

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 11th June 2007**

There were present:

Cllr. Mr. R. Birse – Chairman
Cllr. Mr. M. Buckley – Vice Chairman

Cllrs

D. Atherton	Mr. J. Hudson
P.W. Bagley	Mr. K. Hulme
Mrs. B. Beeley	Mrs. P. Lord
Mr. K. Begley	Mr. B. Lord
Mr. P. Davenport	Mrs. A. McInnes
Mr. R. Franklin	Mrs.A.Parry
Mr. D. Heffernan	Mr. P. Renold
Mr. A. Hodgkiss	Mrs.D. Shaw

Apologies: Cllrs Mrs. M. Bingley, Mr. B. Cullen

Applications

Ref:	Applicant	Location
PA/052713	Mr. J. Readman	Land at Jellystone Farm, Friezland Lane, Greenfield Erection of two wind turbines
	Recommendation REFUSAL	Inappropriate development in green belt <i>(Mr. D. Makin spoke against the application, Mr. J. Readman addressed the meeting to support his application)</i>

PA/052225	L.M. Whitehead	23 King Street, Delph Change of use from estate agent to hair/beauty salon
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Recommendation APPROVAL

LB/053277	P. McDowall	Woods House, 3 Sugar Lane, Dobcross Conversion of existing house to form two dwellings Erection of two detached garages Construction of new porch Rebuilding of part of front elevation Recover roof as existing Replace new windows as necessary Provision of rooflights
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Recommendation APPROVAL - **Would have expected more detailed application for a building of this historical and architectural importance. Important features - fireplaces, period windows to rear of buildings, panelling round front windows, original architraves around doors and panelled doors, skirting boards should be retained. New studded walls should be removable without damage to original features. Original cupboards and fittings should be retained in the servants quarters. Garages need to be in reclaimed stone to match existing building. Porch is broadly acceptable in appearance but materials should match existing porch. Any re-building should be minimal, using existing materials and matching coursing, a lime mortar mix should be used and attention paid to thickness of original mortar beds. Stone should be laid watershot if appropriate. Existing materials should be re-used in re-roofing and supplemented by local reclaimed Window should only be replaced in wood and be sliding sash windows to match existing. Original windows to rear of building should be kept and protected by secondary double glazing. The original diamond**

leaded window in the Attic gable should be retained and carefully restored. The roof lights are acceptable as not visible from ground level. Garage doors should be in stained or painted hardwood in brown or green.

PA/053261 Mr. P. McDowell Woods House, Sugar Lane, Dobcross
Conversion of existing house to form two dwellings
Erection of two detached garages
Construction of new porch

Recommendation SEE ABOVE

HH/053317 Mr. M. Cunnington The Ashes, Lark Hill Lane, Delph
Erection of car port

Recommendation APPROVAL

HH/053416 Mr.&Mrs. Park 1 Pickhill Lane, Uppermill
First floor side extension forming bedroom. (re-submission of HH/053011)

Recommendation APPROVAL

PA/053320 Jack & Jills Ltd 36 High Street, Uppermill
Change of use from dwellinghouse to retail shop on ground floor with flat above
Elevation alterations including removal of centre stone mullion to ground floor front (shop) window and insertion of window in gable elevation
Formation of ramp to front entrance

Recommendation APPROVAL **Change of use and insertion of window in gable elevation but this is subject to retaining unaltered the original Victorian window on the High St . elevation and the associated mullion (PPG 15 para. c43 – “mullions should not be cut out “) The new window frame on the gable should match the existing sash windows. Ramp should be in matching stone materials.**

HH/053311 Mr. A. Simpson 2 Oldham Road, Uppermill
Retrospective application for raised decking

Recommendation REFUSAL **Effect on neighbouring property**

PA/053292 Mrs. K. Adamiec 86A High Street, Uppermill
Proposed external staircase
Recommendation APPROVAL **Subject to construction in stone as in adjacent building, the precedent for this is another house 2 – 3 doors up Church Road, also recent precedent in Dobcross. This site is very visible from The Square and needs to be treated with sympathy and sensitivity.**

PA/053047 Mr. J. Tipler Clough Bottom House, High Stile Lane, Uppermill
Erection of new stable block

Recommendation APPROVAL **This application should be considered together with Listed Building consent, the stable block is sufficient distance away from the building not to impact negatively on the setting.**

PA/053135 Mr. M. Sterndale Land off Slack Lane to the south of 1-12 West View, Delph
Retrospective application for siting of two steel cabins on area at land
adjacent to 1-12 West View
Recommendation DEFERRMENT IF POSSIBLE (More information required on usage of containers)
If deferrment not possible we would recommend refusal as inappropriate development in green belt.

