

Minutes of the Planning Committee held 10 May in the Civic Hall Uppermill

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

1. To receive apologies for absence

Apologies received from Cllrs. Darlington, Phillips and Geoff Willerton.

2. To receive declarations of Interest

All councillors declared a non-pecuniary interest in applications HOU/ 43670-346671-346695/21

3. Approval of the minutes of the meeting held on Wednesday 12th April 2021

Agreed as true record.

4. Planning Applications

PLANNING LIST FOR 10th MAY 2021

Application No	HOU/346602/21
Expected Decision Level	Development Control Delegation
Location	36 Dorset Avenue, Diggle
Proposal	Proposed new glass balcony to rear of property, including lowering of existing windowsill to allow for new bifold doors and increase in width of 1 window width
Registration Date	
Applicant	Mr. Graham Redfearn
OMBC Officer	Abiola Labisi
Recommendation	Refusal Likely to result in increase in overlooking and loss of privacy to dwellings either side, those to rear in Gloucester Drive at lower level and at end of Sunfield Estate cul- de -sac. Consequently, detrimental to amenities of neighboring residents although not possible to ascertain ameliorating effect of any boundary planting from Google Earth and Street View.
Application No	MMA/346574/21
Expected Decision Level	Development Control Delegation
Location	9 Nudger Green Dobcross
Proposal	Retrospective Minor Materil Amendment relating to HH/340957/17 Condition 2 Alteration of Materials at 1 st floor
Registration Date	
Applicant	Mr. Edward Middleton
OMBC Officer	Osian Perks
Recommendation	Approval and Noted

Application No HOU/346588/21
Expected Decision Level Development Control Delegation
Location 4 Ainley Wood Delph
Proposal Proposed single storey rear extension and two storey side extension

Registration Date
Applicant Leanne Cocker
OMBC Officer Sophie Leech
Recommendation Approval

Application No FUL/346624/21
Expected Decision Level Development Control Delegation
Location 24 Thornley Lane Grotton
Proposal Erection of 1 dwelling and garage with front forecourt

Registration Date
Applicant Mr. C. Willis
OMBC Officer Jill Nixon
Recommendation Refusal
As submitted, dominant and overbearing, detrimental to street scene, character and appearance of area.

Application No HOU/346598/21
Expected Decision Level Development Control Delegation
Location 1 Higher Crossbank, Lees
Proposal Proposed garden building use ancillary to the main dwelling

Registration Date
Applicant Mr. Chris Cunliffe
OMBC Officer Osian Perks
Recommendation Not in parish

Application No HOU/346564/21
Expected Decision Level Development Control Delegation
Location 5 Wainwright Close Springhead

Proposal Proposed two storey side extension, single storey rear extension, formation of new porch and single storey front extension

Registration Date
Applicant Mr. Gary Wilkinson
OMBC Officer Osian Perks
Recommendation Approval

Application No HOU/346609/21
Expected Decision Level Development Control Delegation
Location 14 Thornley Park Road Grotton
Proposal Proposed rear dormer extension and hip to gable roof-space extension

Registration Date
Applicant Mr. Stuart Broadhurst
OMBC Officer Abiola Labisi
Recommendation Approval

Application No LBC/346607/21
Expected Decision Level Development Control Delegation
Location 3 Hilltop Cottages, Knott Hill Lane Delph

Proposal Change of use from garage/workshop to 1 dwelling

Registration Date
Applicant Mr. Ian Woodhead
OMBC Officer Sophie Leech
Recommendation Approval

Application No FUL/346536/21
Expected Decision Level Development Control Delegation
Location 3 Hilltop Cottages, Knott Hill Lane Delph

Proposal Change of use from garage/workshop to 1 dwelling

Registration Date
Applicant Mr. Ian Woodhead
OMBC Officer Sophie Leech
Recommendation Approval

Application No HOU/346573/21
Expected Decision Level Development Control Delegation
Location Springhill Cottage, Spurn Lane, Diggle

Proposal Rear Dormer

Registration Date
Applicant Mr. & Mrs. Fletcher
OMBC Officer Brian Smith
Recommendation Approval – However, Design and Access Statement contends that dormer is Permitted Development and application is made to obtain consent for materials chosen.

