

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> November 2007**

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**There were present:** Mr. R. Birse – Chairman  
Mr. M. Buckley – Vice Chairman

Cllrs. Dr. D. Atherton Mr. J. Hudson  
Mr. P.W. Bagley Mr. K. Hulme  
Mrs. B. Beeley Mrs. P. Lord  
Mr. K. Begley Mr. B. Lord  
Mr. B. Cullen Mrs. A Parry  
Mr. D. Heffernan Mr. P. Renold  
Mrs. D. Shaw  
Adele Hayes – Oldham MBC Planning Officer

Apologies Cllrs. Bingley, Davenport, Franklin, Hodgkiss, McInnes

Ref:	Applicant	Location
HH/054139	Mr. Bell	15 Delph Lane, Delph Two storey side/rear extension forming kitchen, WC and bedroom with en-suite bathroom <b>Recommendation APPROVAL</b> <b>Subject to use of matching materials</b>
PA/054088	Mr. Smith	Plot 7, Denshaw Vale, Denshaw Conversion of garage into one dwelling <b>Recommendation APPROVAL</b>
LB/054071	Mr. P. McDowell	Woods House, 3 Sugar Lane Dobcross Repositioning of two parking spaces <b>Recommendation APPROVAL</b> <b>(Cllr. Mr. Buckley declared an interest)</b>
HH/054184	Mr. & Mrs. Green	1 Clough Lane, Grasscroft Single storey rear and side extension forming kitchen, utility and day room <b>Recommendation APPROVAL</b>
PA/053919	Saddleworth Spiritualist Church	161 High Street, Uppermill Creation of 13 space car parking area <b>Recommendation APPROVAL</b> <b>Subject to use of grasscrete or similar finish.</b> <b>Tarmacadam would detract from the rural setting</b>

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LB/054132	Hollow Oak Ltd	New Barn, 46-51 Bradbury Lane, Greenfield Conversion from apartment to restaurant/public house (Class A3/A4) including provision of outdoor amenity/seating area, ancillary staff and managers accommodation, demolition of lean-tos and outbuildings, erection of two storey side extension, alterations to access and creation of car park
<b>Recommendation REFUSAL</b>		<b>Affect on the internal layout of the building</b>
PA/054131	Hollow Oak Ltd	New Barn, 46-51, Bradbury Lane, Greenfield Conversion from apartment to restaurant/public house (Class A3/A4) including provision of outdoor amenity/seating area, ancillary staff and managers accommodation, demolition of lean-tos and outbuildings, erection of two storey side extension, alterations to access and creation of car park
<b>Recommendation REFUSAL</b>		<b>Detrimental to highway safety – and access road inadequate</b>
PA/053620	Mr. P. Vianello	Mill House, Woodbrook Road, Springhead Outline application for residential development All matters to be reserved
<b>Recommendation APPROVAL</b>		
PA/053858	Dronsfield Mercedes	Wall Hill Mill, off Wall Hill Road, Dobcross Conversion of four mill buildings to create 40 residential units including three live/work units, demolition of other buildings, car parking, landscaping and improvements to access
<b>Recommendation REFUSAL</b>		<b>Failure to show lack of demand for employment usage</b>
HH/054142	Mr. John Roodhouse	Hillside Barn, Standedge Road Diggle Removal of existing conservatory and replacement single storey side extension forming conservatory and porch
<b>Recommendation APPROVAL</b>		<b>Subject to redesign of window to match existing</b>
HH/054158	Mr. & Mrs. Holmes	9 Marsham Close Grotton Two side extensions and rear extension forming garage, living room. en-suite, WC and kitchen at ground floor level and provision of two bedrooms, bathroom and office/study in the attic space at first floor level
<b>Recommendation APPROVAL</b>		
PA/054163	The Chair of Governors	St. Chad's C of E Primary School, Rhodes Avenue Uppermill Erection of 3M high ball stop fence
<b>Recommendation APPROVAL</b>		
HH/054164	Mr. R. Kols	11 Cornwall Crescent, Diggle Re-submission of HH.053745/07 for single storey and two storey side extension
<b>Recommendation APPROVAL</b>		

HH/054169 Mr. & Mrs. Russell

49 Gladstone Terrace Road, Greenfield  
Erection of two storey rear extension and front porch

**Recommendation APPROVAL**

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HH/054173 Mr. Sykes

23 Burnedge Fold Road Grasscroft  
Re-submission of HH/053626/07 for Front and rear dormer extensions.

Rear conservatory

**Recommendation REFUSAL**

**Inappropriate design**

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HH/054176 Mr. Iqbal

2 The Spinney, Scouthead

Re-submission of HH/053765/07 for extension to basement to form playroom and WC

Rear kitchen extension and side extension at ground floor

Increase height of roof and dormer extension to form two bedrooms and bathroom at first floor level

**Recommendation REFUSAL**

**Overdevelopment – UDP D.1.1**

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AD/054191 CWS Retail Financial Services

Co-op Food Store 144 Chew Valley Road Greenfield  
Erection of one internally illuminated fascia sign

**Recommendation APPROVAL**

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HH/053962 Mr. D.B. Richardson

47 Oaklands Park, Grasscroft

Provision of retaining wall and hard standing/patio area

**Recommendation APPROVAL**

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HH/053964 Mr. & Mrs. G. Isles

10 Clydesdale Rise, Diggle

Erection of garden shed

**Recommendation APPROVAL**

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HH/054032 Mr. S. Broadhurst

1 Central Avenue, Greenfield

Single storey rear extension forming a kitchen

**Recommendation APPROVAL**

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HH/054040 Mr. L. Helstrip

9 Spa Lane, Lees

Single storey side extension forming lounge and dining area

**Recommendation NOT CONSIDERED - NOT IN SADDLEWORTH AREA**

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PA/054051 United Utilities plc

Castleshaw Wood Farm, Castleshaw, Delph

Erection of agricultural covered midden (Phase 3)

**Recommendation APPROVAL**

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PA/054052 United Utilities plc

Castleshaw wood Farm, Castleshaw, Delph

Erection of agricultural hay and straw building, (Phase 1)

**Recommendation APPROVAL**

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PA/054053 United Utilities plc

Castleshaw Wood Farm, Castleshaw, Delph  
Erection of agricultural livestock building (Phase 2)

**Recommendation APPROVAL**

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HH/054073 Mr. A. Schofield

41 Armit Road, Greenfield  
Two storey side extension forming study, utility room, bedroom and bathroom  
Two storey rear extension forming kitchen and living room

**Recommendation REFUSAL**

**Overdevelopment, loss of amenities and impact on area**

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TL/054076 Argiva Transmitting Station

Burnedge Bent Farm, Burnedge Lane, Grasscroft  
Installation of telecommunications equipment to include two dual band antennas, three equipment cabins and one meter cabinet

**Recommendation APPROVAL**

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PA/054085 Mr. & Mrs. Beverley

Land adjacent to 21 Lovers Lane, Grasscroft  
Outline application for one detached dwelling house with layout and access to be considered. All other matters to be reserved

**Recommendation APPROVAL**

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PA/054090 Mr. Halsall

Land to the rear of Woodend Street Lees  
Outline application for single detached dwelling. Layout, scale and access to be considered, other matters reserved

**Recommendation APPROVAL**

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HH/054095 Mr. Tetlow

10 Bankside Avenue, Uppermill  
Two storey rear extension forming kitchen, utility room and bedrooms

**Recommendation REFUSAL**

**Loss of amenity**

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HH/054097 Mr. Gauld

126 Cooper Street, Springhead  
Conservatory to front elevation

**Recommendation APPROVAL**

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HH/054106 Mr. Jackson

17 The Shaws, Uppermill  
First floor extension forming bedroom with en-suite bathroom and balcony

**Recommendation APPROVAL**

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HH/054107 C/O Agent

1 Wham Cottages, Slackgate Lane, Denshaw  
Two storey side extension forming kitchen, dining room and bedroom

**Recommendation APPROVAL**

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HH/054112 Mrs. M. Dibden

19 Thornley Park Road, Grotton  
Two storey front extension forming hall and bedroom  
Two storey side extension forming kitchen and bedroom with  
en-suite bathroom  
Rear first floor bedroom extension  
Single storey side extension forming double garage

**Recommendation APPROVAL**

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HH/054120 Mr. S. Beardmore

25 Old Kiln Lane, Grotton  
Single storey rear extension forming kitchen and dining room

**Recommendation APPROVAL**

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HH/054134 Mr. & Mrs. Halliwell

14 and 16 Hillside Avenue, Grotton  
First floor rear extension forming bedrooms

**Recommendation APPROVAL**

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### **Local Development Framework**

Oldham MBC are currently consulting on the Local Development Framework. Copies of the documents will be circulated to all Councillors and a special meeting called to discuss the Council's response to the document.