

**Minutes of the Planning Meeting held at the Civic Hall,  
Uppermill on Monday 15th June 2022**

There were present: Cllr. Pam Byrne (Vice Chairman)  
Cllr. H. Bishop  
Cllr. K. Dawson  
Cllr. L. Dawson  
Mr. Richard Newhall (Elliot Percival Architects)

1. **To receive apologies for absence.** Cllrs. Hudson, Scholes, Simpson, Beeley & Knotts
- 2 **To receive Declarations of interest:** Cllr. Bishop (Application 349091 -1A North Avenue Greenfield)
3. **Approval of the Minutes of the meeting held on Monday 9<sup>th</sup> May 2022**

The Minutes were approved and signed by the Vice Chairman Cllr. Byrne at the meeting

#### **4, Planning Applications**

|                         |   |
|-------------------------|---|
| Application No          | HOU/348973/22   |
| 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             | Mr. Richard Nuttall (Elliot Percival Architect) |
| OMBC Officer          | Brian Smith                                     |
| <b>RECOMMENDATION</b> | <b>APPROVAL</b>                                 |

|                         |                                     |
|-------------------------|-------------------------------------|
| Application No          | HOU/348987/22                       |
| Expected Decision Level | Development Control Delegation      |
| Location                | Southview, 1 Slackcote Lane Denshaw |
| Proposal                | Single storey side extension        |

|                   |             |
|-------------------|-------------|
| Registration Date |             |
| Applicant         | Roberta Daw |
| OMBC Officer      | Brian Smith |

|                       |                 |
|-----------------------|-----------------|
| <b>RECOMMENDATION</b> | <b>APPROVAL</b> |
|-----------------------|-----------------|

|                         |   |
|-------------------------|---|
| Application No          | HOU/348999/22                               |
| Expected Decision Level | Development Control Delegation              |
| Location                | 3 Woodlands, Sugar Lane Dobcross            |
| Proposal                | Erection of a single storey front extension |

|                   |                 |
|-------------------|-----------------|
| Registration Date |                 |
| Applicant         | Mr. Yousaf Qazi |
| OMBC Officer      | Brian Smith     |

|                       |                 |
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| <b>RECOMMENDATION</b> | <b>APPROVAL</b> |
|-----------------------|-----------------|

|                         |                                |
|-------------------------|--------------------------------|
| Application No          | HOU/348993/22                  |
| Expected Decision Level | Development Control Delegation |
| Location                | 3 Langley Avenue Grotton       |
| Proposal                | Single storey rear extension   |

|                   |                  |
|-------------------|------------------|
| Registration Date |                  |
| Applicant         | Mr. Nigel Baxter |
| OMBC Officer      | Sophie Leech     |

|                       |                 |
|-----------------------|-----------------|
| <b>RECOMMENDATION</b> | <b>APPROVAL</b> |
|-----------------------|-----------------|

Application No HOU/349009/22  
Expected Decision Level Development Control Delegation  
Location 66 Wellmeadow Lane Uppermill  
Proposal Two storey side extension and new roof over existing side extension  
Registration Date  
Applicant Mr. & Mrs. James Moran  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL**

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

HOU/349031/22  
Development Control Delegation  
10 Fernthorpe Avenue Uppermill  
Dormer extension to front elevation  
  
Mrs. K. Cooper  
Sophie Leech

**RECOMMENDATION**

**APPROVAL**

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

CEA/348930/22  
Development Control Delegation  
15 King Street Delph  
Certificate of Lawfulness for the proposed use of the premises as a restaurant/café (Class E)(b) of the Uses Classes Order 2020  
  
Mr. Lee Hollinworth  
Brian Smith

**RECOMMENDATION**

**APPROVAL**

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

HOU/348963/22  
Development Control Delegation  
1 Slades View Close Diggle  
Single storey side extension  
  
S. Ingram & Associates  
Brian Smith

**RECOMMENDATION**

**APPROVAL**

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

HOU/349026/22  
Development Control Delegation  
19 Riverbank Dobcross  
Erection of a single storey rear extension  
  
Lee Hollinworth  
Brian Smith

**RECOMMENDATION**

**APPROVAL**

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

FUL/348908/22  
Development Control Delegation  
1 The Manns Greenfield  
Change of use to equestrian facility with riding area, stables, new access track and alteration to land gradient  
  
Mr. Terry Renner  
Emma Breheny

**RECOMMENDATION**

**REFUSAL No information regarding foul sewage, waste storage collection and no midden. On greenbelt land**

Application No HOU/349014/22  
Expected Decision Level Development Control Delegation  
Location 152 Chew Valley Road Greenfield  
Proposal Retrospective application for side extension connected to and enlarging existing outbuilding

Registration Date  
Applicant Mr. Lewis Jolliffe  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL**

Application No  
Expected Decision Level  
Location  
Proposal

LBC/349068/22  
Development Control Delegation  
4 New Tame, Denshaw Road Delph  
To replace the roof on the existing garage with the existing stone slabs to enable the garage to be utilised. Minor pointing is required to the chimneys to seal them and make sure they are watertight; this will be done in a sympathetic manner. Rebuild the existing porch (retaining the footprint and stone base) with hard wood window frames and double glazed panes. The roof will feature a stone slab roof, to reflect the garage and main house. The new front door is a sturdy hardwood panelled door with six sperate panes of glass.

