

Minutes of the Meeting of the Conservation Areas Advisory Committee
of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 3rd March 2008**

There were present:: Councillor Mr M Buckley - Chairman
 Councillor Mr R Birse – Vice Chairman
 Mr. D. Chadderton
 Mr. J. Carr
 Mr. R. Darlington
 Mr. D. Latimer
 Mr. D. Sanders

Apologises Mr J. Grayson & Mr V. Khadem

PA/054509 Mr. R. Skeldon 6 King Street, Delph
 Change of use from shop with living accommodation to
 dwelling house

**Recommendation: APPROVAL Subject to Velux rooflights being moved from King St
 elevation to rear of property.**

PA/054565 Bardsley Constructions Ltd Land off Oak View Road, Greenfield
 Erection of detached building to provide bat roost

**Recommendation: APPROVAL Careful consideration should be given to carrying out the
 full set of recommendations in the Ecology report
 accompanying the application.**

HH/054498 Mr. G. Molden 110 High Street, Uppermill
 Rear dormer extension

**Recommendation: REFUSAL The principle of a dormer on this Victorian terrace is not
 disputed the style of that proposed is not in keeping with
 the building**

HH/054537 Mr. W. Gatley 24 Oldham Road, Uppermill
 Rear dormer extension

**Recommendation: REFUSAL The principle of a dormer on this Victorian terrace is not
 disputed the style of that proposed is not in keeping with
 the building**

LB/054452 Mr. M.Bowker Heights Farm, Heights Lane, Delph
 Conversion of attached barns into additional living
 accommodation. Erection of single storey extension forming
 garage, games room and new entrance hallway following
 demolition of existing stables and garage

**Recommendation: APPROVAL However there are serious reservations about the
 fenestration of the Barn. It is historically incorrect to
 insert a barn door where there appears to have never**

been one. Also the proposed row of Mullioned windows are historically and architecturally incorrect in a Barn of this type. The alterations as proposed substantially alter the character of the building. The alterations at the back are generally supported however the gabled entrance door is not in character.

PA/054445 Mr. M., Bowker

Heights Farm, Heights Lane, Delph
Conversion of attached barns into additional living accommodation. Erection of single storey extension forming garage, games room and new entrance hallway following demolition of existing stables and garage

Recommendation: See above

PA/054493 Mr. John Whitehead

Barn adjacent to Dale Farm, 14 Dale Lane, Delph
Conversion of existing barn and workshop to dwelling house to form self-contained residential unit as annex to main dwelling (re-submission of PA/54231/07)

Recommendation: REFUSAL

The alterations to the existing building are far too excessive and severe. Conversions of this kind should respect and retain the character of the original building. The dormer windows and proposed mullins are out of character and the multiple additions and alterations are excess and fussy in detail.

PA/054518 Mr. & Mrs. Whittaker

Millcroft Farm, Millcroft Lane, Delph
Change of use of farm building to dwelling house (Re-submission of PA/051966/06)

Recommendation: REFUSAL

This recently constructed barn was done in a relatively sensitive style, the proposed alterations substantially change the character in a negative way.

PA/054525 Mrs. N. Etchells

Dean Head Farm, Dean Head, Diggle
Erection of stable block with tack room

Recommendation: APPROVAL

This is in the residential curtailage of a listed building

HH/054611 Mr. & Mrs. Spur

Old Hey Farm, Millcroft Lane, Delph
Proposed extensions and alterations

Recommendation: REFUSAL

The proposed windows in the gable end are completely out of character

Application PA/053800/07 – It was agreed that the Clerk should write to the Planning department requesting that the proposed changes to the listed building Ladhill Bridge are presented to this committee for consideration and comment.