

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council  
Held at the Civic Hall, Lee Street, Uppermill on **Monday 4<sup>th</sup> August 2008**

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**There were present:** Cllr. Mr. R. Birse – Chairman

Cllrs. Dr. D. Atherton Mr. J. Hudson  
Mrs. B. Beeley Mr. B. Lord  
Mr. K. Begley Mrs. P. Lord  
Mrs. M. Bingley Mrs. A. Parry  
Mr. W. Cullen Mrs. D. Shaw  
Mr. R. Franklin

Adele Hayes – OMBC Planning Officer

Apologies Cllrs. Mr. P. Bagley, Mr. M. Buckley, Mr. P. Davenport, Mr. D. Heffernan,  
Mr. A. Hodgkiss, Mr. K. Hulme Mrs. A. McInnes & Mr. P. Renold

Ref: Applicant Location

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HH/055177 Mrs. J. Jonker Wood 5Dumfries Avenue Denshaw  
Front Porch  
Rear conservatory

**Recommendation: APPROVAL**

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HH/055272 Mr. M. McLoughlin 8 Crib Fold, Dobcross  
Erection of detached garage

**Recommendation: APPROVAL subject to appropriate roof design in Conservation Area**

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LB/055183 Mr. I. Brierley 40 Woods Lane, Dobcross  
Works to rear wall to include re-pointing and pinning to first  
floor mullion windows

**Recommendation: APPROVAL**

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LB/055300 Mrs. M. Langton 5 Higher Kinders, Kinders Lane, Greenfield  
Internal alterations and new windows behind existing door  
**Inappropriate alteration to the fabric of a Grade 2 star  
listed building. The window is most likely to be on view  
most of the time when the altered room is in use therefore  
changing the character of the original barn.**

**Recommendation: REFUSAL**

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LB/055371 Mr. DiNardo 5 Thornley Lane, Grotton  
Single storey rear extension forming kitchen and breakfast  
room following demolition of existing kitchen extension and  
conservatory (Re-submission of HH/054797/08)

**Recommendation: REFUSAL Inappropriate design using inappropriate materials**

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HH/055319 Mr. DiNardo 5 Thornley Lane Grotton  
Single storey rear extension forming kitchen and breakfast  
room following demolition of existing kitchen extension and  
conservatory (re-submission of HH/0547906/08)

**Recommendation: As above**

HH/055171	Mr. D. Anchor	5 Tamewater Villas, Delph New Road, Dobcross Single storey front extension forming kitchen
<b>Recommendation: APPROVAL</b>		
AD/055199	Prosell Building Products Ltd Unit 11 (Ground Floor) Gatehead Mill, Delph New Road, Delph	Erection of one non-illuminated fascia sign and one non-illuminated hoarding
<b>Recommendation: APPROVAL</b>		
HH/055227	Mrs. F. Lees	89 Delph Lane, Delph Replacement of existing flat roof of front and rear dormers to pitched roof Replacement of existing flat roof of garage to pitched roof
<b>Recommendation: APPROVAL</b>		
PA/055237	Wiggett Homes Ltd	Knoll Mill, Frenches Wharf, Greenfield Construction of a three storey building providing accommodation for Class A1, A3 and B1 uses
<b>Recommendation: APPROVAL</b>		
PA/055243	Mr. S. Sedgwick	Tachins Barn, Church Road, Uppermill Conversion of existing barn to holiday let <b>Effect on Greenbelt of the associated work, i.e. hard-standing and garden</b>
<b>Recommendation: REFUSAL</b>		
HH/055254	Mr. E. Novak	50 Den Hill Drive, Springhead Rear dormer extension
<b>Recommendation: APPROVAL</b>		
AG/055265	Mr. M. Hopkinson	Higher Cross Farm, Gellfield Lane, Uppermill Agricultural prior notification for erection of freestanding portal frame building
<b>Recommendation: APPROVAL</b>		
HH/055276	Mr. L. Sloan	11 Oak Dene Close, Greenfield Single storey rear extension forming lounge <b>Subject to concerns over effect on adjacent property</b>
<b>Recommendation: APPROVAL</b>		
PA/055295	Mr. J. Barlow	Land adjacent to 1-3 Radcliffe Street, Springhead Erection of one detached dwelling
<b>Recommendation: APPROVAL</b>		
HH/055299	Mr. N. Hughes	16 Wharmton Rise Grasscroft Rear conservatory Two storey rear extension forming dining room and bedroom (re-submission of HH/054227/07)
<b>Recommendation: APPROVAL</b>		

