

Minutes of the Planning Committee held 7 February 2022 held at the Civic Hall, Uppermill.

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

1. Apologies for absence  
Cllrs. L. Dawson, K. Dawson, J. Hudson, K. Phillips M. Scholes
2. Declarations of Interest  
None
3. Minutes from Monday 10 January 2022.  
None
4. Planning Applications

## PLANNING LIST FOR FEBRUARY 2022

Application No CND/348225/21  
Expected Decision Level Development Control Delegation  
Location 127 Delph Lane Delph  
Proposal Discharge of Condition No. 3 (Samples of materials) relating to Application Nos. LB/344630/20 and PA/344629/20

Registration Date  
Applicant Mr. & Mrs. Heginbottom

OMBC Officer Brian Smith  
**Recommendation Noted**

Application No HOU/348259/21  
Expected Decision Level Development Control Delegation  
Location 63 Oldham Road Grasscroft  
Proposal Retrospective application for: 1) Two storey side and rear extension. 2) Single storey rear extension. 3) Single storey front porch extension. 4) Alterations to bay window at first floor

Registration Date  
Applicant Mr. Andrew Timbrell

OMBC Officer Brian Smith  
**Recommendation Refusal - Structure imposes on neighbouring property. It is out of character, and it is considered unbelievable by this committee that with the number of modifications to this house they did not believe that planning permission would be needed**

**and then submitted retrospective planning approval.**

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

HOU/348240/21  
Development Control Delegation  
5 The Sycamores, Lees  
First floor side extension

Andrew Lees  
Brian Smith  
**Not SPC**

Application No  
Expected Decision Level  
Location  
Proposal

FUL/348140/21  
Development Control Delegation  
Land off Pennine Bridleway, off Manor Lane Diggle  
Proposed use of land for enclosed dog exercising area including associated regrading and landscaping works and provision of 6 car parking spaces

Registration Date  
Applicant

Ms. G. Dumbill

OMBC Officer  
**Recommendation**

Matthew Taylor  
**Approval**

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

HOU/348248/22  
Development Control Delegation  
19 Lower Knoll Road Diggle  
Proposed side extension at first floor level

Roberta Daw  
Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

FUL/348260/22  
Development Control Delegation  
1-3 Ladhill Lane Greenfield  
Change of use of part of ground floor of building from shop (Use Class E) to 1no. apartment, including external and internal alterations and erection of detached outbuilding to rear

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Alan Chorlton  
Sophie Leech  
**Refusal. Possibly retrospective and concerns regarding allocation of parking spaces. Concerns are expressed that the committee has received reports that the modified property is inhabited before the application was submitted.**

Application No  
Expected Decision Level  
Location  
Proposal  
Registration Date

HOU/348272/22  
Development Control Delegation  
36 Spring Close Lees  
Two storey side extensions with a pitched roof

Applicant  
OMBC Officer  
**Recommendation**

Lorna Jepson  
Brian Smith  
**Not SPC**

Application No  
Expected Decision Level  
Location  
Proposal  
Registration Date  
Applicant

LBC/348236/21  
Development Control Delegation  
8 Green Ash, Denshaw Road Delph  
Addition of window to the ground floor  
  
Mr. Bradley Booth

OMBC Officer  
**Recommendation**

Paula Stabbings  
**Approval- on condition appropriate materials used.**

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348205/21  
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

Registration Date  
Applicant

Mr. Phi Blakeley

OMBC Officer  
**Recommendation**

Paula Stebbings  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

LBC/348241/22  
Development Control Delegation  
15 Harrop Green Lane Diggle  
Works to conserve and restore the existing roof structure

Registration Date  
Applicant

Dr. & Mrs Nicholas and Sally Cox

OMBC Officer  
**Recommendation**

Paula Stebbings  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

FUL/347562/21  
Development Control Delegation  
792-794 Huddersfield Road Austerlands  
Proposed extensions, alterations and change of use of A3 Restaurant to C3, to create 8no. apartments and retention of existing residential HMO first floor unit

Registration Date  
Applicant

Mr. Alan Doherty

OMBC Officer  
**Recommendation**

Matthew Taylor  
**Refusal. Impacts on neighbouring property. Furthermore, refer the planning officer to FUL/346375/21 - Proposed extensions, alterations and change of use of A3 Restaurant to C3 to create 12 No apartments, withdrawn 2 August 2021. SPC recommended refusal due to size of extension which related poorly to existing building, inadequate parking, and concerns regarding multiple accidents on road. The latest application**

**warrants refusal on the same grounds. Furthermore, changing the use of the building removes potential job opportunities. Concerns from the committee that Saddleworth is becoming a dormitory area as this impacts on employment in the parish.**

