

## Minutes of the Planning Committee 4 April 2022 held at Saddleworth Civic Hall.

**Present** Cllrs: R. Knotts (CH) P. Byrne (VC)  
B. Beeley M. Bingley  
H. Bishop K. Dawson  
L. Dawson K. Phillips  
D. Simpson M. Scholes  
J. Hudson

### 1. Apologies for absence

None

### 2. Declarations of interest.

Cllr. Beeley, OUT/346856/22 and Knotts Ful/348531/22. Both none pecuniary

### 3. Approval of minutes 7 March and extraordinary meeting 28 March 2022.

Agreed as true record and signed at the meeting.

### 4. Planning Applications.

Expected Decision Level	Application NoHOU/348547/22
Location	Development Control Delegation
Proposal	397 Oldham Road Lydgate
	Single storey rear extension, front porch extension and render full property

Registration Date	
Applicant	Mr. Michael Brumell

OMBC Officer	Brian Smith
Recommendation	Approval

Design of both elements acceptable, and although significant projection to rear and number 395 at lower level to north west, set further back so impact of extension reduced, whilst number 399 to south east higher, ground floor being at similar level to roof of extension. Recently renovated number 393, next door but one, incorporates significant amounts of render (HH/342087/18 - SPC recommended approval).

Application No	HOU/348559/22
Expected Decision Level	Development Control Delegation
Location	19 Burnedge Lane Grasscroft
Proposal	Part two storey, part first floor front extensions, single storey rear extension, conversion and extension of basement, rear dormers and associated landscaping

Registration Date	
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Applicant Mr. A. Clarkin  
OMBC Officer Brian Smith  
Recommendation

Whilst design acceptable, dwelling in prominent position above road. Increase in mass detrimental to character and appearance of street scene, whilst also being overbearing in relation to number 17, hip roofed bungalow adjacent to west. However, significant works undertaken to number 29, under HH/336645/15 and subsequent amendment, may make proposal more difficult to resist but perhaps provides illustration of adverse street scene impact of significant remodelling.

Application No FUL/348584/22  
Expected Decision Level Development Control Delegation  
Location Austerlands Mill Huddersfield Road Austerlands  
Proposal Erection of 1no. dwelling  
Registration Date  
Applicant Mr. Mark Lee  
OMBC Officer Sophie Leech  
**Approval**

Application No HOU/348594/22  
Expected Decision Level Development Control Delegation  
Location 12 Old Kiln Lane Grotton  
Proposal Single storey side extension  
Registration Date  
Applicant Mr. Mannan Iqbal  
OMBC Officer Brian Smith  
**Approval**

Application No HOU/348603/22  
Expected Decision Level Development Control Delegation  
Location 74 Under Lane Grotton  
Proposal Single storey rear extension  
Registration Date  
Applicant Mr. Steven Mellor  
OMBC Officer Brian Smith  
**Approval**

Application No HOU/348615/22  
Expected Decision Level Development Control Delegation  
Location 8 Bateson Drive Springhead  
Proposal Single storey rear extension and front dormer  
Registration Date  
Applicant Mr. Gee  
OMBC Officer Brian Smith  
**Approval**

Application No FUL/348606/22  
Expected Decision Level Development Control Delegation  
Location Thomas Barn, Millcroft Lane Delph  
Proposal Construction of new small scale agricultural building  
Registration Date  
Applicant Mr. Power  
OMBC Officer Brian Smith

Application No HOU/348636/22  
Expected Decision Level Development Control Delegation  
Location Carr House, Standedge Road Diggle  
Proposal Alterations to Listed Building comprising internal remodeling and new staircase, addition of external balcony and new door opening and garage conversion to provide additional living accommodation

Registration Date  
Applicant Mr. Dan Gibson

OMBC Officer Paula Stebbings

Application No HOU/34865422  
Expected Decision Level Development Control Delegation  
Location Carr House, Standedge Road Diggle  
Proposal Alterations to Listed Building comprising internal remodeling and new staircase, addition of external balcony and new door opening and garage conversion to provide additional living accommodation

Registration Date  
Applicant Mr. Dan Gibson

OMBC Officer Paula Stebbings

Application No HOU/348643/22  
Expected Decision Level Development Control Delegation  
Location Back O Th Lee Cottage, Ward Lane Diggle  
Proposal First floor side extension

Registration Date  
Applicant Mr. Jason Dugdale

OMBC Officer Paula Stebbings

Application No LBC/348653/22  
Expected Decision Level Development Control Delegation  
Location Back O Th Lee Cottage, Ward Lane Diggle  
Proposal First floor side extension

Registration Date

Applicant	Mr. Jason Dugdale
OMBC Officer	Paula Stebbings
Application No	HOU/348655/22
Expected Decision Level	Development Control Delegation
Location	Cedar Lodge, Standedge Road Diggle
Proposal	Single storey rear extension to lower ground floor and insertion of lower ground floor windows to the East elevation
Registration Date	
Applicant	Mrs. Roberta Daw
OMBC Officer	Brian Smith
Application No	HOU/348665/22
Expected Decision Level	Development Control Delegation
Location	Blunder Hall Stables, Dirty Lane Strinesdale
Proposal	Single storey side extension and attached garage to the annex building
Registration Date	
Applicant	Mr. Gee
OMBC Officer	Brian Smith
Application No	FUL/348150/21
Expected Decision Level	Development Control Delegation
Location	Land off Springmeadow Lane Uppermill
Proposal	Erection of one detached dwelling
Registration Date	
Applicant	Mr. Simon Plowman
OMBC Officer	Sophie Leech
Application No	FUL/348531/22
Expected Decision Level	Development Control Delegation
Location	Land to the South East of 4 Mount View Uppermill
Proposal	Demolition of garage and replacement with recreation room and store for use in connection with dwelling
Registration Date	
Applicant	Mrs. Caroline Tamworth
OMBC Officer	Brian Smith
Application No	FUL/348635/22
Expected Decision Level	Development Control Delegation
Location	7 Strawberry Lane Lydgate
Proposal	Construction of stable block
Registration Date	
Applicant	Miss Maxine Parker
OMBC Officer	Brian Smith