Registration Date  
Applicant Mrs. Tina Lomax  
OMBC Officer Paula Stebbings

**RECOMMENDATION**

**APPROVAL**

Application No  
Expected Decision Level  
Location  
Proposal

MMA/349062  
Development Control Delegation  
Wood End House, Atherton Street Springhead  
Minor Material Amendment relating to PA/341239/18 for proposed extension and conversion of residential care home to 9no. residential units including car parking and landscaped amenity space

Registration Date  
Applicant Mr. Terry McNicholas  
OMBC Officer Stephen Gill

**RECOMMENDATION**

**NOTED**

Application No  
Expected Decision Level  
Location  
Proposal

PDE/349045/22  
Development Control Delegation  
10 Beech Hill Road Grasscroft  
Prior approval for additional storey on existing dwelling (Max Height 7.514m)

Registration Date  
Applicant Mr. Ben Lawson  
OMBC Officer Sophie Leech

**RECOMMENDATION**

**REFUSAL – Unsure of Application**

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

HOU/349041/22  
Development Control Delegation  
8 Manchester Road Greenfield  
Single storey side extension

Mr. Wynford Ellidge  
Brian Smith

**RECOMMENDATION**

**APPROVAL**

Application No HOU/349091/22  
Expected Decision Level Development Control Delegation  
Location 1a North Avenue Greenfield  
Proposal Rood alterations including increase in ridge height and formation of second floor accommodation

Registration Date  
Applicant Mr. John Barnes  
OMBC Officer Brian Smith

**RECOMMENDATION**

**REFUSAL - Detrimental impact on surrounding properties**

Application No HOU/349086/22  
Expected Decision Level Development Control Delegation  
Location The Grange, Springmeadpw Lane Uppermill  
Proposal Erection of an outbuilding containing a gym and swimming pool and associated works

Registration Date  
Applicant Mr. Stuart Illingworth  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL – Recommendation that this not be converted to a home within the next 10 years**

Application No HOU/349125/22  
Expected Decision Level Development Control Delegation  
Location Burnedge Bent Farm, Burnedge Lane, Grasscroft  
Proposal Replacement of out building incorporating garage, store, workshop and animal pen

Registration Date  
Applicant Miss Victoria Roberts  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL**

Application No LBC/349144/22  
Expected Decision Level Development Control Delegation  
Location Burnedge Bent Farm, Burnedge Lane Grasscroft  
Proposal Replacement windows and doors and repair/replacement to mullions

Registration Date  
Applicant Mrs. Caroline Tamworth  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL**

Application No HOU/349113/22  
Expected Decision Level Development Control Delegation  
Location Higher Brownhill House, Brownhill Lane Uppermill  
Proposal Timber Orangery

Registration Date  
Applicant Mrs. Christine Melody  
OMBC Officer

**RECOMMENDATION**

**APPROVAL**

Application No HOU/349123/22  
Expected Decision Level Development Control Delegation  
Location The Barn Newhouses Scouthead  
Proposal Side extension above existing garage

Registration Date  
Applicant Mr. Alan Davies  
OMBC Officer Abiola Labisi

**RECOMMENDATION**

**APPROVAL**

Application No HOU/349018/22  
Expected Decision Level Development Control Delegation  
Location 45 Beechfield Grasscroft  
Proposal Rear dormer, conversion of integral garage into living accommodation and replacement of garage door with window

Registration Date  
Applicant Mr. Dave George  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL with concerns about rear dormer overlooking neighbours**

Application No HOU/349096/22  
Expected Decision Level Development Control Delegation  
Location 31 Summershades Lane Grasscroft  
Proposal Two storey rear extension and front dormer

Registration Date  
Applicant Mr. Steven Mellor  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL**

Application No HOU/349121/22  
Expected Decision Level Development Control Delegation  
Location 2 High Grove Road Grasscroft  
Proposal Erection of an out building (re-submission of HOU/346501/21)

Registration Date  
Applicant Steve Shiels  
OMBC Officer Brian Smith

**RECOMMENDATION**

**REFUSAL – Will alter character of that part of Grasscroft by reduction of garden**

Application No HOU/349129/22  
Expected Decision Level Development Control Delegation  
Location 7 Rush Hull Road Uppermill  
Proposal Two storey side and single storey rear extension

Registration Date  
Applicant Mr. Steve Mellor  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL**

Application No HOU/349130/22  
Expected Decision Level Development Control Delegation  
Location 148 Oldham Road Grasscroft  
Proposal Erection of detached garage

Registration Date  
Applicant Mr. Kevin Foey  
OMBC Officer Brian Smith

**RECOMMENDATION**

**APPROVAL**

Application No HOU/349100/22  
Expected Decision Level Development Control Delegation  
Location 40 Brookside Avenue Grotton  
Proposal Single storey side and rear extension and raised patio area to rear

Registration Date  
Applicant Patrick Hand  
OMBC Officer Sophie Leech

**RECOMMENDATION**

**APPROVAL**

|                         |   |
|-------------------------|---|
| Application No          | HOU/349142/22   |
| Expected Decision Level | Development Control Delegation  |
| Location                | 29 Thornley Park Road Grotton   |
| Proposal                | Erection of a two storey side extension , part single, part two storey rear extension and associated raising of roof height |
| Registration Date       |   |
| Applicant               | Mr. Alan Davies   |
| OMBC Officer            | Sophie Leech  |

**RECOMMENDATION**

**APPROVAL**

**5. To consider the findings by the Finance Committee regarding the services of a Planning Consultant**

This matter was deferred to the next meeting

**6. Date and time of next meeting Monday 4<sup>th</sup> July 2022 at 7.00pm**