

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 3rd November 2008**

There were present:

Cllr. Mr. R. Birse – Chairman
Cllr. Mr. M. Buckley – Vice Chairman
Mrs. B. Beeley Mr. J. Hudson
Mr. K. Begley Mr. K. Hulme
Mrs. M. Bingley Mr. B. Lord
Mr. B. Cullen Mrs. P. Lord
Mr. R. Franklin Mr. P. Renold
Mr. D. Heffernan Mrs. A. Parry
Mr. A Hodgkiss
Adele Hayes – Oldham M.B.C. Principal Planning Officer
Martyn Leigh – Oldham M.B.C. Planning Officer

Apologies were received from Councillors Dr. D. Atherton, Mr. P. Bagley, Mr. P. Davenport, Mrs. A. McInnes, & Mrs. D. Shaw

Ref:	Applicant	Location
LB/055736	Mr. James Cotterill	8 King Street, Delph (i) Provision of lateral restraint to front wall (ii) Strengthen second floor construction (iii) Lift and re-lay lower ground floor flag stones, install damp proofing and tanking (iv) Repair and re-point front elevation

Recommendation: APPROVAL

We support the attempts to use as much of the original materials as possible and to leave as much of the original fabric undisturbed. We would strongly recommend against the treatment of the eroded stonework using “Lithomex”. New stonework and matching Mullions in a suitable local sandstone is the recommended approach on this listed building. Extreme care should be taken in the removal of the hard strap pointing as this will damage the stonework. The use of water repellent sealant is not recommended on a listed building.

PA/055686	Mr. N. Childs	Doyen House, 8 Buckley Drive, Denshaw Conversion of and extension to existing garage to form detached dwellinghouse
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Recommendation: REFUSAL

This development does not fit into the current environment in terms of scale, mass and character. Combinations of rows of Mullions and French windows are not appropriate. High standards of design should be maintained in this otherwise commendable development. Contrary to UDP policy D1.1

Councillor Mr. J. Hudson abstained

AG/055603 Mr. John Collins

Doctor House Farm, Doctor Lane, Scouthead
Erection of agricultural livestock/general storage building to
replace existing agricultural building
Extension to existing workshop involving an increase in the height
of the roof

Recommendation: APPROVAL

Approval of the proposed design is recommended on condition that there will be no demolish of any historic farm buildings. The finish to this building should be a suitable colour to blend in with the existing environment.

LB/055687 Mr. Ian Brierley

Netherfield, 40 Woods Lane, Dobcross
Repainting of all external windows, doors, stone mullions,
transoms, doorjambs and surrounds

Recommendation: APPROVAL

LB/055695 Dr. Nick Broughton

52 Clough Lane, Grasscroft
Replacement of Upvc with hardwood windows

Recommendation: APPROVAL

The replacement of Upvc with hardwood windows is commended however more care needs to be taken that the proposed replacement frames are more in keeping in what the original style of windows for this type of property. The cross-section of the frames is far too heavy and massive, a more light and elegant style is required. The proposed strap cement pointing to both internal and external elevations will result in damage to the stonework and should in any case be in lime mortar.

LB/055712 Mr. Darren Royle

Knarr Clough Cottage, Thurston Clough Road, Delph
Demolition of existing rear extension and conservatory and
construction of new rear kitchen extension and conservatory

Recommendation: APPROVAL

There was considerable concern expressed at the loss of what is assumed to be original fabric at ground floor level for the kitchen extension.

HH/055760 Mr. D. Royle

Knarr Clough Cottage, Thurston Clough Road Delph
(i) Demolition of existing rear extension and conservatory and
construction of new rear kitchen extension and conservatory
(ii) Removal of existing oil storage tank and new underground LPG
tank

Recommendation: See above

PA/055441 Mr. & Mrs. Stavrinou

Clough Bottom Cottage, Clough Bottom Uppermill
Change of use of and extensions to existing coach house to create
one dwellinghouse

Recommendation: REFUSAL

This building is of great historic interest it appears to have originally been a seventeenth century cottage which was later used for agricultural purposes and latterly as a garage. The essential character of this building and ALL original features should be retained unchanged in any alterations. The insertion

of small aluminium framed windows at the eaves would be completely out of character and would detract from the simplicity of the building, render on any elevation would not be a suitable material in any circumstance. The apparent existence of an earlier roof light could be a very important feature and great caution should be exercised in deciding to obliterate it. We see no problem with the creation of bedrooms built into the ground at the rear of the building and the use of a grass roof. This is a creative and novel idea. Contrary to UDP policy
OE 1.7

HH/055794 Mr. J. Thomas

1 Dumfries Drive, Denshaw
(i) Two storey side extension to form garage, WC and bedroom
(ii) Creation of new vehicular access

Recommendation: REFUSAL

This is unsuitable in terms of scale and mass for this attractive part of the Conservation Area. Impact on the neighbouring property.

