

**Minutes of the Planning Committee held at the Civic Hall, Uppermill on
Monday 5th July 2021**

There were present: Cllr. R. Knotts (Chairman)
Cllr. P. Byrne (Vice Chairman)
Cllrs: B. Beeley L. Dawson
 M. Bingley D. Simpson
 H. Bishop J. Hudson
 K. Dawson
Mr. G. Willerton (Planning Consultant)

1. **To Receive apologies for absence.** Cllr. K. Phillips

2. **To receive Declarations of Interest**

Cllr. R. Knotts declared a Non-Pecuniary Interest in Application No., HOU/346979/21
Cllrs. Hudson, Simpson & Byrne declared a Non-Pecuniary Interest in Application HOU/346992
All Members present declared a Non-Pecuniary Interest in Application No. ADV/347002/21
All Members present declared a non-pecuniary interest in Application No. FUL/347008/21

3. **Approval of the Minutes of the Meeting held on Monday 7th June 2021**

The Minutes were approved

4. **Planning Training**

Planning Training for new Parish Councillors Bishop, Scholes and Simpson has been deferred until August 2021 to facilitate all three Councillors to be able to attend the training session. Cllrs. Bishop and Simpson were in attendance at the meeting, and since they had not had any formal Planning Training, they were allowed to comment on applications but not allowed to vote

5. **PLANNING APPLICATIONS**

Application No	FUL/346937/21
Expected Decision Level	Development Control Delegation
Location	Rock Farm, Standedge Foot Road Delph
Proposal	Conversion of Domestic storage building to one dwelling
Registration Date	
Applicant	Mr. J. Wood
OMBC Officer	Brian Smith
Recommendation	APPROVAL

Application No	HOU/346967/21
Expected Decision Level	Development Control Delegation
Location	3 Thurstons Ridge Lane Diggle
Proposal	(1) Balcony and porch to front elevation (2) Balcony to rear elevati
Registration Date	
Applicant	Dr. Richard Berman
OMBC Officer	Sophie Leech
Recommendation	REFUSAL Balconies prominent from both Huddersfield Road and Ridge Lane representing alien features detrimental to character and appearance of dwelling

Application No MMA/346916/21
Expected Decision Level Development Control Delegation
Location Land at Sun Yr Afon, Ladcastle Road Uppermill
Proposal Minor Material Amendment to PA/344181/19 relating to Condition 2 (Approved Plans – change of house type) and Condition 5 (Variation to access, approved parking to remain the same)

Registration Date
Applicant c/o Agent (Lynsay Ewart)
OMBC Officer Osian Perks
Recommendation APPROVAL

Application No HOU/346934/21
Expected Decision Level Development Control Delegation
Location 39 Gladstone Terrace Road Greenfield
Proposal Rear Dormer

Registration Date
Applicant Mrs. Elizabeth Fletcher
OMBC Officer Sophie Leech
Recommendation APPROVAL

Application No FUL/346887/21
Expected Decision Level Development Control Delegation
Location 164 Wall Hill Road Dobcross
Proposal Erection of a first floor exteneion and change the garage to a one bedroom annex

Registration Date
Applicant Miss Joyce Potts
OMBC Officer Brian Smith
Recommendation REFUSAL Design of proposal detrimental to character and appearance of existing bungalow and to character and visual amenity of street scene

Application No HOU/346956/21
Expected Decision Level Development Control Delegation
Location 55 Shaw Hall Bank Road Greenfield
Proposal Single storey front extension

Registration Date
Applicant Mrs. Janet Gardener
OMBC Officer Sophie Leech
Recommendation APPROVAL

Application No HOU/346954/21
Expected Decision Level Development Control Delegation
Location The Old Clock, Knowls Lane Springhead
Proposal Single storey rear extension with flat rooflights, includi8ng demolition of existing rear extension

Registration Date
Applicant C. Booth
OMBC Officer Sophie Leech
Recommendation NO COMMENTS – not in Parish

Application No HOU/346973/21
Expected Decision Level Development Control Delegation
Location 6 Buckley Street Uppermill
Proposal Single storey rear extension with glass covered veranda

Registration Date
Applicant Mr. Chalky
OMBC Officer Sophie Leech
Recommendation APPROVAL

Application No
Expected Decision Level
Location
Proposal

ADV/347002/21
Development Control Delegation
Saddleworth Parish Council Civic Hall, Lee Street, Uppermill
1 x sign to replace existing over doors, 1 x triangular sign to be fastened to wall of building– permanent signage