Application No	HOU/348264/22
Expected Decision Level	Development Control Delegation
Location	Clough Farm, Millcroft Lane Delph
Proposal	Refurbishment of an existing dwelling including front, rear and side extensions
Registration Date	
Applicant	Mark Percival
OMBC Officer	Brian Smith
<b>Recommendation</b>	<b>Refusal. Additions significantly exceed the 33% rule and might be considered disproportionate. The proposal represents inappropriate development harmful to character and openness of Green Belt, and requirement for modern living is not very special circumstance sufficient to outweigh harm.</b>

Application No	
Expected Decision Level	Development Control Delegation
Location	51 Springmeadow Lane Uppermill
Proposal	New raised roof with deeper eaves, flat roof dormer extensions to all elevations, an Atrium staircase extension over three levels to the West elevation, single storey rear extension, new balcony to the South elevation, and changes to fenestration including a suspended bay window to the East elevation
Registration Date	
Applicant	Mr. Bruce Robinson
OMBC Officer	Brian Smith
<b>Recommendation</b>	<b>Refusal: detrimental to character and appearance of street scene. Similarly, overbearing from number 55, adjacent dwelling set lower to west, and gable of which contains three windows. Also, potential overlooking and loss of privacy from new balcony.</b>

Application No	LBC/348201/21
Expected Decision Level	Development Control Delegation
Location	New Barn, Bradbury Lane Greenfield
Proposal	The intention of the proposed development at New Barn is to renovate and refurbish the existing dwellings to suit more modern living requirements and habits as well as providing suitable and safe access, car parking and service provision.

which also

**Roof** The development includes a re-roof of the barn

includes some/part structural alterations to the roof and ceiling structure to the 2nd floor. This is required to alter the low chord of one of the main trusses within the existing roof structure

and provide suitable head height access into the bedroom and bathroom of the 2nd floor flats. This will be undertaken in steelwork and timber beams, purlins and rafters. The stonework chimneys

will remain and be repaired. Fascias will be replaced in decorated timber. Rainwater goods will be Cast Iron. There are area also some roofs to the ground floor annexes. These are existing

modern) concrete slab and timber rafter. The timber rafter roof will be repaired with new skylight being installed and slate materials being retained. The concrete roof will be taken down and a new timber flat roof and mineral felt waterproofing

material will be installed. Dimensions and heights of the existing roofs will predominantly remain the same.

**External Walls.** The existing hammer faced stone walls of New Barn will remain but will be repaired and stitched where cracking has occurred

with reinforcing bar following consultation with the structural engineer. There will be localised repointing undertaken with a mortar mix and pigmentation to match that of the existing.

APPLICATION NUMBER – LBC/348201/21 STDCN  
Subject to timber

and damp survey, there will be some internal tanking/lining required to the Southern ground floor level which is currently subterranean in order to bring the rooms back into use and create a suitable environment. A more modern porch installed to the Southwest corner will be removed as part of the works.

**Windows and Doors** The existing windows and doors will be replaced with timber and double glazed units to imp...

Registration Date  
Applicant

Mark Whiteley

OMBC Officer  
**Recommendation**

Paula Stebbings  
**Approval. Members request that the planning office make a formal visit to the property to ensure that the requirements for Listed Buildings are being met.**

Application No

FUL/348200/21

Expected Decision Level  
Location  
Proposal

Development Control Delegation  
New Barn, Bradbury Lane Greenfield  
Renovate and refurbish the existing dwellings including a re-roof of the barn and structural alterations to the roof and ceiling structure to the 2nd floor. Repair of chimneys and replacement of fascias, rainwater goods, windows and doors. Repair of timber rafter roof with new skylight and replacement of concrete roof. Installation of tanking to the southern ground floor level and removal of existing porch.

Registration Date  
Applicant  
OMBC Officer  
**Recommendation**

Mark Whiteley  
Paula Stebbings  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

MMA/348326/22  
Development Control Delegation  
Andrews Mill Chew Valley Road Greenfield  
Minor material Amendment relating to MMA/340710/17  
Addition of bi-fold doors on lower ground floor and amendments to first floor layout including addition of rear dormer and 2no. roof lights

Registration Date  
Applicant

Mr. Mark Bond

OMBC Officer  
**Recommendation**

Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348322/22  
Development Control Delegation  
16 Thornley Park Road Grotton  
Dormer loft conversion to the front and rear, with alterations to roof. Smooth render finish to the full property

Registration Date  
Applicant

Mr. James Parker

OMBC Officer  
**Recommendation**

Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

CND/348293/22  
Development Control Delegation  
Land to corner bounded by Lane Head and Knowles Lane Lees  
Discharge of Condition No.8. Storage and removal of refuse and waste materials relating to Application No. 342699/18

