

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 12th January 2009**

There were present: Councillor Mr. M. Buckley – Chariman
Councillor Mr. R. Birse – Vice Chairman
Mr. J. Carr
Mr. D. Chadderton
Mr. R. Darlington
Mr. J. Grayson
Mr. V. Khadem
Mr. D. Sanders

Apologises: None

Ref:	Applicant	Location
PA/055945	Mr. R. Smith	Plot 7, Denshaw Vale, Denshaw Conversion of garage to 1 no. dwelling including single storey side extension forming porch and WC, single storey rear lounge extension and construction of gabion retaining structures (Re-submission of PA/055302/08)

Recommendation: REFUSAL

This would lead to a clear appearance of over-development with multiple extensions of this modest structure and would have a detrimental impact on this part of the Conservation Area. We are also concerned at the proposal to form two parking spaces on a well-established lane with Public Right of Way. The use of gabions will also have a detrimental impact on the character of the Conservation Area. The Committee are increasingly concerned at the erosion of character of this award winning estate by the construction of new properties whose scale and appearance are out of character. Piecemeal extensions of this nature are having an incrementally damaging effect.

HH/055886	Mr. Mike Cunnington	The Ashes, Lark Hill Lane, Delph Single storey side extension forming double garage
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Recommendation: APPROVAL

Subject to use of re-claimed matching materials

LB/055899	J.W. Lees & Co (Brewers) Ltd	Cross Keys Inn, Running Hill Gate, Uppermill Internal alterations, removal of wall in commercial kitchen
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Recommendation: REFUSAL

The Committee are deeply concerned at these proposals for one of the more historical and finely preserved Inns in the area. The interior of this building retains its essential 18th century character and any changes to this grade 2 listed building should in no way erode the character of the original. The new treatment of the flooring is regrettable and unnecessary. The irregular nature of the flags is part of the character and should not be altered. The oak flooring is not original, flag flooring being traditional in Pennine pubs of this period. See PPG15 para C.64, page 55.

The proposed removal of the wall in the kitchen is also regrettable, the loss of original 18th century fabric it is felt can't be justified by the small amenity offered by its removal. Part of the original wall

has been lost in recent times as part of an extension to the kitchen. Although this was probably unavoidable, this further damage cannot be justified.

The removal of the pergola is welcomed is and presumably not covered by this planning permission, as it was not originally approved.

LB/055943 Mr. I. Strachan

7 New Street Uppermill
External and internal alterations to create pharmacy

Recommendation: APPROVAL

Subject to signage being of a traditional nature.

PA/055988 Mr. B. Gibson

Land rear of 4 School Street, Uppermill
Erection of 1 no. detached dwelling house and garage

Recommendation: APPROVAL

Subject to replacement of the white render with stone. White render is not appropriate in the Dark Peak area of the Pennines.

COMMENTS ON OTHER APPLICATIONS

PA/055595 Mrs. A. Byrom

Lower Hilltop Farm, Grains Road, Delph
Conversion of and extension to existing former dovecote to form two bedroomed retirement cottage

Recommendation: REFUSAL

The character of this interesting building should be retained and its shape should not be masked by stone extensions.

HH/055819 Mr. R. Whittaker

3 Millcroft Cottages, Millcroft Farm, Millcroft Lane, Delph
Two storey side extension forming garage and lounge

Recommendation: REFUSAL

Any further erosion of this medieval hamlet by building extensions is to be regretted.

PA/055884 Mr. A. Jackson &
Mr. & Mrs. Eyre

Heights Lane Cottage, Heights Lane, Delph
Removal of condition No. 2 on PA/054905/08 to allow the existing wooden ranch fencing to remain

Recommendation: REFUSAL

The continuity of dry stone walls on Saddleworth hillsides is an important part of the landscape and should be preserved.

HH/055948 Mr. & Mrs. Ackroyd

Calf Hey Cottage, 3 Top o'th' Meadows, Oldham Road, Denshaw
Two storey side extension forming hall, lounge, WC, lift and pool at ground floor and bedroom and lounge at first floor

Recommendation: REFUSAL

The Committee are mindful that the previous extension of this property was most inappropriate in terms of scale and design. The present proposals whilst attempting recreate the vernacular are inappropriate in they attempt to recreate historical features of the building that never existed. This pastiche approach should be avoided.

Other business

Fern Lane Farm Cottage, Kinders Lane – it has been reported that a satellite dish and floodlights have been added to this Grade 2 listed building. The Planning officer is requested to investigate.