Registration Date
Applicant
OMBC Officer
Recommendation

Mrs. Sharon Hibbert
Brian Smith
APPROVAL (*All Councillors present declared a non-pecuniary interest*)

Application No
Expected Decision Level
Location
Proposal

CND/346920/21
Development Control Delegation
Barn, Land off Ward Lane, Church Grove Diggle OL3 5JT
Partial discharge of Condition 4 (drainage) relating to PA/341411/18

Registration Date
Applicant
OMBC Officer
Recommendation

John Barnes
Brian Smith
NOTED The Committee had some concern about the diversion of the public footpath and its restoration to its original condition

Application No
Expected Decision Level
Location
Proposal

VAR/346929/21
Development Control Delegation
24 Church Fields Dobcross OL3 5AB
Removal of Condition 6 (permitted development rights) relating to application HH/343812/19

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Kenneth Waddington
Brian Smith
REFUSAL Given the history of applications to enlarge dwelling since 2015, including several refusals and dismissal at Appeal, along with clear reason for condition, no justification to remove condition required to protect building and Conservation Area. However, additions or alterations to roof in Conservation Areas specifically excluded from PDRs so inclusion in condition not necessary

Application No
Expected Decision Level
Location
Proposal

HOU/346927/21`
Development Control Delegation
104 Stamford Road Lees OL4 3NB
Part single storey, part two storey rear extension with additional fenestration to existing side elevation

Registration Date
Applicant
OMBC Officer
Recommendation

Mr. Mark Walsh
Abiola Labisi
NOT IN PARISH

Application No
Expected Decision Level
Location
Proposal

HOU/346989/21
Development Control Delegation
7 Station Lane Grotton OL4 5QY
Single storey extension to rear elevation

Registration Date
Applicant
OMBC Officer
Recommendation

Howard Bland
Brian Smith
APPROVAL

Application No HOU/346992/21
Expected Decision Level Development Control Delegation
Location 26 St. Mary's Drive Greenfield
Proposal Single storey rear extension and raised garden platform
Registration Date
Applicant Mr. Sean Curley
OMBC Officer Brian Smith
Recommendation **APPROVAL** (*Cllr. Hudson declared a non-pecuniary interest*)

Application No HOU/347005/21
Expected Decision Level Development Control Delegation
Location 1 Davids Lane Springhead
Proposal Roof Extensions and internal alterations
Registration Date
Applicant Mr. & Mrs. Michael Bradshaw
OMBC Officer Brian Smith
Recommendation **APPROVAL**

Application No FUL/347023/21
Expected Decision Level Development Control Delegation
Location Stairway to Prow Fp 75 Ward Lane, Diggle, Saddleworth
Proposal Replacement of a stairway situated on Public right of Way Footpath 75, Diggle, Saddleworth
Registration Date
Applicant Mr. Lewis Bowles
OMBC Officer Sophie Leech
Recommendation **APPROVAL**

Application No FUL/347034/21
Expected Decision Level Development Control Delegation
Location 3 Springfield Farm, Friezland Lane Greenfield
Proposal Conversion of redundant stable block to 2no. holiday lets accommodation and attached utility outbuildings
Registration Date
Applicant Mr. & Mrs. K. Lines
OMBC Officer Sophie Leech
Recommendation **APPROVAL (subject to building remaining as holiday lets)**

Application No HOU/346654/21
Expected Decision Level Development Control Delegation
Location 26 Birks Avenue Lees
Proposal Single storey front extension, front porch, rear balcony and bi-folding doors to rear elevation
Registration Date
Applicant Mr. Haywood
OMBC Officer Brian Smith
Recommendation **NOT IN PARISH**

Application No FUL/346945/21
Expected Decision Level Development Control Delegation
Location Plot 5 Ashes Lane Springhead OL4 4PF
Proposal Erection of detached garden room
Registration Date
Applicant Mr. Adam Hegab
OMBC Officer Abiola Labisi
Recommendation **APPROVAL**

Application No HOU/346979/21
Expected Decision Level Development Control Delegation
Location Castleshaw House, Millcroft Lane Delph OL3 5LZ
Proposal (1) Demolition of front and rear porches. (2) Increase of roof height to incorporate 2no. dormers and roof light to front elevation. (3) Erection of entrance canopy to rear elevation. (4) New and modified windows openings to front, side and rear elevations

Registration Date
Applicant Mrs. Caroline Tamworth
OMBC Officer Sophie Leech
Recommendation **REFUSAL - The increase in roof height and addition of dormers and roof lights would have an adverse effect on the overall appearance of this stand alone, picturesque building. Raising the roof height and adding the dormers will increase the mass of the dwelling affecting the openness of the area, detrimental to the character and appearance of the Green Belt.**