Application No HOU/346566/21
Expected Decision Level Development Control Delegation
Location 9 Pickhill, Uppermill

Proposal Single storey rear extension with raised decking area

Registration Date

Applicant

OMBC Officer

Recommendation

Mrs. Gill Barham

Sophie Leech

Approval- but replacement of flat roof with pitch roof would be improvement.

Application No

Expected Decision Level

Location

CND/346630/21

Development Control Delegation

Wood End House, Altherton Street Springhead

Proposal

Discharge of Conditionm Nos 1,2,3,4,5,6, & 7 relating to PA/341239/18

Registration Date

Applicant

OMBC Officer

Recommendation

Terry McNicholas

Stephen Gill

Noted

Application No

Expected Decision Level

Location

Proposal

HOU/346597/21

Development Control Delegation

4 Cross Street Springhead

Enlargement of existing front and rear dormers

Registration Date

Applicant

OMBC Officer

Recommendation

Mr. Waqas Matloob

Abiola Labisi

Approval

Application No

Expected Decision Level

Location

Proposal

Registration Date

Applicant

OMBC Officer

Recommendation

HOU/346647/21

Development Control Delegation

306 Den Lane Springhead

Proposed detached garage

Mr. Michael Slicker

Sophie Leech

Approval

Application No

Expected Decision Level

Location

Proposal

HOU/346273/21

Development Control Delegation

8 Brook Avenue Uppermill

Single and two storey rear extension with external platform and porch to side

Registration Date

Applicant

OMBC Officer

Recommendation

Mr. Dean Plant

Sophie :Leech

Approval –

However, gardens to property and number 7 adjoining at lower level than dwellings, so extension with relatively large projection may appear overbearing from

7's garden. From patio, parapet height of 3.25m, but increases to maximum of 4.8m from garden. Impact could be reduced by limiting projection - for comparison, one and a half storey extension to rear of number 9, approved 22 November 2004 under HH/048111/04, projects by 3.75m.

Application No
Expected Decision Level
Location

HOU/346721/21
Development Control Delegation
16 Ripponden Road Denshaw OL3 5SH

Proposal

Two storey side and part rear extension with single storey extension across the remaining rear elevation and the addition of an orangery

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Peter Turner
Osian Perks
Approval

Application No
Expected Decision Level
Location

FUL/346659/21
Development Control Delegation
Land north of Church Road Uppermill

Proposal

Change of use from agricultural land to equestrian

Registration Date
Applicant
OMBC Officer
Recommendation

Ms. Kathryn Jukes
Sophie Leech
Approval

Application No
Expected Decision Level
Location

HOU/346688/21
Development Control Delegation
35 Oldham Road Grasscroft OL4 4JD

Proposal

Side and rear dormers, conversion of garage into dining room with bay window

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Martin Spencer
Sophie Leech
Approval

Application No
Expected Decision Level
Location

FUL/346731/21
Development Control Delegation
Land off Two Acre Lane Strinesdale

Proposal Change of use from existing storage building to two dwellings with associated internal and external works and minor fenestration alterations

Registration Date
Applicant Mr. & Mrs Halliwell
OMBC Officer Brian Smith
Recommendation Approval

Application No HOU/346715/21
Expected Decision Level Development Control Delegation
Location 7 Clydesdale Rise Diggle
Proposal Platform and steps from kitchen patio doors down to patio

Registration Date
Applicant Mr. & Mrs. Haslop
OMBC Officer Osian Perks
Recommendation Approval

Application No HOU/346670/21
Expected Decision Level Development Control Delegation
Location 1a Lower Tunbstead, Tunstead Lane Greenfield

Proposal Single and two storey rear extensions

Registration Date
Applicant Mr. David Sheldon
OMBC Officer Sophie Leech
Recommendation Approval

Application No LBC.346671/21
Expected Decision Level Development Control Delegation
Location 1a Lower Tunstead, Tunstead Lane, Greenfield