Application No PIP/348651/22  
Expected Decision Level Development Control Delegation  
Location Land off Stockport road Lydgate  
Proposal Proposed development for 3 dwellings and associated works

Registration Date  
Applicant Mr. Gareth Salthouse

OMBC Officer Sophie Leech

Application No HOU/348648/22  
Expected Decision Level Development Control Delegation  
Location 15 Stoneleigh Street, Springhead  
Proposal Single storey rear extension and front porch

Registration Date  
Applicant Mr. Martyn Postlethwaite

OMBC Officer Brian smith

Application No VAR/348675/22  
Expected Decision Level Development Control Delegation  
Location 10 Sycamore Cottages, Treetops Close Dobcross  
Proposal Removal of Condition No. 2 relating to planning permission PA/337483/15 which restricts occupation of the log cabin for purposes ancillary to the residential use of 10 Sycamore Cottages

Registration Date  
Applicant Mrs. Susan Bowden

OMBC Officer Brian Smith

Application No HOU/348669/22  
Expected Decision Level Development Control Delegation  
Location 56 Grove Road Uppermill  
Proposal Installation of decking to rear of property

Registration Date  
Applicant Mr. Wynford Ellidge

OMBC Officer Sophie Leech

Application No HOU/348680/22  
Expected Decision Level Development Control Delegation  
Location 9 Merlewood Avenue Uppermill  
Proposal Single storey rear extension

Registration Date  
Applicant Mr. Kenneth Waddington

OMBC Officer Sophie Leech

Application No OUT/346856/21  
Expected Decision Level Development Control Delegation

Location  
Proposal  
Springhead Quarry, Cooper Street Springhead  
Outline planning application (all matters reserved except for access, layout and landscaping) for a residential development of up to 158 dwellings with associated infrastructure . The matter of appearance is reserved for future consideration

Registration Date  
Applicant  
Lizzie Schfield

OMBC Officer  
Stephen Gill

Application No  
Expected Decision Level  
Location  
Proposal  
HOU/348744/22  
Development Control Delegation  
Rowan Tree Cottage, 4 Bridge End, Delph  
Single garage extension

Registration Date  
Applicant  
Mr. Andrew Morrison

OMBC Officer  
Osian Perks

Application No  
Expected Decision Level  
Location  
Proposal  
FUL/348689/22  
Development Control Delegation  
Land off Huddersfield Road Greenfield  
Siting of caravan on the land during construction works associated with development approved under FUL/345328/20 from 18<sup>th</sup> April 2022 until 5<sup>th</sup> August 2024

Registration Date  
Applicant  
Mr. Patrick Hand

OMBC Officer  
Brian Smith

Application No  
Expected Decision Level  
Location  
Proposal  
HOU/348686/22  
Development Control Delegation  
Tower House, Boarshurst Lane Greenfield  
Replacement of concrete tiled roof with flag stone and replacement of 8 roof lights

Registration Date  
Applicant  
Mr. Peter Hartley

OMBC Officer  
Brian Smith

Application No  
Expected Decision Level  
Location  
Proposal  
HOU/348730/22  
Development Control Delegation  
9 Shaws, Uppermill  
Alterations to the hard landscape at front of the house to create additional parking and level access

Registration Date  
Applicant  
Roberta MacGregor

OMBC Officer

Brian Smith

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348739/22  
Development Control Delegation  
82 Mossley Road Grasscroft  
Single storey extension to front elevation with pitched roof

Registration Date  
Applicant

Mr. Daniel Markwart

OMBC Officer

Sophie Leech

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348754/22  
Development Control Delegation  
Southmead, Horsforth Lane Greenfield  
Single storey extension to front elevation with pitched roof

Registration Date  
Applicant

Mr. Daniel Markwart

OMBC Officer

Brian Smith

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348601/22  
Development Control Delegation  
2 Dell Close Springhead  
Demolition of existing conservatory and formation of new single storey rear extension including bay window to front elevation

Registration Date  
Applicant

Mr. Michael Taylor

OMBC Officer

Sophie Leech

Application No  
Expected Decision Level  
Location  
Proposal

HOU/348728/22  
Development Control Delegation  
46 Rivington Road Springhead  
Replacement of raised patio with larger area of decking and enclosure with balustrade

Registration Date  
Applicant

Mr. Nicholas Addy

OMBC Officer

Sophie Leech

Application No  
Expected Decision Level  
Location

HOU/348735/22  
Development Control Delegation  
23 Belmont Street, Lees

Proposal

Two storey side and single storey rear extensions

Registration Date  
Applicant

Mr. Keith Hilton

OMBC Officer

Sophie Leech