

Minutes of meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 12th April 2010**

There were present: Councillor Mr. M. Buckley – Chairman
Councillor Mr. B. Cullen – Vice Chairman
Mr. J. Carr
Mr. D. Chadderton
Mr. R. Darlington
Mr. J. Grayson
Mr. D. Sanders

Apologises: Mr. V. Khadem

Ref:	Applicant	Location
PA/057894	Mr. D. Miles	Environmental Evaluation, Lawton Square, Delph Application for extension of the time limit for implementing existing planning permission for demolition of existing building and erection of two storey building to form new offices approved under Reference PA/049409/05.

Recommendation: REFUSAL

On grounds of overdevelopment of an already crowded space and proximity to the front of an adjacent eighteenth century three storey property. Although this application has less of an impact than the earlier application, it is still felt that this will have a significant negative impact on the eighteenth century building in St Anne's Square and the character of the conservation area as a whole. The plans do not fully make plain the setting of the building in relation to adjacent properties.

CL/057564	Mr. T. Vaughan	2 Woodlands, Sugar Lane, Dobcross Application for Lawful Development Certificate for an existing conservatory and balcony.
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Recommendation:

The conservatory detracts from the character of the three cottages and we would not have recommended approval had it been a planning application

HH/057957	Mr. Gartside	23 Berry Street, Greenfield Rear conservatory
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Recommendation: APPROVAL

This will not have a significant impact on the Conservation Area

PA/057803	Waters Edge Ceramics	67 High Street, Uppermill Change of use from shop to denture clinic
Recommendation: APPROVAL		Based on the information provided it appears that there is no change to the external appearance of the building. As such there would be no impact on the character of the Conservation area
HH/057870	Mr. A. Simpson	2 Oldham Road, Uppermill Two storey side extension
Recommendation: APPROVAL		This is a fine early twentieth century house by local architect A. J. Howcroft. The impact of the extension was considered carefully and on balance the committee felt that it would not detract from the character of the Conservation area.
PA/057377	Mr. I. McManon	Land at Owen Fold, Springhead Erection of 2 no. dwellings (Re-submission of PA/056000/08)
Recommendation: APPROVAL		Although the approval does not enhance the character of the Conservation area
LB/056365	Springhead Stone Co. Ltd	Land at former site of Springhead Quarry, Cooper Street, Springhead Proposed access to residential site through curtilage of listed building.
Recommendation: REFUSAL		The encroachment on the grounds of this listed building would have a negative impact on its setting and character. Of particular concern would be the loss or moving of the existing fine entrance gates and columns.
PA/056364	Springhead Stone Co. Ltd.	Land at former site of Springhead Quarry, Cooper Street, Springhead Outline application for 61 no. dwellings including new access road. Access, layout and scale to be considered. Landscaping and appearance to be reserved
Recommendation: REFUSAL		See comments above.
<u>Comments on other applications</u>		
PA/057852	Mr. R. Ratcliffe	Land at 54 Denshaw Road, Delph Erection of 1 no. garage
Recommendation: APPROVAL		This is a fine late nineteenth century manufacturers house and it is important that the garage does not detract from its character and setting. The garage as proposed should be in matching reclaimed stone, preferably it should be positioned elsewhere within the curtilage of the building.