

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

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

Cllrs Dr. D. Atherton Mr. A. Hodgkiss  
Mr. P.W. Bagley Mr. K. Hulme  
Mrs. B. Beeley Mr. B. Lord  
Mr. K. Begley Mrs. P. Lord  
Mrs. M. Bingley Mrs. A. McInnes  
Mr. W. Cullen Mrs. A. Parry  
Mr. D. Heffernan Mrs. D. Shaw  
Adele Hayes, Planning Officer, OMBC

Apologies: Cllrs. Mr. P. Davenport, Mr. R. Franklin & Mr. J. Hudson

Ref: Applicant Location

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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.**

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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**

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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)
<b>Recommendation REFUSAL</b>		<b>Grounds of highways issues</b>
PA/055645	Mrs. A. Kershaw	Land adjacent to 8 Stonesbreaks Road, Springhead Erection of storeroom building with roof providing car parking spaces
<b>Recommendation REFUSAL</b>		<b>Contrary to greenbelt policy</b>
PA/055756	Mrs. B. Scholes	23 Alexandra Mill, Mill Street, Uppermill Installation of 1 no. satellite dish
<b>Recommendation REFUSAL</b>		<b>A series of satellite dishes on this building would seriously damage its character</b> <i>(Cllr. Mrs. A. McInnes declared an interest)</i>
LB/055300	Mrs. M. Langton	5 Higher Kinders, Kinders Lane, Greenfield Internal alterations and new window behind existing door
<b>Recommendation REFUSAL</b>		<b>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.</b> <i>(Cllrs. Begley and Beeley abstained)</i>
HH/055640	Mr. R. Hall	2 Grotton Meadows, Grotton 1) Single storey side extension forming bedroom extensions 2) Single storey front/side extension forming games room and porch
<b>Recommendation APPROVAL</b>		
PA/055644	Mr. M. Skinkis	Highland House, 15 Rochdale Road, Denshaw Erection of agricultural building for chicken and geese housing and general storage. (Re-submission of PA/054489/08)
<b>Recommendation APPROVAL</b>		<b>Subject to suitable building materials</b>
HH/055737	Mr. David Wallace	11 The Meadows, Grotton First floor front extension forming bedroom
<b>Recommendation APPROVAL</b>		
PA/055738	Mr. Rigg	Land at the side of 19 Shaw Hall Bank Road, Greenfield Double detached garage to replace existing
<b>Recommendation APPROVAL</b>		
PA/055741	Mr. Allan Thompson	1 Nook Cottages, Thorpe Lane, Austerlands 1) Conversion of existing property into two dwellings 2) Split level side extension forming dining room, kitchen, bathroom and bedroom
<b>Recommendation APPROVAL</b>		

HH/055746 Mrs. Chirns

16 Bar Meadow, Dobcross  
Rear conservatory at first floor level

**Recommendation APPROVAL**

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PA/055797 Mr. Jeffrey Bailey

37a Manchester Road, Greenfield  
Retrospective application for change of use of land to form extension to residential curtilage including construction of patio, walls, fencing and access gate

**Recommendation APPROVAL**

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TL/055801 Arqiva

Transmitter Station, Kiln Farm, Knowls Lane, Lees  
i) Replacement equipment cabin to house new transmitter  
ii) New meter cabinet  
iii) New 0.75m dish antenna

**Recommendation APPROVAL**

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HH/055834 Mr. Tim Scott

4 The Spinney, Scouthead  
First floor rear extension forming bedroom  
(Re-submission of HH/055393/09)

**Recommendation APPROVAL**

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PA/055838 Entwistle & Tomlinson

173 Oldham Road, Springhead  
1) Change of use from dwelling house to 2 no. self contained flats  
2) External staircase

**Recommendation APPROVAL**

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HH/055851 Mr. P. Waterhouse

43 Beechfield, Grasscroft  
Front dormer extension

**Recommendation APPROVAL**

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HH/055867 Mr. W. Gee

4 The Paddock, Greenfield  
1) Two storey extension to side and front to include first floor extension above existing garage  
2) Single storey rear extension to replace existing conservatory

**Recommendation APPROVAL**

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