

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 11th January 2010**

There were present: Councillor Mr. M. Buckley – Chairman
Councillor Mr. W. Cullen – Vice Chairman
Mr. D. Chadderton
Mr. D. Sanders

Apologies: Mr. J. Carr, Mr. R. Darlington, Mr. J. Grayson, Mr. V. Khadem

Ref:	Applicant	Location
HH/057404	Mr John Wood	Manor House, Quick Edge Road, Lydgate (1) Single storey side extension forming kitchen and dining area. (2) Erection of “Juliet” balconies at first and second floor (3) Erection of block of 2 no. stables

Recommendation: REFUSAL

Juliet balconies are not appropriate on an early nineteenth century property of this kind and would detract from the character of the area. The porch and side extension are acceptable as they are sympathetic designs to the main house. There is no objection in principle to the stable block. However an assessment should be made of the existing buildings, before they are demolished, to ensure that there are no significant historical elements, as this is a very ancient settlement site dating back to the sixteenth century

NMA/057407	Mr A Wells	15 – 17 Court Street, Uppermill Non material amendment to change previously approved rear window (PA/056354/09) into fire door.
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Recommendation: APPROVAL

As the change is small and on the rear of the building it is not felt that it will make a material effect on the character of the area.

PA/057446	Mr John Howarth	14 High Street & 1 Bridge Street, Uppermill Change of use from dwellinghouse to dental surgery (Class D1)
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Recommendation: APPROVAL

Subject to the retention of existing raised footpath and steps. The original railings should be re-instated in the same arrangement as before and be of an appropriate design for a Conservation Area.

COMMENTS ON OTHER APPLICATIONS

HH/057450

Mr Philip Broughton

Ardern, 136 Carr Lane, Uppermill

Part two storey /part single storey side extension forming kitchen, dining room, utility room, bedroom with en-suite bathroom, indoor swimming pool with associated changing room and plant room and three car garage.

Recommendation: APPROVAL

The development is extensive, however it is felt that the way in which the extension is set back from the main house does not compromise its appearance, as a fine Edwardian Mansion. High quality matching materials should be used.

HH/057492

Mr R Whittaker

Millcroft Farm, Millcroft Lane, Delph

Re-submission of HH/055819/08 for two storey side extension to form garage and lounge

Recommendation: REFUSAL

This new building, which was built in the Green Belt sometime ago is already very large and dominates the setting of an important Grade 2 listed building. Further extensions would exasperate this effect and further erode the character of this historic hamlet

Horse troughs – There have been two recent incidents where Horse troughs have been damaged by heavy vehicles, one of these being in a Conservation Area. It was brought to the attention of the Committee that these are important historical features. The Committee would ask the Parish Council to consider how best this problem can be addressed.