

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council  
Held at the Civic Hall, Lee Street, Uppermill on **Monday 1<sup>st</sup> February 2010**

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

Apologies: Councillor Mr. W. Cullen, Mr. J. Carr & Mr. V. Khadem

Ref:	Applicant	Location
LB/057518	Mr R Hall	Model Farm, Tame Lane, New Tame, Delph 1) Erection of porch 2) Installation of rooflights 3) Internal alterations including installation of new fire place and chimney stack

**Recommendation: SPLIT DECISION**  
**(1) REFUSAL**

**The style of the porch is out of character with the Victorian Neo-Tudor style of the building. A more suitable Victorian style would be a flat roof behind a parapet, the window should match those on the main elevation of the main building.. The entrance door to the proposed porch should be a wooden Victorian door in keeping with the style of the East elevation. This is a very visible part of the largely unaltered Model Farm building**

**(2) APPROVAL**

**As the rooflights are not visible from the road they would not significantly detract from the character of the building.**

**(3) REFUSAL**

**The proposed fireplace and chimney stack is completely in the wrong position spoiling the symmetry of the rest of the building. A more appropriate position would be on the East gable of the barn and should match the existing chimney on that gable. It should be built of matching reclaimed stone.**

HH/057548 Mr Robert Hall

Model Farm, Tame Lane, New Tame, Delph  
Erection of porch

**Recommendation: REFUSAL**

**The style of the porch is out of character with the Victorian Neo-Tudor style of the building. A more suitable Victorian style would be a flat roof behind a parapet, the window should match those on the main elevation of the main building. The entrance door to the proposed porch should be a wooden Victorian door in keeping with the style of the East elevation. This is a very visible part of the largely unaltered Model Farm building**

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HH/057570 Mr S Bradley

16 Ridings Court, Dobcross  
Two storey side extension forming study, balcony and bedroom

**Recommendation: APPROVAL**

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PA/057542 Mr Harley

91 – 95 Stockport Road, Lydgate  
1) Restoration of 91 – 95 Stockport Road to form a single dwellinghouse including part single / part two storey rear extension with garages at basement level  
2) Change of use of former smithy to a single dwellinghouse with garages at basement level  
3) Creation of a new vehicular entrance

**Recommendation: SPLIT DECISION**

**The following items are recommended for APPROVAL**  
a) Restoration of 91 – 95 Stockport Rd including the rear extension. The attention to detail of the styling of the timber window frames is welcomed.  
b) Change of use of former smithy to a single dwellinghouse.  
c) Creation of the new vehicular entrance and extension of the curtilage into the green belt. We feel this is justified provided it maintains the setting of the buildings. The proposed new boundary wall should match the existing field boundaries.

**REFUSAL**

**The principle of the garages is acceptable, however these do affect the setting significantly. The proposed flat arches are inappropriate for the style of building and detract from the simple rustic character of the out-buildings. A simpler design should be adopted with a flat stone lintel over each garage.**

LB/057543 Mr Peter Harley

91 – 95 Stockport Road, Lydgate

- 1) Restoration of 91 – 95 Stockport Road to form a single dwellinghouse including part single / part two storey rear extension with garages at basement level
- 2) Change of use of former smithy to a single dwellinghouse with garages at basement level
- 3) Creation of a new vehicular entrance

**Recommendation: AS ABOVE**

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PA/057508 Mr J Stevenson

6 The Manns, Greenfield

Retrospective application to use domestic garage for business purposes

**Recommendation: NOTED**

**No apparent Conservation implications.**

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HH/057632 Mr Marn

2 The Manns, Greenfield

Two storey rear extension

**Recommendation: REFUSAL**

**The proposed extension is inappropriate, and compounds the existing unattractiveness of the rear of this building; as such it significantly detracts from the Character of the Conservation Area. The change of pitch of the roof is particularly objectionable**

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#### **COMMENTS ON OTHER APPLICATIONS**

HH/057520 Mr Marsh

Hillside Cottage, Lee Side, Diggle

- 1) Two storey front extension forming enlarged entrance hall, w.c., enlarged bedroom and en-suite bathroom to existing bedroom
- 2) First floor rear extension forming enlarged bedroom

**Recommendation: REFUSAL**

**The proposal does little to enhance the appearance of this building, as such it fails to meet the requirements of good design. UDP Policies D1.1 & D1.11**

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