

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council  
Held at the Civic Hall, Lee Street, Uppermill on **Tuesday 15<sup>th</sup> May 2007**

There were present            Cllr. Mr. M. Buckley - Chairman  
   Cllr. Mr. R. Birse – Vice Chairman

   Mr. R. Darlington  
   Mr. J. Grayson

Also present                    Cllr. Begley, Cllr. Hulme

Apologies                      Mr. D. Chadderton, Mr. D. Latimer, Mr. A. Petford

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Applications

Ref:	Applicant	Location
PA/052952 <b>REFUSAL</b>	Saddleworth Funeral Services	30/32 King Street Delph Erection of metal railings and gate to boundary <b>Railings in general not appropriate in front of shops in the main street in Delph, the creation of a hard standing area for parking in front of the building would detract from character of the Conservation Area. Both of these set a non acceptable precedence. Style of current railings is not in keeping with Conservation Area.</b>
HH/053128 <b>REFUSAL</b>	Mr.&Mrs. Regan	13 Ripponden Road, Denshaw Rear dormer extension <b>Would detract from the character of the Conservation area, the Council estate is an important historical and architectural feature of the conservation area and has an integrity.</b>
PA/052765 <b>APPROVAL</b>	Mrs. Thompson	The Coaching House, Woods House 3 Sugar Lane Dobcross Conversion of coaching house to two bedroomed dwelling with a single storey side extension <b>Subject to re-use of existing materials and use of reclaimed stone the external of the building should not be cleaned.</b>
LB/052778 <b>SEE ABOVE</b>	Mrs. Thompson	The Coaching House, Woods House, 3 Sugar Lane, Dobcross Conversion of coaching house into two bedroomed dwelling with single storey side extension

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PA/053038 C. Andrew 28 & 30 The Square, Dobcross  
Conversion of two existing flats into one dwelling

**APPROVAL**

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HH/053013 Mr.&Mrs. P. Braithwaite New Tame House, Tame Lane, Denshaw  
Single storey side extension forming lounge with study in roof space

**REFUSAL**

**Impact on character of a grade 2 listed building and adjoining listed building and on the conservation area. The fact that the extension is set forward of the existing Georgian building and dwarfs it. The extension represents large increase in mass of building in Green belt. The 20<sup>th</sup> century patio windows and mid 18<sup>th</sup> century mullions are not architecturally compactable form the genteel facade of the main building**

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HH/053236 Vaour Ltd 6 & 8 Stonebreaks Road Springhead  
Conversion of dwelling into 2 dwellings with rebuilding of front and part rear elevations

**REFUSAL**

**as proposed. The renovation of this attractive cottage is welcome however the treatment of the frontage along the road is not acceptable in terms of materials and design; the existing rendered face is not original and opportunity should be taken to bring this in line with neighbouring buildings in the conservation area**

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HH/053011 Mr.&Mrs. D. Park 1 Pickhill Lane, Uppermill  
First floor side extension forming bedroom

**APPROVAL**

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PA/053012 Redtree Print Solutions 17a Court Street, Uppermill  
Change of use from shop (A1) to Office (B1)

**APPROVAL**

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PA/053086 Mr. O'Neill 38 High Street, Uppermill  
Variation of conditioin No. 4 on PA/051256/06 to extend opening hours from 0.9.00-18.00hours Monday to Sunday to 9.00-18.30 hours Monday to Wednesday and 9.00 – 22.00hours Thursday to Sunday

**NO CONSERVATION IMPLICATION**

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PA/053186 Willow Bank Management Co Willow Bank, Village Green, Uppermill  
Rear conservatory (Re-submission of PA/051246/06

**APPROVAL**

**but surprised that proposal is very domestic in design and scale in this ex-industrial setting.**

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HH/053060 Mr.&Mrs.L. Bowden 4 Walkers Close, Uppermill  
Single storey rear extension to dining room/kitchen

**APPROVAL** **Subject to the use of matching materials**

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LB/053063 Miss V. Langridge Land adjacent to Diggle Edge Farm, Diggle Edge, Brun Lane Diggle  
Alterations and extensions to existing outbuilding to form self contained dwelling.

**REFUSAL** **Conflicts with UDP OE 1.7d re-use of existing building in green belt, in terms of needing extensions of a significant nature**

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PA/053066 Miss V. Langridge Land adjacent to Diggle Edge Farm, Diggle Edge, Brun Lane, Diggle  
Change of use of existing outbuilding to form self contained dwelling including extensions and alterations

**SEE ABOVE**

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HH/052971 Mr. Renner 5 The Manns, Greenfield  
First floor rear extension forming bedrooms

**REFUSAL** **Change nature of the existing building and having a significant impact on the character of the conservation area**

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