

## Minutes from Planning Committee 10 January 2022 held at the Civic Hall, Uppermill.

**Present:** Cllrs. R. Knotts (CH)  
B. Beeley P. Byrne  
M. Bingley H. Bishop  
D. Simpson M. Scholes.  
G. Willerton (Consultant)

### 1. Apologies for absence

Cllrs. L & K Dawson and Hudson

### 2. Declarations of interest

All members expressed a non –pecuniary interest with regard to app LBC/348091/21.

4. **Minutes from 6 December-** agreed as true record and signed at the meeting by the chair.

### 5. PLANNING LIST FOR JANUARY 2022

Application No FUL/348049/21  
Expected Decision Level Development Control Delegation  
Location 44 High Street Uppermill  
Proposal Formation of stone low level boundary wall to enclose frontage with glass guarding over and external lighting to front entrance

Registration Date

Applicant

OMBC Officer

**Recommendation**

Mrs. R. O'Donnell

Sophie Leech

**Refusal, considered at Planning Committee 6 December 2021.**

Application No ADV/348063/21  
Expected Decision Level Development Control Delegation  
Location 44 High Street Uppermill OL3 6HA  
Proposal Front and side illuminated box signs

Registration Date

Applicant

OMBC Officer

**Recommendation**

Mr. Mark Stimpson

Sophie Leech

**Refusal- No objection in principal to fascia design but external illumination inappropriate in Conservation area, whilst need for sign on side elevation questionable. Could be replaced by hanging sign to corner. As submitted, signs detrimental to visual amenity and to character and appearance of Conservation area.**

Application No FUL/348043/21  
Expected Decision Level Development Control Delegation  
Location Land to the Eastern side of Thurston Clough Road Delph  
Proposal Proposed part earth sheltered dwelling with associated access and landscaping

Registration Date

Applicant

OMBC Officer

**Recommendation**

Mrs. Caroline Tamworth

Sophie Leech

**Refusal :Whilst built into slope, altered landform and north elevation of dwelling visible from Thurston Clough Road even with additional planting, whilst main east facing elevations visible from Oldham Road. Notwithstanding comments of agent, proposed dwelling clearly inappropriate development adversely affecting openness of Green Belt, and very special circumstances required to justify not demonstrated. Shortfall in housing land supply and boosting self and custom build homes not justification for harmful development in Green Belt. Furthermore, personal circumstances cited seldom sufficient to over-ride normal planning**

considerations as development remains long after they cease to be relevant. Finally, reference to outstanding design particularly debateable point as, although interesting and sustainable approach, large dwelling not considered to be of exceptional quality, or truly outstanding reflecting highest standards in architecture and significantly enhancing immediate setting as required.

Application No CND/348074/21  
Expected Decision Level Development Control Delegation  
Location Former W H Shaw Pallet Works, Huddersfield Road Diggle OL3 6HX  
Proposal Discharge of Consition 23 – Parking Management Plan, Condition 42 – Verification Report, Condition 56 Detailed Energy Statement relating to Application No. PA/337301/15  
Registration Date  
Applicant Mr. Carl Brown  
OMBC Officer Dean Clapworthy  
**Recommendation Noted**

Application No LBC/348091/21  
Expected Decision Level Development Control Delegation  
Location Morley, Bunkers, Tunstead Lane Greenfield  
Proposal Proposed side extension to existing property and internal alterations  
Registration Date  
Applicant Mr. Graham Sheldon  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/348029/21  
Expected Decision Level Development Control Delegation  
Location 41 Beechfield Grasscroft OL4 4EL  
Proposal Front and rear extensions  
Registration Date  
Applicant Tony Dust  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/348078/21  
Expected Decision Level Development Control Delegation  
Location Arbor Lodge, Ryefields Drive Uppermill OL3 6BX  
Proposal Proposed roof material change, render front and construction of two doors to rear  
Registration Date  
Applicant Mr. Tim Monteverde  
OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/347597/21  
Expected Decision Level Development Control Delegation  
Location 41 Platt Lane Dobcross  
Proposal Single storey rear extension  
Registration Date  
Applicant Paul Clegg  
OMBC Officer Sophie Leech  
**Recommendation Approval**

Application No LBC/347598/21  
Expected Decision Level Development Control Delegation

Location Proposal	41 Platt Lane Dobcross Single storey extension to rear of property in matching materials
Registration Date Applicant OMBC Officer <b>Recommendation</b>	Paul Clegg Sophie Leech <b>Approval</b>
Application No Expected Decision Level Location Proposal	HOU/348089/21 Development Control Delegation 26 Heather Way, Diggle Part single storey, part two storey front extension and single storey rear extension
Registration Date Applicant OMBC Officer <b>Recommendation</b>	Mr. Steve Ingram Brian Smith <b>Refusal- the impact would be significant and would continue To erode the simply designed character of Heather Way.</b>
Application No Expected Decision Level Location Proposal	HOU/348135/21 Development Control Delegation 53 Manchester Road Greenfield Single storey rear extension and external cladding to existing dwelling
Registration Date Applicant OMBC Officer <b>Recommendation</b>	Mr. Stuart Broadhurst Brian Smith <b>Approval</b>
Application No Expected Decision Level Location Proposal	FUL/348134/21 Development Control Delegation Land behind 3 Treetops Close, Dobcross Change of use of land adjacent to 1,2 & 3 Treetops Close to garden use associated with the dwellings
Registration Date Applicant OMBC Officer <b>Recommendation</b>	Mr. Tim Rainey Brian Smith <b>Approval subject to the importance to restrict permitted development rights for buildings in new gardens as previously.</b>
Application No Expected Decision Level Location Proposal Registration Date Applicant OMBC Officer <b>Recommendation</b>	HOU/348165/21 Development Control Delegation 6 Barracks Oldham Road Denshaw Single storey side extension Mark Herring Brian Smith <b>Approval</b>
Application No Expected Decision Level Location Proposal Registration Date Applicant	HOU/348072/21 Development Control Delegation Wade Row House, 1-2 Wade Row Top, Wade Row, Uppermill Single storey extension S. Ingram & Associates

