

Minutes of the meeting of the Planning Committee of Saddleworth Parish Council
held at the Civic Hall, Lee Street, Uppermill on **Monday 2nd March 2009**

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

Cllrs Dr. D. Atherton Mr. J. Hudson.
Mr. P. Bagley Mr. B. Lord
Mrs. B. Beeley Mrs. P. Lord
Mr. K. Begley Mrs. A. McInnes
Mr. W. Cullen Mrs. D. Shaw
Mr. D. Heffernan

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Mrs. M. Bingley, Mr. P. Davenport, Mr. R. Franklin, Mr. A. Hodgkiss, Mr. K. Hulme
& Mrs. A. Parry

Ref	Applicant	Location
LB/056031	Mrs. J. Hopwood	21 Ripponden Road Denshaw Single storey side extension forming living room
Recommendation: APPROVAL		Subject to use of matching reclaimed materials
HH/056027	Mrs. J. Hopwood	21 Ripponden Road Denshaw Single storey side extension forming living room
Recommendation: AS ABOVE		
PA/056125	Mr. Ron Smith	Plot 6, Denshaw Vale, Denshaw Erection of 1no. dwelling
Recommendation: REFUSAL		The Committee agree in principle with a dwelling on the site, the proposed development is contrary to UDP Policy D1.1 in terms of scale and massing
PA/056091	Mr. Geoffrey Hibbert	Diggle Hotel, Station Cottages, Diggle Erection of external staircase to provide emergency exit
Recommendation: APPROVAL		Subject to use of sympathetic materials and colour and appropriate design of the balustrades.
LB/056071	Mr. Wright Phillips	6 New Tame, Tame Lane, Delph Various alterations to existing Listed Building
Recommendation: APPROVAL		Subject to removal of the velux window or re-design of the window.

PA/056068 Saddleworth Parish Council Civic Hall, Lee Street, Uppermill
Erection of three storey rear extension (with additional floorspace within roof); two storey extensions to both sides of building; and access ramp from car park

FOR INFORMATION

Mr Hodgson addressed the meeting

LB/056007 Mr. David Lomax 2 Rose Cottage and Old Well Cottage, Higher Tunstead, Tunstead Lane, Greenfield
Rebuild partially dismantled chimney

Recommendation: APPROVAL

LB/056151 Mr. & Mrs. D. & A. Conroy Lane View, Coverhill Road, Grotton
Conversion of existing domestic garage and storage area into living accommodation.

Recommendation: APPROVAL

HH/056043 Mr. Garside 5 Bunkers, Tunstead Lane, Greenfield
Two storey front extension forming WC and bathroom with pitched extending above flat roof of existing extension

Recommendation: APPROVAL

HH/056073 Mr. Chirns 16 Barmeadow, Dobcross
Rear conservatory and decking at first floor level (Re-submission of HH/055746/08)

Recommendation: APPROVAL

HH/056080 Mr. A. Parham Charity Farm, Millcroft Lane, Delph
Second floor side extension forming bedroom, en-suite bathroom and dressing room

Recommendation: APPROVAL

HH/056089 Mrs. Flynn 19 Burnedge Lane Grasscroft
Single storey rear extension forming kitchen, living room and study

Recommendation: APPROVAL

HH/056098 Mr. D. Collier 17 Clifton Holm, Delph
Single storey rear extension forming kitchen

Recommendation: APPROVAL

PA/056101 Trustees of the Summershades Trust 104 Oldham Road Grasscroft
Outline application for erection of block of 7 no. apartments and 2 no. detached dwellings following demolition of existing house with access, layout and scale to be considered. Appearance and landscaping to be reserved

Recommendation: REFUSAL

Major negative effect on the character and appearance of the area and the potential loss of trees

Councillors Mr J. Hudson & Mr M. Buckley abstained

HH/056107 Mr. G. Taylor

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

Recommendation: REFUSAL

Effect on character of existing house and street scene contrary to UDP Policy D1.11

PA/056113 Mr. & Mrs. Hurst

Land rear of 71 Shaw Hall Bank Road, Greenfield
Erection of 1 no. detached bungalow

Recommendation: REFUSAL

Green field site

Councillors Mr J. Hudson & Mr M. Buckley abstained

HH/056117 Mr. T. Scott

4 The Spinney, Scouthead
Two storey side and rear dormer extension

Recommendation: APPROVAL

HH/056123 Mr. Stav Stavrinou

Clough Bottom Farm, High Stile Lane, Uppermill
(1) Double detached garage with roof terrace
(2) Single storey side extension to replace existing conservatory to form lounge

Recommendation: REFUSAL

Contrary to UDP Policy D1.11

HH/056134 Mr. J. Abbott

14 Haven Close, Grasscroft
(1) Front and rear dormer extensions forming bedrooms and bathroom
(2) Detached sectional garage to replace existing

Recommendation: APPROVAL

PA/056030 Mr. S. Wilson and
Mr. K. Byrne

Land to rear of 5 and 7 Wharmton Rise, Grasscroft
Erection of detached house

Recommendation: REFUSAL

Design and effect on neighbouring properties

Councillor Mr J. Hudson abstained

HH/056003 Mr. & Mrs. Lees

9 Long Lane, Dobcross
Increase height of roof to create additional living accommodation

Recommendation: APPROVAL
