

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

There were present: Councillor Mr. R. Birse – Chairman
Councillor Mr. M. Buckley – Vice Chairman

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| Cllrs | Mrs. B. Beeley | Mr. K. Hulme |
| | Mr. K. Begley | Mr. B. Lord |
| | Mr. W. Cullen | Mrs. A. McInnes |
| | Mr. D. Heffernan | