

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on Monday 2nd November 2009

There were present: Councillor Mr. W. Cullen – Chairman
Councillor Mr. M. Buckley – Vice Chairman

Cllrs	Mr. P. Bagley	Mr. A. Hodgkiss
	Mr. K. Begley	Mr. K. Hulme
	Mr. R. Birse	Mr. B. Lord
	Mrs. M. Bingley	Mrs. P. Lord
	Mr. R. Franklin	Mrs. A. McInnes
	Mr. D. Heffernan	Mrs. D. Shaw

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Dr. D. Atherton, Mrs. B. Beeley, Mr. P. Davenport, Mr. J. Hudson, Mrs. A. Parry & Mr. P. Renold

Ref:	Applicant	Location
LB/057214	Mr. Gordon Frodsham	9 & 11 High Street, Delph Erection of steel balcony
Recommendation: REFUSAL		The metal balcony is totally out of keeping with the Conservation Area and the Listed status of this building. The building is one of the most interesting and attractive buildings in the Conservation Area and is in a very prominent position at the entrance to the village. Great care should be taken in the design of any replacement windows. The design, dimensions and materials of frames and glazing bars should be in sympathy with the date and character of the original building.
PA/057114	Executive Director	Swan Meadow, off Holland Close, Delph Refurbishment of existing playground and extension into neighbouring landscape
Recommendation: APPROVAL		The Clerk will write to the Executive Director expressing concerns about the drainage on part of the site.
PA/057207	Premier Foster Care	The Old Toll House, Range Lane, Denshaw First floor office extension
Recommendation: APPROVAL		Subject to the use of matching reclaimed materials, samples should be provided to the Planning Department.

LB/057179 Mrs. J. Hulston

16 The Square, Dobcross

- 1) Loft conversion forming bedroom with en-suite bathroom
 - 2) Installation of 7 no. rooflights
- Replacement of existing second floor window with French doors and Juliet balcony
- 3) Internal alterations at ground floor
 - 4) Replacement windows

Recommendation: REFUSAL

The French windows and Juliet balcony are inappropriate in the historical Dobcross centre. Similarly there should be no visible rooflights facing the Square, in accordance with the long term planning policies for the Dobcross Conservation Area. The replacement window frames should match the existing in terms of style, material and cross-sectional area.

Councillor Buckley declared an interest and abstained.

LB/057155 Mr. Paul Knox

Hollygrove Cottage, Hollygrove Dobcross
Installation of 2 no. roof lights to front roof slope

Recommendation: APPROVAL

PA/057184 Saddleworth Museum and
Art Gallery

Saddleworth Museum, High Street, Uppermill
Installation of 8 no. photo voltaic panels to roof to provide solar power

Recommendation: APPROVAL

Attempts should be made to reduce the impact on the Conservation area by careful choice of colour and materials.

PA/057250 Mr. A. Arthurs

Land north of Den Lane, Uppermill
Outline application for the erection of 3 no. dwellings.
Access, appearance, layout and scale to be considered.
Landscaping to be reserved

Recommendation: REFUSAL

The town house style with integral garage and the three storey elevation are not appropriate in this rural part of the Conservation Area.

LB/057172 Mr. M. Sharratt

13 Strawberry Lane, Lydgate
Erection of new flue and new security cameras

Recommendation: REFUSAL

The removal of an internal chimney stack should be refused (PPG 15 Para C36 Chimney stacks and pots). The flue should be internal not external.

HH/057171 Mr. M. Sharratt

13 Strawberry Lane, Lydgate
Erection of new flue and new security cameras

Recommendation: AS ABOVE

PA/056673 Mr. Martin Cooper

1 Clydesdale Rise, Diggle
Erection of 1 no. detached dwelling

Recommendation: REFUSAL

Inappropriate development in terms of style, mass & design. Cramped over-development

PA/057016 Mr. John Sykes

Land to the rear of 8 Manchester Road, Greenfield
Erection of block of 3 no. stables

Recommendation: APPROVAL

HH/057050 Mr. Kenneth Simpson

29 Rimmon Close, Greenfield
Relocation of side garden fence

Recommendation: APPROVAL

PA/057070 Mr. P. Blundell

Paddock End, 1 Ambrose Crescent, Diggle
Erection of 1 no. dwellinghouse

Recommendation: APPROVAL

Councillor Franklin declared an interest and abstained

HH/057112 Mr. Martin Jones

4 Springhead Avenue, Springhead
Rear and front dormer extensions

Recommendation: APPROVAL

PA/057136 Mr. E. Rahman

Unit 19, Saddleworth Business Centre, Huddersfield Road, Delph
Change of use from office to private vehicle hire booking office

Recommendation: APPROVAL

HH/057152 Mr. B. Stretton

34 Springhead Avenue, Springhead
1) Enlargement of existing single storey rear extension and construction of pitched roof
2) Single storey rear extension forming utility room and bedroom with en-suite bathroom. (Re-submission of HH/056168/09)

Recommendation: APPROVAL

HH/057159 Mr. Frances Heywood

25 Bagnall Close, Uppermill
Single storey rear extension forming kitchen and sun lounge

Recommendation: APPROVAL

HH/057160 Mr. David Scott

2 Clydesdale Rise, Diggle
Erection of steel storage shed and 2m high timber fence

Recommendation: APPROVAL

PA/057180 Safehouses North Limited

Calf Hey Barn, Oldham Road, Denshaw
Temporary office building

Recommendation: APPROVAL for a period of twelve months

PA/057203 Mr. Ashley Smith

Old Dye House, Higher Quick Farm, Stockport Road, Lydgate
1) Removal of Condition No. 17 on PA/036417/97 relating to garage use
2) Variation of Condition No. 2 on PA/036417/97 relating to approved plans

Recommendation: APPROVAL

Subject to the completion of a survey of the historical importance of this building before any alterations are approved

PA/057209 c/o Agent

Old Dye House, Higher Quick Farm, Stockport Road Lydgate
1) Side Porch
2) Installation of air source heat pump
3) Installation of 2 no. solar panels to rear roof
4) Installation of 2 no. sun pipes and 2 no. flues for wood burning stoves

Recommendation: APPROVAL

Subject to the completion of a survey of the historical importance of this building before any alterations are approved

HH/057204 Mr. John Haslam

34 Church Road, Uppermill
Two storey rear extension forming kitchen and bedroom with en-suite bathroom

Recommendation: APPROVAL

HH/057216 Mr. Michael Corrigan

Tree Tops, Ryefields Drive, Uppermill

- 1) Two storey rear extension
- 2) First floor extension involving increase in height of roof
- 3) Single storey side extension

Recommendation: APPROVAL

HH/057229 Mr. Rob Bimpson

23 Bagnall Close, Uppermill

Single storey rear extension forming kitchen

Recommendation: APPROVAL

HH/057233 Mrs. Carol White

1 Lee Side, Lee Side Lane, Diggle

Single storey front kitchen extension

Recommendation: REFUSAL

The extension will considerably detract from this fine 18th Century building.

HH/057244 Mr. Malcolm Cooper

55 Carr Lane, Greenfield

- 1) Two storey rear extension forming dining room and bedroom
- 2) Rear decking
- 3) Detached building forming garden room

Recommendation: APPROVAL

PA/057264 Mr. Ruddy

Oakdene Farm, Standedge, Huddersfield Road, Diggle

Use of land for the taking off, landing, stationing and refuelling of helicopters

Recommendation: DEFERRED

HH/057266 Mrs. Thornley

Sunnymount, Nicker Brow, Dobcross

Extension to existing garage and creation of steps to side of drive

Recommendation: APPROVAL

Councillor Buckley declared an interest and abstained.

HH/057274 Mr. Ian Sutcliffe

12 Summerhill View, Denshaw

Single storey rear extension.

Recommendation: APPROVAL