Proposal Single and two storey rear extensions

Registration Date
Applicant Mr. David Sheldon
OMBC Officer Sophie Leech
Recommendation Approval

Application No HOU/346695/21
Expected Decision Level Development Control Delegation
Location 52 Hillside Avenue Grotton
Proposal Increase footprint of existing side extension and add additional storey above, including single storey rear extension

Registration Date
Applicant MacDonald
OMBC Officer Sophie Leech
Recommendation Approval

Application No
Expected Decision Level
Location

FUL/346745/21
Development Control Delegation
Grains Bar Hotel, Grains Bar, Oldham

Proposal

Erection of a single storey building for in connection with the existing wedding ceremony following the removal of existing marque building

Registration Date
Applicant
OMBC Officer
Recommendation

Lisa Holtoyd
Brian Smith

Refusal-

Proposal represents inappropriate development harmful to openness of Green Belt. Highways may also have comments relating to adequacy of car parking for events involving up to 70 people, in addition to other hotel users.

Application No
Expected Decision Level
Location

PRA2D/346807/21
Development Control Delegation
Land at Running Hill Lane, Dobcross

Proposal

Change of use from agricultural building to a single dwelling house

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Brian Taylor
Brian Smith

Refusal

Building currently juniper green colour and proposal includes elements of stone and anthracite grey tile effect roof sheets. Existing access used with parking to north of building, and stock fencing to south and west boundaries. For OMBC to assess on basis of facts, not judgement of merits of scheme

Application No
Expected Decision Level
Location

HOU/346716/21
Development Control Delegation
14 Ryefields Drive Uppermill
Proposed retaining wall

Proposal

Registration Date

Applicant
OMBC Officer

Recommendation

Mr. Lilley
Brian Smith

Approval

Application No
Expected Decision Level
Location

HOU/346765/21
Development Control Delegation
24 Den Lane Springhead

Proposal

Proposed front and rear dormers, single storey rear and front extension and rear decking

Registration Date

Applicant
OMBC Officer
Recommendation

Mr. Mark Howard
Osian Perks
Approval

Application No
Expected Decision Level
Location

HOU/346773/21
Development Control Delegation
The Mill House, 5 Pastures Lane Scouthead

Proposal

Detached garage (Re-submission of HOU/345758/20)

Registration Date
Applicant
OMBC Officer
Recommendation

Mrs. Tracy Smith
Sophie Leech
Refusal –
No very special circumstances or other considerations cited to justify development which is inappropriate and harmful to openness of Green Belt. Also questioned whether garage sited within curtilage of dwelling. Considered that redesign of proposal removing office and therefore reducing roof height acceptable if building remained within curtilage of existing buildings.

Application No
Expected Decision Level
Location

CEA/346759/21
Development Control Delegation
22 Devon Drive Diggle OL3 5PP

Proposal

Single storey side extension and front porch, together with complete new concrete tile roof covering

Registration Date
Applicant
OMBC Officer
Recommendation

Neil Taylor
Brian Smith
Unable to make a recommendation as information provided not accurate.

Application No
Expected Decision Level
Location

CEA/346729/21
Development Control Delegation
7 Merlewood Avenue Uppermill OL3 6HG

Proposal

Single storey rear extension

Registration Date
Applicant
OMBC Officer

Mr. Stuart Broadhurst

Recommendation**Unable to make a recommendation as information provided not accurate.**

Application No
Expected Decision Level
Location

HOU/346739/21
Development Control Delegation
The Barn, Hollins Lane Greenfield OL3 7NR

Proposal

Detached stone double garage within existing walled garden

Registration Date
Applicant
OMBC Officer

Mrs. Roberta Daw

Recommendation**Refusal**

No very special circumstances put forward to justify proposal, so development inappropriate and therefore harmful to openness of Green Belt.

5. Peak District National Park – Application No. NP/O/0421/0386
Lamb Lodge Barn, Pobjgreen, Uppermill
Change of use of outbuilding from children’s playroom and studio annexe to holiday accommodation
Committee comments : the standard of conversion seems to be higher than that of a holiday cottage.

6. Dates and times of next meetings:
7th June 2021 at 7:30pm