

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on Tuesday 27th May 2008

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

Mr. J. Carr
Mr. D. Chadderton
Mr. J. Grayson
Mr. D. Sanders

Apologies: Mr. D. Latimer, Mr. V. Khadeem, Mr. A. Petford

Correction of Minutes from last meeting – add apologies from Mr. D. Chadderton

Applications

Ref:	Applicant	Location
HH/054890	Mr. I. McNeill and Ms. C. Addison	Boarshurst House, 14 Park Lane, Greenfield
Recommendation APPROVAL		Erection of garage (renewal of HH/044689/03) The Committee do not have access to the design of the earlier application which was approved. If this renewal is to be approved, the building should be of matching reclaimed materials as it is in a Conservation Area
HH/055025	Mrs. B. Hegab	3 Dumfries Avenue, Denshaw
Recommendation APPROVAL		Two storey side extension forming dining room and bedroom with en-suite bathroom It is noted that the proposal to build the extension in matching materials. The type of stone is important in this instance to match the rest of the estate
HH/054972	Ms. A. Buckley	Sandycroft, Sandbed Lane, Delph
Recommendation REFUSAL		Side conservatory The integrity of this historic building is being further eroded by this piecemeal extension further into the greenbelt. The addition of a Victorian style conservatory on to a modern garage is inappropriate
PA/053995		56 High Street Uppermill

The Committee would like to express serious concern at the changes that have taken place to the appearance of this prominent property in the High Street. The Planning Application as submitted to the Committee made no reference to changes to the external appearance, but merely sited change of use. Had the plans been available there would have been a strong recommendation of refusal on the grounds of inappropriate fenestration, loss of an historic 1840's shop front, and the use of inappropriate new fine sandstone material when the rest of the building is of local grit stone. This emphasises the strong need for a Character Area Appraisal to be undertaken for Uppermill, bringing out the importance of the early Nineteenth Century shop fronts. Also, the need to submit plans to the Conservation committee, as this is a legal requirement.