extension and rear covered terrace
Registration Date	
Applicant	Mr. Connor Field
OMBC Officer	Brian Smith
<b>Recommendation</b>	<b>Approval</b>
Application No	CEU/346464/21
Expected Decision Level	Development Control Delegation
Location	163 Stamford Road Lees OL4 3NB
Proposal	Conversion of a loft space to a dormer/attic bedroom with en-suite
Registration Date	
Applicant	Neville Fuller
OMBC Officer	Sophie Leech
<b>Recommendation</b>	<b>Not in parish</b>
Application No	FUL/346392/21
Expected Decision Level	Development Control Delegation
Location	Land to the rear of 19-23 Shaw Hall Bank Road Greenfield OL3 7LE
Proposal	Erection of four x 4 bedroom dwellings
Registration Date	
Applicant	Mr. Gascoyne
OMBC Officer	Matthew Taylor
<b>Recommendation</b>	<b>Approval</b>
Application No	HOU/346462/21
Expected Decision Level	Development Control Delegation
Location	16 Ridings Court Dobcross OL3 5BD
Proposal	Two storey side extension to replace existing conservatory plus internal reconfiguration
Registration Date	
Applicant	Mrs. Roberta Daw
OMBC Officer	Brian Smith
<b>Recommendation</b>	<b>Approval</b>

Application No HOU/346468/21  
Expected Decision Level Development Control Delegation  
Location Old Mill House, Lee Side, Diggle OL3 5JY  
Proposal Erection of new detached double garage with workshop space

Registration Date

Applicant Mr. Tom Riggall

OMBC Officer Brian Smith

**Recommendation**

**Refusal** *Whilst design acceptable and should not affect residential amenity, garage is unrelated to specified exceptions for new building in Green Belt, such as for agriculture or forestry or outdoor sport and recreation. Also, wholly detached structure removed from other buildings and cannot be treated as extension to existing building. Will adversely affect openness of Green Belt so represents inappropriate and harmful development. Furthermore, could not be erected under PDRs as clearly not within curtilage of dwelling.*

Application No HOU/346562/21  
Expected Decision Level Development Control Delegation  
Location Holly Grove Cottage, Ward Lane Diggle OL3 5JQ

Proposal Replacement garage and re-alignment of dry stone curtilage wall

Registration Date

Applicant Mr. Warren Greenway

OMBC Officer Brian Smith

**Recommendation**

**Refusal** *Although improvement to appearance and therefore benefit in terms of Conservation Area, does not represent very special circumstances necessary to justify development in Green Belt, so inappropriate and harmful to openness. Smaller replacement likely to strike right balance between Green Belt and conservation considerations.*

Application No LBC/346575/21  
Expected Decision Level Development Control Delegation  
Location Castleshaw View, Bleak Hey Nook Lane, Delph OL3 5LY

Proposal Material alterations to previously approved LB/333265/12 comprising revised landscaping to the rear, reduction of the gradient of side external steps, positioning of new Air Source Heat Pump to rear external wall, and new raised edging to front elevation providing a kerb to the hardstanding to prevent flooding

Registration Date

Applicant Ms. Sarah Hegab

OMBC Officer Abiola Labisi

**Recommendation**

**Approval**

Application No HOU/346361/21  
Expected Decision Level Development Control Delegation  
Location Hollins, Holmfirth ~Road Greenfield OL3 7NJ  
Proposal Extension to form new double garage and canopy to house main entrance door

Registration Date  
Applicant Mr. Richard Grundy  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/346471/21  
Expected Decision Level Development Control Delegation  
Location Morley, Bunkers, Tunstead Lane, Greenfield OL3 7NY

Proposal Single storey side extension and alterations

Registration Date  
Applicant Mr. Graham Sheldon  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No LBC/346472/21  
Expected Decision Level Development Control Delegation  
Location Morley, Bunkers, Tunstead Lane Greenfield OL3 7NY  
Proposal Listed Building consent for a single storey side extension and alterations

Registration Date  
Applicant Mr. Graham Sheldon  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/346510/21  
Expected Decision Level Development Control Delegation  
Location 5 Grotton Meadows, Grotton OL4 5RQ  
Proposal Proposed raised patio area to side of property and external wall insulation and cladding to existing single storey side extension

Registration Date  
Applicant Mr. Bradley Clerke  
OMBC Officer Abiola Labisi  
**Recommendation Approval**

Application No HOU/346539/21  
Expected Decision Level Development Control Delegation  
Location 53 Stamford Road Lees OL4 3LL  
Proposal Construction of new detached garage

Registration Date  
Applicant Mr. Michael Booth  
OMBC Officer Sophie Leech  
**Recommendation Not in parish**

Application No	HOU/346514/21
Expected Decision Level	Development Control Delegation
Location	9 Tottington Avenue, Springhead OL4 4RY
Proposal	Demolish existing conservatory to rear of dwelling, build new single storey pitched roof rear extension
Registration Date	
Applicant	Mr. Dave Trudgeon
OMBC Officer	Aboila Labisi
<b>Recommendation</b>	<b>Approval</b>

5. Peak District National Park – Application No. NP/O/0221/0226  
Birches Cottage, Gellfield Lane, Uppermill  
Listed Building Consent, Replacement of upvc window frames with timber frames and retention of external lighting and alarm boxes  
**Noted**
  
6. Peak District National Park – Application No. NP/O/0221/0228  
Birches Farm, Gellfield Lane, Uppermill  
Listed Building Consent, Replacement of upvc window frames with timber frames and retention of external lighting and alarm boxes  
**Noted**
  
7. Donkeystone Brewing Co. Ltd. Public Consultation Document for change of use  
Relocation from Boarshurst Business Park to Industrial Unit at Wellington Road Greenfield  
**Noted**
  
8. **Dates and times of next meetings:**  
10<sup>th</sup> May 2021 at 7:30pm