

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on Tuesday 5th May 2009

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

Apologies: Mr. R. Darlington & Mr. V. Khadem

Ref: Applicant Location

PA/056428 Rev. S. Clayton Christ Church, Huddersfield Road, Denshaw
Construction of lychgate to pedestrian entrance of church
grounds fronting Huddersfield Road

Recommendation: REFUSAL

The entrance to Denshaw churchyard is an important part of the setting of this Grade 2 listed building. The area also contributes to the character of the Conservation Area. The wrought iron gates are original, as are the carved stone pillars on either side. Another original and valuable feature is the cast iron Victorian lamp post in the churchyard to the left of the entrance. The War Memorial of 1920 is another important part of the setting and is a dominant feature visible to passers-by. The lych-gate would intrude into this setting, detract from the original iron gates and stone pillars, obscure the vista of the church from the road entrance, would involve moving the original Victorian lamp and would obscure the views of the War Memorial from the roadside. The design lacks local distinctiveness and adds little to the Victorian setting. The two trees on either side of the entrance featured on the original architects drawing of 1863. The one to the left is now in poor condition as a result of past mismanagement and recent mutilation by Statutory Undertakers. Its removal would lead to a loss of symmetry and the necessity of removing the tree on the right hand side of the entrance. Very careful consideration should be given to the removal of the tree even though it is in poor condition

Three members of the Committee abstained.

LB/056359 Mr. Simon Ransome Friarmere, Millcroft Lane, Delph
Installation of roof light

Recommendation: APPROVAL

CA/056325 Star Inn Property Co. Ltd Star Inn, 1260 Huddersfield Road, Austerlands
Demolition of existing rear extension

Recommendation: APPROVAL

The removal of this inappropriate addition is welcome.

PA/056324 Star Inn Property Co. Ltd Star Inn, 1260 Huddersfield Road, Austerlands
Rear extension following demolition of existing rear extension
and conversion of first floor flat to form 8 no. bedrooms with en-
suite bathrooms

Recommendation: APPROVAL

Subject to the use of reclaimed matching stone. Sandblasting or cleaning of this prominent building should be resisted. The pointing should not be strap pointing. The chimney should also be retained on what may be an old Brew house. This is an important feature of the building and as it is in line with the eighteen century turnpike, may be older than the rest of the inn. Authentic sash windows should installed rather than sash type look-a-likes which would seriously detract from the character of this interesting building in the Conservation Area.

LB/056365 Springhead Stone Co. Ltd Land at former site of Springhead Quarry, Cooper Street,
Springhead
Proposed access to residential site through curtilage of listed
building

Invalid application

PA/056364 Springhead Stone Co. Ltd Land at former site of Springhead Quarry, Cooper Street,
Springhead
Outline application for residential development of 61 no.
dwellings including new access road. Access, appearance,
layout and scale to be considered, all other matters reserved

Invalid application

HH/056298 Mrs. J. Pearson 44 Delph Road, Denshaw
Single storey front extension forming WC and porch

Recommendation: REFUSAL

This terrace has a plain elevation onto the main road and the addition of an entrance porch would create an unsightly precedent in what is an uncluttered award winning design commendable for its simplicity.

HH/056316 Mr. S. Hurley The Old Stables, Knott Hill Lane, Delph
Side conservatory

Recommendation: REFUSAL

The design of this extension is out of keeping with the simple vernacular agricultural building.