

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 1st December 2008**

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

Apologies Mr. J. Grayson & Mr. V. Khadem

Ref: Applicant Location

CA/055875 Mr. J. Saxon 17 Huddersfield Road, Denshaw
Demolition of existing scullery and coal shed

Recommendation: REFUSAL **Adequate replacement for the demolished fabric has not been demonstrated therefore it is not possible to guarantee the character of the Conservation Area.**

HH/055858 Mr. J. Saxon 17 Huddersfield Road, Denshaw
Two storey rear extension forming kitchen, dining room and bedrooms

Recommendation: REFUSAL **Although there is no objection in principle to an extension at the rear of the building the fenestration of the proposed extension is inappropriate. The Velux windows on the upper floor are totally modern in concept and have no basis in the Saddleworth vernacular. The Mullion windows in the ground floor are of the wrong period for this house and would be more appropriate to a building of 1790 to 1800, rather than a Victorian terrace of 1860. The total effect would have a negative impact on the character of the Conservation Area**

HH/055827 Mr. M. Worthington 3 Platt Lane, Dobcross
Rear dormer extension

Recommendation: REFUSAL **The design of this dormer extension is felt to be inappropriate and of poor design. The treatment of the windows is incongruous. The upper floor mullions are inappropriate for a house of this period. It is questionable whether the existing mullion windows are original. This feature should therefore not be enhanced. The windows in the dormer bare no similarity to any others on this elevation. Tile cladding is not felt to be appropriate on this grit stone building.**

PA/055790 The Dorothy May
Nursery School

38 Stockport Road, Lydgate
Change of use from dwelling to nursery school to include
conversion of garage into classroom with new door and window
(Re-submission of PA/055454/08)

Recommendation: APPROVAL

**We note the minimal proposed alterations to the building:
these should be in matching materials. The impact of this
business use on traffic in the area was not considered as this
is not a conservation issue.**

Mr Darlington declared an interest

PA/055645 Mrs. A. Kershaw

Land adjacent to 8 Stonesbreaks Road, Springhead
Erection of storeroom building with roof providing car parking
spaces

Recommendation: APPROVAL

**Subject to the new fenestration being re-designed, the present
arrangement is far from satisfactory and appears to be the
accumulation of a series of untidy additions. The additional
windows will exacerbate the existing situation.**

PA/055756 Mrs. B. Scholes

23 Alexandra Mill, Mill Street, Uppermill
Installation of 1 no. satellite dish

Recommendation: REFUSAL

**A series of satellite dishes on this building would seriously
damage its character.**

LB/055300 Mrs. M. Langton

5 Higher Kinders, Kinders Lane, Greenfield
Internal alterations and new window behind existing door.

Recommendation: REFUSAL

**Inappropriate alteration to the fabric of a Grade 2 star listed
building. The window is most likely to be on view most of the
time when the altered room is in use therefore changing the
character of the original barn. The new proposals for the
glazing of the window are a retrograde step on the previous
application; a plate sheet of glass would be more appropriate
than a multitude of smaller panes with intrusive glazing bars.**
