

Minutes of the Planning Committee Meeting  
Held at the Civic Hall, Uppermill on Monday 7<sup>th</sup> March 2022

There were present: Cllrs. R. Knotts – Chairman  
P.Byrne - Vice Chairman  
B. Beeley M. Scholes  
K. Dawson D.Simpson  
L. Dawson Mr. G. Willerton Planning Consultant

**Apologies for Absence:** Cllrs. Bingley, Bishop and Phillips

**Declarations of Interest** – None

**Approval of the Minutes of the Planning Meeting held on 7<sup>th</sup> February 2022.**

The Minutes were approved and signed.

**PLANNING APPLICATIONS**

Application No	LBC/348389/22
Expected Decision Level	Development Control Delegation
Location	Back O th Lee Cottage, Ward Lane Diggle
Proposal	First floor side extension
Registration Date	
Applicant	Andrew Brandwood
OMBC Officer	Paula Stebbings
<b>Recommendation</b>	<b>REFUSAL Whilst a modest extension of the scale proposed may not in principle be inappropriate development within the Green Belt by causing harm to the appearance of the Listed Building, the proposal would detract from the visual amenities of the Green Belt.</b>

**Whilst the current scheme does not involve removal of the chimney stack, and only obscures one window, (ground floor addition already obscuring other), nevertheless again represent ts marked alteration to appearance of West Elevation, having significantly greater impact than exiting extension. This would be detrimental to character and appearance of designated heritage asset, harming significance and ailing to preserve special interest.**

**Furthermore, with previous additions, the proposal represents a 57% increase in volume of dwelling, well above the 33% rule of thumb figure which additions may be considered disproportionate. Consequently, inappropriate development harmful rto openness of Green Belt, whilst harm to appearance of Listed Building would also detract from visual amenities of Green Belt.**

Application No HOU/348398/22  
Expected Decision Level Development Control Delegation  
Location 16 Cornwall Crescent Diggle  
Proposal Alterations to roof pitch and front dormer extensions form new bedroom, ensuite and living accommodation and internal alterations

Registration Date  
Applicant Mr. Paul Lever  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No HOU/348379/22  
Expected Decision Level Development Control Delegation  
Location 1 The Woods, Grotton  
Proposal Partial half cladding of front and rear elevation in light grey composite for aesthetic and insulation purposes

Registration Date  
Applicant Mr Colin Black  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No HOU/348403/22  
Expected Decision Level Development Control Delegation  
Location 20 Beech Lane Grasscroft  
Proposal Two storey side/rear extensions and single storey rear extension  
Registration Date  
Applicant Steve Shiels  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No HOU/348452/22  
Expected Decision Level Development Control Delegation  
Location 162 Huddersfield Road Diggle  
Proposal Single storey rear extension and reconfiguration of existing window apertures to South elevation with internal alterations  
Registration Date  
Applicant Mr. G. Lloyd  
OMBC Officer Brian Smith  
**Recommendation APPROVAL Subject to concerns regarding new window being out of character**

Application No HOU/348434/22  
Expected Decision Level Development Control Delegation  
Location 5 Thornley Park Road Grotton  
Proposal First floor extension and garage conversion to create additional living space and bedrooms

Registration Date  
Applicant Mr. & Mrs. Holdsworth  
OMBC Officer Brian Smith  
**Recommendation REFUSAL Height would impact adversely on street scene**

Application No HOU/348474/22  
Expected Decision Level Development Control Delegation  
Location 9 Central Avenue Greenfield  
Proposal Single storey side extension, dormer and roof space accommodation along with reconciliation of steep drive into cut-in-and-fill level parking

Registration Date  
Applicant Mr. Christopher McCormack  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No HOU/348465/21  
Expected Decision Level Development Control Delegation  
Location 5 Beech Hill Road Grasscroft  
Proposal Part two storey, part first floor front extension and ground floor rear extension

Registration Date  
Applicant Miss B. Meah  
OMBC Officer Brian Smith  
**Recommendation REFUSAL Difference in height would be detrimental to the character of street scene**

Application No CND/348460/22  
Expected Decision Level Development Control Delegation  
Location 92 High Street Uppermill  
Proposal Discharge of Condition No. 5 (Tree Report) relating to Application No. FUL/346013/20

Registration Date  
Applicant Mr. R. Eastwood  
OMBC Officer Abiola Labisi  
**Recommendation UNABLE TO COMMENT AS NO TREE REPORT RECEIVED**

Application No HOU/348459/22  
Expected Decision Level Development Control Delegation  
Location 27 Wellmeadow Lane Uppermill  
Proposal Two part first floor extension over existing building with a roof terrace

Registration Date  
Applicant Mr. & Mrs. Atkinson  
OMBC Officer Brian Smith  
**Recommendation APPROVAL – Extension, but REFUSAL on Balcony. Design acceptable but reservations regarding the impact of use of balcony on amenity of neighbouring residents at lower level on South side of Wellmeadow Lane**

