

Minutes of meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 10th May 2010**

There were present: Councillor Mr. M. Buckley – Chairman
Councillor Mr. B. Cullen – Vice Chairman

Mr. D. Chadderton
Mr. R. Darlington
Mr. J. Grayson
Mr. D. Sanders

Apologises: Mr. J. Carr & Mr. V. Khadem

Ref:	Applicant	Location
CA/057981/10	Mr D. Miles	Environmental Evaluation, Lawton Square, Delph Demolition of existing building

Recommendation: APPROVAL

Removal of this ugly property will have a beneficial effect on the adjoining three storey historical property.

HH/058061/10	Mr H Whitehead	10 Buckley Drive, Denshaw Three storey side extension forming garage, dining room and bedroom
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Recommendation: APPROVAL

The continuation of the Juliet Balcony theme on the second floor is regretted this is totally out of character with the Saddleworth vernacular which this building has otherwise successfully replicated.

NMA/058129/10	Mr R Smith	Plot 5, Denshaw Vale, Oldham Road, Denshaw Minor material amendment to previously approved PA/52684/07 to relocate turning area.
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Recommendation: NOTED

This will not have any significant effect on the character of the area.

LB/058075/10	Mr Tim Simpson	9 New Street, Uppermill Internal alterations
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Recommendation: REFUSAL

This is an important listed building in the Uppermill Conservation area and an important feature of this early nineteenth century town house are the windows. Sympathetic window frames and glazing should be used to maintain harmony with the rest of the row. The information provided in the plans makes general statements about the double glazing and escape windows however provides no details of their construction, in particular materials, cross-sectional details of

frames and their external appearance. In view of the importance of these details and lack of information the recommendation is for refusal at this stage. Fire regulation should be handled very sympathetically in a list building, see PPG15 para. 3.26.

A survey of historic features should be carried out before any changes are approved.

A statement of the historical significance of this building and its features should have been provided as part of this application and the committee are surprised that this is absent.

PA/058110/10	Mr Tim Simpson	9 New Street, Uppermill Change of use from dwelling house to photographic studio and gallery with living accommodation on upper levels.
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Recommendation: APPROVAL

No objection to change of use, see above.

PA/057983/10	Yorkshire Mills Ltd	Land at rear of 23 & 25 High Street, Uppermill Application for extension of the time limit for implementing existing planning permission for three storey mixed use development comprising of offices and 2 no. flats approved under reference PA/047067/04.
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Recommendation: NOTED

The Committee would have recommended refusal if that had been an option

PA/058022/10	Saddleworth Secondary School	Saddleworth Secondary School, High Street, Uppermill Erection of security fencing
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Recommendation: APPROVAL

PA/058090/10	Richmond Joiners & Builders Ltd	36 High Street, Uppermill 1. Change of use of ground floor from retail to mixed use of café and hot food takeaway 2. Erection of single storey rear extension following demolition of existing extension.
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Recommendation: APPROVAL

Subject to use of matching blue slates on the extension, artificial ones are proposed on the plans

COMMENTS ON OTHER APPLICATIONS

PA/058009/10

Mrs Riley

Grains Bar Farm, Grains Bar

Two storey extension to provide function rooms, catering facilities and additional toilet facilities

Recommendation: REFUSAL

The issues of over-development and the Green belt is not the remit of this Committee. However there is concern about the loss of the early nineteenth century elevation on this traditional Saddleworth Farmhouse.

HH/058017/10

Mr Woodhead

3 Hilltop Cottages, Knott Hill Lane, Delph

Two storey side extension forming kitchen, utility room, w.c., bedrooms and bathroom following demolition of existing single storey extension.

Recommendation: APPROVAL

Subject to the use of matching reclaimed stone.

PA/058025/10

Tesco Stores Ltd

Land at Knoll Mill, Chew Valley Road, Greenfield
Variation of condition no. 26 of planning permission PA/040885/00 to enable a scheme for a commemorative plaque or other public art feature to be provided at the site in place of the requirement to reinstate the façade of the building at the junction of Chew Valley Road and Wellington Road

Recommendation: REFUSAL

The Committee feels strongly that condition No. 26 should be complied with in full as this was one of the small concessions to heritage in the original proposal. The office facade, arch and Wellington Mill name tablet were all important historical and architectural features worthy of retention. A commemorative plaque or public art feature is not an adequate substitute. The original structures should be re erected elsewhere on the site and even relocated would have far more heritage value than a commemorative plaque.