PA/055653 Mr. S. Buckley

Land at Gordon Street, Springhead
Outline application for the erection of detached bungalow
All matters reserved

Recommendation: APPROVAL

HH/055542 Mr. S. Southern

7 Buckley Drive, Denshaw
Single storey kitchen and living room extension to the side
(Re-submission of HH055202/08)

Recommendation: APPROVAL

Subject to further discussions with the Planning Officer

HH/055639 Mr. P. Simmonds

Luke Lane Head Farm, Roebuck Lane, Strinesdale
Retrospective application for extension to and conversion of existing outbuilding to form playroom

Recommendation: APPROVAL

HH/055517 Mr. S. Baker

6 Bridge Street, Springhead
Front Porch

Recommendation: APPROVAL

HH/055583 Mr. P. Tupman

58 Oldham Road, Springhead
Single storey rear extension forming kitchen

Recommendation: APPROVAL

HH/055655 Mrs. C. Fisher

Dingle View, Hollins Road, Waterhead
(i) Part demolition of existing house
(ii) Part single storey/part two storey rear extension to link retained element of the dwellinghouse with the existing garage
(iii) Outdoor swimming pool

Recommendation: APPROVAL

HH/055673 Mr. J. Ripley

7A Thorpe Close, Austerlands
Two storey rear extension

Recommendation: APPROVAL

HH/055694 Mr. Anthony Langan

1 Hillside Cottage, Higher Wade Hill Mews, Wade Hill Lane, Grasscroft
(i) First floor side extension forming bedroom with en-suite bathroom
(ii) Single storey rear extension forming summer room

Recommendation: REFUSAL
Councillor Mr. J. Hudson abstained

Inappropriate design – contrary to UDP policy D1.11

HH/055696 Miss Sally Hallwood

38 Heywood Fold Road, Austerlands
Rear dormer extension

Recommendation: APPROVAL

HH/055697 Mr. Donmall

Chantel, Higher Arthurs, Greenfield
Single storey rear extension forming kitchen

Recommendation: APPROVAL

PA/055717 Standeaven Trading

Unit 6, Gatehead Business Park, Delph New Road, Delph
Variation of condition No. 2 on PA/054754/08 to change hours of opening from 17.00 to 23.00 hours Monday to Thursday, 17.00 to 00 hours Friday and Saturday and 14.00 to 23.00 hours on Sunday to 17.00 to 23.00 hours Monday to Thursday (no change), 17.00 to 00.00 hours on Friday (no change), 11.00 to 00.00 hours on Saturday and 11.00 to 23.00 hours on Sunday

Recommendation: APPROVAL

HH/055721 Mr. J. Martin

5 Park Lane, Greenfield
First floor side/rear extension forming bedroom and bathroom

Recommendation: APPROVAL

HH/055724 Mr. Simon Ogborn

50 Hillside Avenue, Grotton
Single storey rear extension forming kitchen and dining room

Recommendation: APPROVAL

TL/055742 Arqiva

Arqiva Transmitter Station, Delph Lane, Delph
Installation of telecommunications equipment comprising
(i) 1 No. 0.75m dish at 5.0m
(ii) 1 No. GPS antenna on cabin mounted on the cabin
(iii) Replacement equipment cabin
(iv) 1 No. meter cabinet
(v) 1 No. feeder gantry

Recommendation: APPROVAL

PA/055747 Mr. A. Dunster

19 Manchester Road Greenfield
Conversion of existing dwelling into four apartments and erection of garage with two apartments above

Recommendation: REFUSAL

Over-development

HH/055754 Mr. Whitehead

Newhaven, Lower Turf Lane Scouthead
Single storey rear extension providing living accommodation

Recommendation: APPROVAL

TC/055762 Arqiva Limited

Arqiva Transmitter Station, Kiln Farm, Knowls Lane, Lees
Notification of permitted development to retain the existing telecommunications apparatus. (for information only)

Noted

PA/055782 Marstons Inns and Taverns

Land between Huddersfield Canal and the River Tame, Knoll Mill Greenfield
Amendment to existing vehicular access as approved by PA/052994/07 and the erection of 8 No. x 5metre high lighting columns

Recommendation: APPROVAL

Conservation Area Advisory Committee - The Chairman of the Advisory Committee has received a letter from Mr Latimer tending his resignation due to Health problems. The Planning Committee accepted the resignation and agreed that a letter should be sent thanking Mr Latimer for his commitment to the Committee over many years.

Road Traffic Regulation – Footpath 210 Temporary Footpath Closure – Received and noted

Road Traffic Regulation – Waiting Restrictions – Pickhill Lane / Church Road / Chapel Street (North Side) - Received and noted

Members were concerned that they are not consulted before Road Traffic Regulations are drafted, it was agreed that the Clerk will write to Oldham M.B.C. and request that Oldham M.B.C. officers advise the Parish Council when they are considering Road Traffic Regulations in Saddleworth.