OMBC Officer  
**Recommendation**

Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

FUL/348116/21  
Development Control Delegation  
Hollyville, Holmfirth Road Greenfield  
Formation of a new access track and turning area to enable access and management of existing golf course

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. Mark Jones  
Sophie Leech  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

MMA/348128/21  
Development Control Delegation  
Ron Kirkman Motors, Ladhill Lane Greenfield  
Minor material amendment to Application No. PA/343813/19 which includes the addition of a two storey extension to the side of Plot 3 and standalone buildings in Plots 4 and 5

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. Nick McGilvray  
Stephen Gill  
**Refusal – over development of the centre of the village and Conservation area. Vast exaggeration of minor amendments. Out of character. Recommendation to Highways to investigate the impact on safety on the roads with no pavements.**

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348127/21  
Development Control Delegation  
Stonebreaks Farm, Stonebreaks Road Springhead  
Demolition of existing car port, replace with garage, 2 dormers to rear and minor elevation alterations, associated external works

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. Lee Hiollinworth  
Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

CND/348141/21  
Development Control Delegation  
Land at Knowles Lane Oldham  
Discharge of Condition No. 5 (Invasive Species) No. 6 (Bat and Badger Surveys) No. 7 (Construction Environment Management Plan) No. 9 (Foul and surface water) No. 10 (Gas Risk) No. 11 (Site investigation and access) No. 13 (Archaeology) and No. 14 (Landscape Management Plan) relating to Application No. MMA/344723/20

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. Dan Ingram  
Graham Dickman  
**Noted**

Application No  
Expected Decision Level  
Location  
Proposal  
Registration Date

HOU/348159/21  
Development Control Delegation  
16 Langley Avenue Grotton  
Single storey side extension

Applicant  
OMBC Officer  
**Recommendation**

Mr. Nick Goodchild  
Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

MMA/348191/21  
Development Control Delegation  
9 Rush Hill Road Uppermill  
Minor Material Amendment to improve the design of the approved dwelling relating to Condition No. 2 for previously approved ~Application No. FUL/346134/21

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. T. Allewell  
Abiola Labisi  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

FUL/348154/21  
Development Control Delegation  
38-40 High Street Uppermill  
Change of use of ground floor (C3) to restaurant (E(b) at No. 40, with single storey rear extension to No. 38/40

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. Michael Ford  
Paula Stebbings  
**Approval**

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

HOU/348189/21  
Development Control Delegation  
5 Buckley Drive Denshaw  
Proposed Car Port  
Mr. Jon Magee  
Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348206/21  
Development Control Delegation  
7, Seven Acres, Delph  
Two storey side extension and single storey rear extension with internal alterations

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. Tom Widdall  
Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

LBC/348204/21  
Development Control Delegation  
8 Church Fields Dobcross  
Demolition of existing porch and construction of new porch. Internal alterations to use 8 Church Fields as an annex to The Coaching House. Replacement windows

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mr. Phil Blakeley  
Paula Stebbings  
**Approval**

Application No

HOU/348198/21

Expected Decision Level  
Location  
Proposal  
Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Development Control Delegation  
53 Heywood Avenue, Austerlands  
1) Single storey rear extension, flat roof with lantern light. 2)  
Conversion of existing garage with addition of monopitch roof to  
front elevation  
Mr. Howard Jones  
Osian Perks  
**Approval**

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

FUL/348197/21  
Development Control Delegation  
Greaves Building, Hartshead Street Lees  
1) External alterations to existing Class E Building. 2) Use of  
existing flat roof at first floor mas an outside seating area in  
association with Class E use. 3) Change of use of second floor  
offices (Class E) to one bedroom apartment (Class C3)  
Mr. A. Beak  
Brian smith  
**Approval**

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

HOU/348183/21  
Development Control Delegation  
Spring Meadow House Cooper Street Springhead  
Two storey side extension and single storey rear extension  
Mr. Matthew Cust  
Brian Smith  
**Approval**

**6. To discuss notes submitted by Cllr. Knotts.**

Cllr. Knott informed members that G. Willerton had given notice and would finish in April.

He had prepared a paper and stated that consideration needed to be given to whether or not SPC continues to employ a consultant on planning matters. Cllr. Knotts would continue to investigate as he was seeking reassurance that SPC's voice is heard.

The document will explore the comparison of SPC recommendations against OMBC decisions.

**Next meeting:**

**Monday 7 February 2022. 19.30 hrs.**