Registration Date  
Applicant  
OMBC Officer

Patrick Hand  
Brian Smith

**Recommendation****Not SPC**

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

FUL/348296/22  
Development Control Delegation  
12A Catherine Street Lees  
Conversion of existing building to two 2no. bed units  
  
Patrick Hand  
Stephen Gill  
**Not SPC**

Application No  
Expected Decision Level  
Location  
Proposal

CND/348316/22  
Development Control Delegation  
Land off Knowles Lane Lees  
Discharge of Conditions.  
2. (Culvert/river corridor details). 3. (Embanked road/culvert details) (Landscape and ecological management plan) 5. (Invasive species)6. (Bat and badger surveys). 7. (Construction environmental management plan). 8. Surface water) 10. Gas risk). 11. (Contamination) and 13. (Archaeology) relating to Application No. MMA/344723/20

Registration Date  
Applicant

Mr. Dan Ingram

OMBC Officer  
**Recommendation**

Graham Dickman  
**Noted**

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348346/22  
Development Control Delegation  
19 Brookhill Close Diggle  
Roof lift conversion including side raised decking area

Registration Date  
Applicant

Mr. & Mrs Shipp

OMBC Officer  
**Recommendation**

Brian Smith  
**Approval**

Application No  
Expected Decision Level  
Location  
Proposal

CND/348369/22  
Development Control Delegation  
9 Rush Hill Road Uppermill  
Discharge of Condition 8 (Finished floor levels) and Condition 9 (Surface water and foul water drainage) linked to Planning Permission Ref: FUL/346134/21

Registration Date  
Applicant

Mr. Thomas Allenwell

OMBC Officer  
**Recommendation**

Abiola Labisi  
**Noted**

Application No HOU/348364/22  
Expected Decision Level Development Control Delegation  
Location 9 Steadway Greenfield  
Proposal Replacement of existing flat roof with new pitched roof to existing extension including minor alterations to front elevation

Registration Date  
Applicant Mr. Dominic Wall

OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/348284/22  
Expected Decision Level Development Control Delegation  
Location I Higher Crossbank Lees  
Proposal Revised application to HOU/346598/21 for a timber garden room

Registration Date  
Applicant Mr. Chris Cunliffe

OMBC Officer Osian Perks  
**Recommendation Not SPC**

Application No DEM/348329/22  
Expected Decision Level Development Control Delegation  
Location 1 Littlemoor Lane Diggle  
Proposal Demolition of existing dwelling

Registration Date  
Applicant Miss Ruth Bradford

OMBC Officer Brian Smith  
**Recommendation**

Application No HOU/348353/22  
Expected Decision Level Development Control Delegation  
Location 40 Beechfield Grasscroft  
Proposal Rear dormer roof extension

Registration Date  
Applicant Mr. Stuart Broadhurst

OMBC Officer Brian Smith  
**Recommendation Approval**

Application No HOU/348354/22  
Expected Decision Level Development Control Delegation  
Location 20 Shaw Street Greenfield  
Proposal Removal of existing garage and replace with a 1.5 storey side extension

Registration Date  
Applicant Mr. Robert Harrison

OMBC Officer Brian Smith  
**Recommendation Refusal. Design relates very poorly to existing dwelling, with flat roof and lack of windows to**



**First floor front elevation, giving plain and somewhat utilitarian appearance, detrimental to visual amenity.**

Application No HOU/348377/22  
Expected Decision Level Development Control Delegation  
Location 65 Wellmeadow Lane Uppermill  
Proposal Removal of dormer roof structure, replacing with full new first storey and new roof cover

Registration Date

Applicant Neil Taylor

OMBC Officer Brian Smith

**Recommendation Refusal: appears overbearing in street scene or on number 2 Primrose Avenue, adjacent to west. Also, whilst all dwellings on opposite side of this part of Wellmeadow Lane are houses, at lower level often below that of road, whilst all dwellings on application side of road are bungalows or dormer bungalows.**

Application No FUL/348359/22  
Expected Decision Level Development Control Delegation  
Location 51 High Street Lees  
Proposal New shop front

Registration Date

Applicant Mr. L. Foey

OMBC Officer Brian Smith

**Recommendation Not SPC.**

**5. Proposed upgrade to Radio mast Saddleworth Golf Club.**

Approved

**6. Peak District National Park App. No. NP/O/1221/1393**

Three members support the parks decision but request that the issue of people using the road for 'off road' activities is assertively addressed.

**7. Appeals Ref. APP/W4223/W/21/3286861**

**Noted.**

**Next meeting Monday 7 March at 19.30 hrs.**