

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 1st March 2010**

There were present: Councillor Mr. W. Cullen - Chairman
Councillor Mr. M. Buckley – Vice Chairman
Cllrs Dr. D. Atherton Mr. J. Hudson
Mrs. B. Beeley Mr. K. Hulme
Mr. K. Begley Mrs. A. McInnes
Mr. R. Birse Mrs. A. Parry
Mr. R. Franklin Mrs. D. Shaw
Mr. D. Heffernan

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Mr. P. Bagley, Mrs. M. Bingley, Mr. P. Davenport, Mr. A. Hodgkiss, Mr. B. Lord & Mrs. P. Lord.

It was agreed that the Clerk will send a card wishing Councillor Bagley a speedy recovery.

Ref:	Applicant	Location
PA/057832	Mr N Childs	Doyen House, 8 Buckley Drive, Denshaw Conversion of and extension to existing garage to form detached dwellinghouse (Re-submission of PA/056668/09)
Recommendation: APPROVAL		Subject to the inclusion of the chimney stacks shown on the original application.
HH/057837	Mr K Brown	24 Ladhill Lane, Greenfield Erection of two storey front extension following demolition of existing conservatory.
Recommendation: REFUSAL		Contrary to U.D.P. policies D1.11 & C1.4
HH/057788	Mr Chris Barlow	10 Whitehead Close, Greenfield Three storey rear extension
Recommendation: APPROVAL		
PA/057798	VDP Trainers Consortium	14 High Street, Uppermill Formation of access ramp with handrail
Recommendation: APPROVAL		As this is a feature of the Conservation Area, the ramp should be constructed of reclaimed stone to match the existing and stone steps should be used. The railings should be suitable style for the Conservation Area. Simple wrought iron or cast iron, not tubular steel.

LB/057423 Mrs Kiveal

43 Platt Lane, Dobcross
Installation of replacement windows

Recommendation: REFUSAL

The proposals are unacceptable in terms of style and details on this important Grade 2 listed building. Photos SDC100328963010000, SDC10038963010000 & SDC100418963010000 illustrate correct window types for this style and period of building. Mullion windows should be glazed with small six light panes, or sliding Yorkshire sashes in two or more sections. Glazing bars and frames should be slim in profile and would typical have a lambs tongue or similar moulding. Good modern examples of this can be seen on the upstairs windows of SDC1003896301000. An original eighteen century set of windows survives on the upper floor of Bridge House in Dobcross (SDC10328963010000).

LB/057820 Mr C Bradbury

Fairbank Farm, Lee Side, Diggle
Extension to previously approved application LB/52360/06 for the installation of new door and windows, formation of new structural opening in existing wall, installation of internal staircase and glazed porch link existing outbuildings.

Recommendation: APPROVAL

The multiple light window on the out-building should be retained if this is an original window.

LB/057843 Mr D Royle

Knarr Clough, Thurston Clough Road, Delph
Single storey rear extension

Recommendation: APPROVAL

PA/057567 Mr P Arkuszynski

Land at Quarry, West View, Friarmere, Delph
Detached garage

Recommendation: APPROVAL

HH/057580 Mr E Stacey

28 Carr Lane, Greenfield
Erection of detached garage

Recommendation: APPROVAL

HH/057584 Mr G Taylor

11 Lower Knoll Road, Diggle
First floor side extension forming bedroom and bathroom

Recommendation: APPROVAL

PA/057586	Mr Brian Taylor	Shiloh Farm Barn, Shiloh Lane, Strinesdale Re-submission of PA/56803/09 for change of use from barn to dwelling house and installation of septic tank.
Recommendation: APPROVAL		Subject to use matching reclaimed materials for any alterations.
HH/057610	Mr J Wildbore	18 Brookhill Close, Diggle 1. Two storey rear extension forming kitchen and bedrooms. 2. Front porch (Re-submission of HH/056304/09)
Recommendation: APPROVAL		
HH/057618	Mr Twigg	1 Carr House Road, Springhead Single storey side extension including front dormer and rear dormer extension.
Recommendation: APPROVAL		The Committee requested that the Planning officer take note of the possible effect on the neighbouring property.
NMA/057781	Mr R S Foster	Green Leech Farm, Shiloh Lane, Strinesdale Non material amendment to change previously approved front window (PA/055438/08) into patio doors and removal of access ramp.
Recommendation: NOTED		
HH/057786	Mrs Spratt	13 The Grove, Dobcross Increase in height of roof and side dormer extension
Recommendation: APPROVAL		
HH/057789	Mr Anderson	17 Riverbank, Dobcross Rear conservatory
Recommendation: APPROVAL		
HH/057799	Mr James Woodley	43 Heywood Avenue, Austerlands Single storey front extension forming porch and shower room (Re submission of HH/057376/09)
Recommendation: APPROVAL		
HH/057805	Mr F White	3 Crossbank Avenue, Lees Construction of pitched roof above existing garage
Recommendation: APPROVAL		

HH/057807 Mr N Wheeler

12 Astbury Close, Springhead

1. Two storey side extension forming garden store, w.c., utility room, kitchen and bedrooms
2. Single storey rear extension forming dining room (re-submission of HH/057326/09)

Recommendation: APPROVAL

PA/057811 Oldham Community Leisure Ltd.

Bishops Park Golf Course, Grains Bar, Oldham
Temporary sales office for golf club

Recommendation: NOTED

HH/057812 Ms N Nixon

68 Burnedge Lane, Grasscroft

1. Single storey rear extension
2. Installation of 1 no. window in side elevation at first floor level
3. Replacement of existing rear balcony rail with steel framed glazed balcony

Recommendation: APPROVAL

PA/057813 Johnson Construction UK Ltd

Block B, Gatehead Business Park, Delph New Rd,
Delph
Erection of external spiral staircase

Recommendation: APPROVAL

HH/057823 Mr L Renner

37 Coverhill Road, Grotton

1. First floor rear extension forming en-suite bathroom to existing bedroom
2. Conversion of garage into living room

Recommendation: APPROVAL

MMA/057834 Mr I Fellows

Knarr Clough Cottage, Thurston Clough Road, Delph
Application for Minor Material Amendment to previously approved HH/55760/08 relating to rear conservatory

Recommendation: APPROVAL

NMA/057836 C/O Agent

Land adj. 27 Clifton Holm, Delph
Non material amendment to the approved application
PA/055487/08

INVALID APPLICATION

NMA/057847 Bullock Construction Ltd

Old Mill House, Old Mill Lane, Springhead
Application for non-material amendment to previously
approved PA/049553/05 to change from louvers to
mesh

Recommendation: NOTED

PA/057854 Mr A Garforth

Daisy Hill Farm, Thorpe Lane, Austerlands
1. Use of land for stationing of 1 no. caravan to be used
as a holiday let.
2. Creation of hard standing to form car parking area.

Recommendation: APPROVAL

HH/057855 Mr K Simpson

29 Rimmon Close, Greenfield
Single storey rear extension.

Recommendation: APPROVAL
