

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 10th May 2010**

There were present: Councillor Mr. W. Cullen - Chairman
 Councillor Mr. M. Buckley – Vice Chairman
 Cllrs Mrs. B. Beeley Mr. K. Hulme
 Mr. K. Begley Mr. B. Lord
 Mr. R. Birse Mrs. P. Lord
 Mr. R. Franklin Mrs. A. McInnes
 Mr. D. Heffernan Mrs. A. Parry
 Mr. J. Hudson Mrs. D. Shaw
 Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Dr. D. Atherton, Mr. P. Bagley, Mrs. M. Bingley, Mr. P. Davenport & Mr. A. Hodgkiss

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

Councillor Mr. J. Hudson abstained

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

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: APPROVAL
Councillor Mr. J. Hudson abstained

PA/058022/10	Saddleworth Secondary School	Saddleworth Secondary School, High Street, Uppermill Erection of security fencing
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Recommendation: APPROVAL
Councillor Mr. B. Lord declared an interest

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

Councillor Mr. J. Hudson abstained

HH/057994/10 Mr & Mrs Kenyon 8 Cornwall Crescent, Diggle
Single storey rear extension forming bedroom

Recommendation: APPROVAL

PA/057996/10 Mr P Kelly Pastures House, Huddersfield Road, Scouthead
Erection of 1 no. detached house (Re-submission of PA/056787/09).

Recommendation: REFUSAL
Councillor Mr. J. Hudson abstained

Effect on the setting of the existing property.

PA/058009/10 Mrs Riley Grains Bar Farm Hotel, Grains Bar
Two storey extension to provide function rooms, catering facilities and additional toilet facilities

Recommendation: APPROVAL

PA/058010/10 Mr J Humphries Lower Hills Farm, Burnedge Lane, Grasscroft
Single storey extension to existing agricultural storage building.

Recommendation: APPROVAL

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

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: APPROVAL
Councillor Mr. J. Hudson abstained

subject to approval of the design of the commemorative plaque or other public art feature

PA/058028/10 Dr A Vance Friarswood, Oldham Road, Denshaw
1. Change of use from stable/store to dwellinghouse including raising of roof height and single storey extension to form entrance hall, w.c. and double garage.
2. Formation of 4 no. car parking spaces following demolition of existing garage

Recommendation: APPROVAL

PA/058042/10 Miss S Sanderson Windwhistle Farm, Intake Lane, Greenfield
Erection of a single storey detached building to be used as a home gym and study.

Recommendation: REFUSAL

Contrary to Green Belt policy

HH/058057/10 Mr T McEwan 6 Higher Lydgate Park, Grasscroft
1. Two storey side extension
2. Single storey front extension
3. Rear conservatory
4. Installation of velux window in roof space

Recommendation: APPROVAL

HH/058067/10 Mr G Powell 50 Queensway, Greenfield
Installation of telescope observatory above existing utility room.

Recommendation: APPROVAL

HH/058071/10 Mr Fitzsimmons 7 Bagnall Close, Uppermill
Two storey side extension forming study, garage, shower room, utility room and bedrooms

Recommendation: APPROVAL

PA/058079/10 Mr M Hirst Wool Road Farm, Wool Road, Dobcross
Removal of condition on approval PA/034671/96 to permit unrestricted occupancy of the property

Recommendation: APPROVAL
Councillor Mr. M. Buckley abstained

PA/058084/10 Mr B Hough Burnedge Bent farm, Burnedge Lane, Grasscroft
Erection of 1 no. wind turbine

Recommendation: APPROVAL

PA/058104/10 Mr J Clarke Former Andrew Mill, Chew Valley Road, Greenfield
Application for extension of the time limit for
implementing existing planning permission for the
erection of 4 no. detached dwellings approved under
reference PA/052719/07

Recommendation: APPROVAL

PA/058121/10 Mr D Hampson 51 Dobcross New Road, Dobcross
Creation of car parking and vehicle turning area

Recommendation: APPROVAL

PA/058124/10 Mr Haj-Manouchehri 61 Carr House Road, Springhead
Change of use to hot food takeaway

Recommendation: REFUSAL

Adverse effect on residents amenities

HH/058133/10 c/o Agent 12 Oak Dene Close, Greenfield
Single storey rear extension

Recommendation: APPROVAL

HH/058147/10 Ms L Turner 73 Church Road, Uppermill
1. Two storey side extension
2. Single storey rear extension.

Recommendation: APPROVAL