PA/055307	Mr. C. Whitehead	135 Den Lane, Springhead Erection of one detached dwelling <b>Subject to Highways Engineers report</b>
<b>Recommendation: APPROVAL</b>		
PA/055316	Northern Care Homes Ltd	Stoneswood House Residential Home Oldham Road Delph Reserved matters application for conversion and extension of existing residential home, internal alterations to four existing cottages and erection of 29 new cottages to form an extra care community. Appearance, landscaping and scale to be considered
<b>Recommendation: APPROVAL</b>		
HH/055321	Mr. S. Iqbal	2 The Spinney, Scouthead Single storey rear extension forming kitchen Single storey side extension Basement extension (Re-submission of HH/054710/08)
<b>Recommendation: APPROVAL</b> Councillor Mr J Hudson abstained		
HH/055325	Mr. R. Holding	16 Palin Wood Road Delph Replacement of flat roof to pitched roof on front dormer Removal of rear chimney Extension of rear dormer and replacement of flat roof to pitched roof. Replacement of flat roof to pitched roof on rear dining room extension
<b>Recommendation: APPROVAL</b>		
HH.055334	Mr Adam Spurr	Old Hey Farm, Millcroft Lane, Delph Two storey side extension forming lounge, bedrooms and bathroom (Re-submission of HH/054611/08)
<b>Recommendation: APPROVAL</b>		
AE/055341	Mr. M. Stephens	1 Diggle Mill Cottages, Diggle Demolition of existing single storey and erection of two storey extension.
<b>Recommendation: Noted</b>		
PA/055350	Chapman (Saddleworth) Ltd	Land at Friezland Lane, Greenfield Erection of one detached dwelling house (Plot 17)
<b>Recommendation: APPROVAL</b>		
HH/055357	Mrs. A. Przewoznik	115 Manchester Road, Greenfield Single storey rear extension forming kitchen
<b>Recommendation: APPROVAL</b>		
PA/055368	Wiggett Homes Ltd	Site adjacent to Knoll Mill, Wellington Road, Greenfield Reserved matters application for the erection of 45 houses and 54 apartments. Landscaping to be considered
<b>Recommendation: APPROVAL</b>		
HH/055376	Mr. D. Lane	1 Cotemans Cottages, Grains Road, Delph Rear verandah
<b>Recommendation: APPROVAL</b>		

HH/055382 Mr. S. Shiels

19 Lane Drive Grotton  
Single storey side extension forming garage  
(Re-submission of HH/054233/07)

**Recommendation: APPROVAL**

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HH/055386 Mr. L Kershaw

6 Lane Drive Grotton  
Single storey side extension to existing garage  
Rebuilding of side elevation  
Construction of hipped roof to rear elevation

**Recommendation: APPROVAL**

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HH/055387 Sheila Mercer

8 Sam Road, Diggle  
Two storey side kitchen, bedroom and en-suite bathroom  
extension

**Recommendation: APPROVAL**

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PA/055408 Mr. McConnell

Saddleworth Veterinary Practice 5 Saddleworth House Tame  
Street Uppermill  
New frontage

**Recommendation: APPROVAL**

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PA/055194 Tesco Stores Ltd

Land adjoining Knoll Mill, Frenches Wharf, Greenfield  
Removal of Condition 7 on PA/040885/00 relating to provision  
of industrial unit

**Recommendation REFUSAL**

**The reason put forward do not justify the removal of the  
condition.**

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### **Road Traffic Regulation**

1.Prohibition of waiting and loading – Manchester Rd, Greenfield – received and noted.

2.Prohibition of waiting, revocation of weight restriction and prohibition of driving – Ladhill Bridge, Oak View Road, Greenfield – The Committee objects to this proposal, local people oppose the closure of the Bridge.