

Minutes of the meeting of the Planning Committee of Saddleworth Parish Council  
held at the Civic Hall, Lee Street, Uppermill on **Monday 12<sup>th</sup> January 2009**

There were present Cllr. Mr. R. Birse – Chairman

Cllrs. Dr. D. Atherton Mr. K. Hulme  
Mr. P. Bagley Mr. B. Lord  
Mrs. B. Beeley Mrs. P. Lord  
Mr. K. Begley Mrs. A. McInnes  
Mr. W. Cullen Mrs. A. Parry  
Mr. J. Hudson Mr. P. Renold

Adele Hayes – OMBC Planning Officer

Apologies Cllrs. Mrs. M. Bingley, Mr. M. Buckley, Mr. P. Davenport, Mr. R. Franklin,  
Mr. D. Heffernan, Mr. A. Hodgkiss, & Mrs. D. Shaw

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: APPROVAL**

LB/055943	Mr. I. Strachan	7 New Street Uppermill External and internal alterations to create pharmacy
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**Recommendation: APPROVAL**

PA/055988 Mr. B. Gibson

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

**Recommendation: APPROVAL**

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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**

**Contrary to Green Belt Policy**

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HH/055819 Mr. R. Whittaker

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

**Recommendation: APPROVAL**

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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: APPROVAL**

**Councillor Mr. J. Hudson abstained**

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HH/055901 Mr. M. Beverly

11 Wharnton Rise, Grasscroft  
Raise level of part of garden to improve drainage

**Recommendation: APPROVAL**

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PA/055909 Arqiva Ltd

Arqiva Transmitting Station, Burnedged Bent Farm, Burnedged Lane  
Grasscroft  
Installation of 2 no. dish antennas and associated equipment

**Recommendation: APPROVAL**

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HH/055936 Mr. Atherton

Lee Cross Farm, Lee Cross Diggle  
New stable block

**Recommendation: APPROVAL**

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HH/055947 Mr. D. Holt

30 Thornley Park Road, Grotton  
Single storey rear extension forming kitchen and dining room

**Recommendation: APPROVAL**

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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: APPROVAL**

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PA/055960 United Utilities

Wharf Cottages, Chew Valley Road Greenfield  
Construction of new kiosk for electrical controls

**Recommendation: APPROVAL**

HH/055961 Mr. P. Newton

Herdslow Farm, Thorpe Lane, Austerlands  
Erection of detached garage and stable

**Recommendation: REFUSAL**

**Contrary to Green Belt Policy**

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TC/055964 T-Mobile

Arqiva Transmitter Station, Delph Lane, Delph  
Notification of permitted development involving the sharing of  
existing Hutchinson 3G (UK) Ltd equipment, comprising 3 no. sectors  
at 17.4m-19.1m AGL by T-Mobile (UK) Ltd

**For information only**

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PA/055982 Mrs. Dawn Rothwell

Woodbrow Farm, Oldham Road Denshaw  
Conversion of first floor store/games room into 2 no. holiday flats

**Application invalid**

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HH/055984 Mr. D. Waugh

2 Oaklands Court, Grasscroft  
(1) Split level rear extension forming kitchen/breakfast  
(2) Split level side extension forming utility room

**Recommendation: APPROVAL**

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HH/055995 Mrs. N. Bennett

15 Sykes Close, Greenfield  
Single storey rear extension forming kitchen/dining area

**Recommendation: APPROVAL**

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PA/055194 Tesco Stores

Land adjoining Knoll Mill, Frenches Wharf, Greenfield  
Variation of condition No. 7 on PA/040885/00 relating to provision  
of industrial unit

**Recommendation: APPROVAL**

**Councillor Mr. J. Hudson abstained**

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**Fern Lane Farm Cottage, Kinders Lane** – The Conservation Area Advisory Committee had been informed that a satellite dish and floodlights have been added to this Grade 2 listed building. It was agreed that the Clerk will pass this information onto the Planning Enforcement Team.

**Road Traffic Regulation – Temporary Prohibition of Driving – Part of Thurston Clough Road, Delph** –  
Received and noted

**Planning Application PA/055756 – 23 Alexandra Mill** – The dish is situated on the new part of the building, is out of sight and will enable all residents of both buildings to access the up-graded service.