Application No FUL/346412/21
Expected Decision Level Development Control Delegation
Location Land at Intake Lane, Greenfield OL3 7EZ
Proposal Construction of retaining wall (Retrospective)

Registration Date
Applicant Maxine Parker
OMBC Officer Brian Smith
Recommendation **REFUSAL. Concerns that any further extensions to the retaining wall will not be acceptable**

Application No FUL/37000/21
Expected Decision Level Development Control Delegation
Location Land opposite to 36 Oldham Road Uppermill OL3 6HY
Proposal Demolition of stable building and erection of holiday let lodge with outside Decking and steps

Registration Date
Applicant Mr. Mark Jones
OMBC Officer Brian Smith
Recommendation **REFUSAL. Concerns about access from a road safety angle. Not in the right situation for holiday lets.**

Application No FUL/347055/21
Expected Decision Level Development Control Delegation
Location Land at Lane Head Road Oldham
Proposal Demolition of existing 4 buildings and construction of single dwelling (Amendment to approved scheme FUL/345575/20)

Registration Date
Applicant Mr. Mark Thorley
OMBC Officer Brian Smith
Recommendation **NOT IN PARISH**

Application No FUL/347045/21
Expected Decision Level Development Control Delegation
Location The Garage, Dark Lane Delph OL3 5TY
Proposal Erection of a replacement building to be used as a dwelling (Class C3)

Registration Date
Applicant Simon Plowman
OMBC Officer Abiola Labisi
Recommendation **REFUSAL** This proposal has an increase in volume of 33% on a previously approved application. More significantly, height of building raised by 2m, and combined with increased massing proposal materially larger and clearly has greater impact on openness than current low ley but unattractive building. Also, yet another example of permission for conversion of building to dwelling being followed by application for demolition and replacement with on new dwelling

Application No HOU/347060/21
Expected Decision Level Development Control Delegation
Location 15 Oaklands Park Grasscroft OL4 4JY
Proposal Replacement of existing timber balcony with new steel frame balcony

Registration Date
Applicant Mr. Peter Holt
OMBC Officer Brian Smith
Recommendation **APPROVAL**

Application No HOU/347089/21
Expected Decision Level Development Control Delegation
Location 73 Manchester Road Greenfield
Proposal Porch extension, front and rear dormers and single storey rear extension

Registration Date
Applicant Mr. Nick Dyer
OMBC Officer Abiola Labisi
Recommendation **REFUSAL**. The proposed extension is larger than that of a previously refused application

Application No HOU/347066/21
Expected Decision Level Development Control Delegation
Location 24 Church Road Uppermill
Proposal Part single storey, part two storey rear extension

Registration Date
Applicant Mr. Richard Sample
OMBC Officer Brian Smith
Recommendation **APPROVAL**

Application No HOU/347129/21
Expected Decision Level Development Control Delegation
Location 9 Shaw Lee, Lee Side, Diggle
Proposal Detached double garage
Registration Date
Applicant Mr. & Mrs Andrew Staddon
OMBC Officer Brian Smith
Recommendation **REFUSAL** No very special circumstances provided in support of the proposal with application details on OMBC website, so considered to be harmful to openness of green belt

fApplication No RES/347119/21
Expected Decision Level Development Control Delegation
Location Land to the rear of Knowls Lane Farm, Knowls Lane Oldham

Proposal Residential development for 3 detached houses and associated works relating to PA/343598/19

Registration Date
Applicant Malcolm Arden
OMBC Officer Brian Smith
Recommendation **NOT IN PARISH, but Committee expressed concerns on highway safety issues to nearby school**

Application No FUL/347008/21
Expected Decision Level Development Control Delegation
Location 839 Huddersfield Road Austerlands OL4 4AY
Proposal Change of use from guest house (Class C1) to residential (Class C3)

Registration Date
Applicant Mr. Duncan Goodman
OMBC Officer Brian Smith
Recommendation **APPROVAL** (*All Members present declared a non-pecuniary interest in this application as the applicant was a former Parish councillor and known to members*)

Application No HOU/347113/21
Expected Decision Level Development Control Delegation
Location 4 David's Lane Springhead OL4 4RZ
Proposal Single storey rear extension

Registration Date
Applicant Mr. Nick Goodchild
OMBC Officer Brian Smith
Recommendation **APPROVAL**

Date of next meetings – Monday 2nd August, Monday 6th September 2021