Application No HOU/348334/21  
Expected Decision Level Development Control Delegation  
Location 16 Summershades Lane Grasscroft  
Proposal Retrospective application for replacement of existing balcony

Registration Date  
Applicant Mrs. Pamela Jonas  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No FUL/348470/22  
Expected Decision Level Development Control Delegation  
Location Woodbrow Farm, Oldham Road Denshaw  
Proposal Demolition of stables/workshop and redevelopment of site to form two detached dwellings, car parking and gardens

Registration Date  
Applicant Mark Jones  
OMBC Officer Abiola Labisi  
**Recommendation APPROVAL, but with concerns on balcony**

Application No VAR/348489/22  
Expected Decision Level Development Control Delegation  
Location Group Headquarters, Hawthorpe Grove Uppermill  
Proposal Removal of Condition No.5 for removal of trees relating to Application No. PA/344264/19

Registration Date  
Applicant Mr. Aspin  
OMBC Officer Sophie Leech  
**Recommendation APPROVAL**

Application No MMA/348498/22  
Expected Decision Level Development Control Delegation  
Location Andrews Mill Chew Valley Road Greenfield  
Proposal Minor Material Amendment relating to Application No. MMA340710/17(originally PA/058104/10 for erection of 4 houses)

Registration Date  
Applicant Mr. Mark Bond  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No HOU/348488/22  
Expected Decision Level Development Control Delegation  
Location 1A Lower Tunstead, Tunstead Lane Greenfield  
Proposal Single storey rear extension

Registration Date  
Applicant Mr. Kenneth Waddington  
OMBC Officer Sophie Leech  
**Recommendation APPROVAL**

Application No LBC/348487/22  
Expected Decision Level Development Control Delegation  
Location 1A Lower Tunstead, Tunstead Lane Greenfield  
Proposal Single storey rear extension

Registration Date  
Applicant Mr. Kenneth Waddington  
OMBC Officer Sophie Leech  
**Recommendation APPROVAL**

Application No HOU/348466/22  
Expected Decision Level Development Control Delegation  
Location 12 Tamewater Court, Dobcross  
Proposal Single storey extension with balcony above and conversion of garage  
Registration Date  
Applicant Mrs. Sarah Arlett  
OMBC Officer Brian Smith  
**Recommendation APPROVAL subject to opaque screens on balcony**

Application No HOU/348508/22  
Expected Decision Level Development Control Delegation  
Location 5 Lovers Lane Grasscroft  
Proposal part single storey, part two storey side extension and single storey rear extension  
Registration Date  
Applicant Mr. Mark Owen  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No FUL/348357/22  
Expected Decision Level Development Control Delegation  
Location Hey House Farm, Ripponden Road Denshaw  
Proposal Demolition of agricultural buildings and erection of 5 dwellings  
Registration Date  
Applicant Mr. & Mrs. Henthorn  
OMBC Officer Stephen Gill  
**Recommendation REFUSAL The scheme represents inappropriate development harmful to Green Belt, and considerations put forward do not clearly outweigh harm or represent very special circumstances necessary to justify proposal**

Application No FUL/348518/22  
Expected Decision Level Development Control Delegation  
Location Higher Brownhill House, Brown hill Lane Uppermill  
Proposal Proposed change of use from existing garage and fitness/games room to one dwelling incorporating two bedrooms  
Registration Date  
Applicant Mr. Gary Griffiths  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No HOU/348543/22  
Expected Decision Level Development Control Delegation  
Location 6 Springmeadow Lane Uppermill  
Proposal Single storey side extension  
Registration Date  
Applicant W.McCall  
OMBC Officer Brian Smith  
**Recommendation APPROVAL . Should not have adverse effect on amenities of neighbours, but design could be improved by incorporating pitch roof to front with lean-to behind**

Application No HOU/348556/22  
Expected Decision Level Development Control Delegation  
Location Glanfa, Ryefields Drive Uppermill  
Proposal Construction of new roof with rear dormer extensions and single storey side extension

Registration Date  
Applicant Mr. Stuart Broadhurst  
OMBC Officer Brian Smith  
**Recommendation APPROVAL**

Application No HOU/348578/22  
Expected Decision Level Development Control Delegation  
Location 49 Mayfield Avenue Springhead  
Proposal Dormer extension and raising of existing roof

Registration Date  
Applicant Mr. Alan Davies  
OMBC Officer Brian Smith  
**Recommendation REFUSAL Dwelling raised well above road so extension will appear overbearing and will be prominent when heading up Mayfield Avenue from the South**

Public Path Extinguishment and Definitive Map and Statement Modification Order  
S118 Highways Act 1980 Extinguishment of Part of FP118 Mount Lane/Husteads Lane, Dobcross  
**NOTED**

Public Path Diversion and Definitive Map and Statement Modification Order  
S119 Highways Act 1980. Diversion of Part of FP185 at Mount Sorrel, Mount Lane, Dobcross  
**NOTED**

**Date of next Meeting – Monday 4<sup>th</sup> April 2022 at 7.30pm**