

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 10th September 2007**

There were present: Cllr. Mr. M. Buckley - Chairman
Mr. J. Carr
Mr. D. Chadderton
Mr. R. Darlington
Mr. D. Latimer
Mr. D. Sanders

Apologies: Cllr. Mr. R. Birse, Mr. J. Grayson, Mr. A. Petford

Applications

Ref:	Applicant	Location
CL/053761	Ms. J. Davies	30 Stoneswood Road, Delph Certificate of Lawfulness for existing detached double garage
Recommendation No Comment		
HH/053796	Mr. Hague	5 Sugar Lane, Dobcross Erection of 1.45metre high front garden wall
Recommendation REFUSAL Affects open space of streetscape and negatively impacts on the curtilage wall of Woods House, a Grade II Listed Building		
HH/053816	Mrs. Redshaw	16E Clough Lane, Grasscroft Two storey side extension forming living room, kitchen, bedrooms and bathrooms
Recommendation REFUSAL The porch like kitchen extension is out of character with the frontage of this classic building. It was noted that the objections to the previous applications had been largely noted and the proportions of the present application and fenestration are broadly acceptable. It is regretted that the Georgian symmetry of the original house has already been compromised by the bay window extensions		
PA.053730	Chapman (Saddleworth) Ltd	Land at Clifton Street, off Chew Valley Road, Greenfield Outline application for erection of 6 flats following demolition of existing building,. Layout, scale, appearance and access to be considered. Landscaping to be reserved.
Recommendation REFUSAL Inferior design which will detract from the character of the Conservation Area and the general design requirements in Section D1.1 of the adopted UDP. The entrance arrangements at the front are particularly inappropriate. The existing building has some historic interest as a long standing business within the village. If this building is to be replaced, a photographic record should be made prior to demolition		

PA/053800	Grasscroft Homes (Greenfield) Ltd	Land off Oak View Road, Greenfield Re-submission of PA/052339/06 for erection of 31 dwellings and 10 apartments and associated works
Recommendation REFUSAL		Impact of increased traffic on already overloaded GradeII Listed Bridge. The Committee maintain the view that this bridge should be pedestrianised and an alternative form of access to the site be provided. The high density urban style development detracts from the village setting on this conservation area
HH/053855	Mr.&Mrs. Barrass	6 Delph Lodge, Midgrove Lane, Delph Erection of third storey forming additional two bedrooms The third floor extension is out of keeping with the massing and roof line of the other properties. This recently built property is one of the most successful recent traditionally designed buildings, a third storey would significantly detract from its appearance and the character of the Conservation Area
Recommendation REFUSAL		
PA/053773	Tamewater Developments	Tamewater Mill, Delph New Road, Dobcross Refurbishment of existing mill to form 20 apartments, re-siting of plots 28 and 29 and link plots 24 and 25 at first and second floors (amendments to PA/051241/06)
Recommendation No Comments – No plans available		
LB/053856	Mr. M. Thorne & Miss L. Fairbairn	9 The Shaws, Uppermill Two storey side extension and additional windows to rear
Recommendation APPROVAL		
HH/053857	Mr. M. Thorne & Miss L. Fairbairn	9 The Shaws, Uppermill Two storey side extension and additional windows to rear
Recommendation APPROVAL		