HH/053266 Mr. A. Mercer 190 Oldham Road, Springhead
Construction of rear balcony/deck
Recommendation APPROVAL Subject to no neighbour objection

PA/053120 Percy Marsh Woodend Mills, Hartshead Street, Lees
Erection of steel fabricated industrial unit
Recommendation APPROVAL

HH/052490 Mr. B. Taylor Nebo Farm, Whitegates Lane, Strinesdale
Erection of single storey rear extension forming utility room and
erection of double garage
Recommendation APPROVAL

PA/052994 Marstons Inns & Taverns Land between Huddersfield Canal and the River Tame, Knoll Mill
Greenfield. Erection of public house/restaurant and associated
car park
Recommendation DEFERRED No plans received

HH/053429 Mr.&Mrs. Reading 3 Seven Acres Delph
Two storey side extension forming kitchen, bathroom and bedroom
Recommendation APPROVAL

PA/053415 The School Governors St. Mary's C of E Primary School Manchester Road, Greenfield
External refurbishment works including formation of new
playground and installation of replacement windows
Recommendation APPROVAL

HH/053408 Mr.&Mrs. Van Enk 3 St. Mary's Crest, Greenfield
Part single storey part two storey extension to front and side forming
sitting room, study, store room and bedroom with en-suite bathroom
(Re-submission of HH/052623/07)
Recommendation APPROVAL Subject to no neighbour objection

HH/053398 Mr. R. Wrigley Kennels Farm, Two Acre Lane, Strinesdale
Two storey side extension forming lounge, kitchen, bathroom
and bedrooms
Recommendation REFUSAL Inappropriate development in green belt

HH/053393 Mr.&Mrs. Gorse 1 Wham Cottages, Slackgate Lane, Denshaw
Single storey side kitchen extension
Recommendation APPROVAL

PA/053350 Alison Pike Partnership Land adjacent to Higher Broad Meadow Farm, Ox Hey Lane, Denshaw. Erection of three loose boxes

Recommendation APPROVAL

HH/053388 Mr.&Mrs. Charters 4 Merlewood Avenue, Uppermill
Single storey rear kitchen extension

Recommendation APPROVAL

HH/053347 Mr.&Mrs. Parmer 143 Manchester Road, Greenfield
Single storey extension to rear forming dining room, kitchen and study

Recommendation APPROVAL **Subject to no neighbour objections**

HH/053338 Mr.&Mrs. Scully 35 Burnedge Lane, Grasscroft
Single storey extension to front elevation forming sun lounge
Front and rear dormer extensions including provision of balcony

Recommendation APPROVAL **Subject to no neighbour objection**

HH/053335 Mr.&Mrs. Crawford 44 Springmeadow Lane, Uppermill
Single storey side extension forming self contained residential unit as annex to main dwelling
Rear bedroom extension
Detached garage with new vehicular access

Recommendation REFUSAL **Inappropriate development**

PA/053319 Advanced Detection Systems Ltd 3 Atherton Street, Springhead
Conversion of existing offices/workshop to two flats

Recommendation APPROVAL

HH/053296 Mr. & Mrs. J. Wadd 32 Burnedge Fold Road, Grasscroft
Two storey rear extension involving re-alignment of rear roof slope to form games room, kitchen, living room and bedrooms
Rear balconies at first and second floor level
Two front dormer extensions

Recommendation APPROVAL **Subject to no neighbour objection**

HH/053273 Mr.&Mrs. M. Wood 2 Hollin Crescent, Greenfield
Side conservatory
Front Porch
Single storey side extension forming morning room

Recommendation APPROVAL

Re-submitted applications

The Clerk will contact OMBC Planning Department to request a synopsis of the changes from the original plans is provided for all re-submissions.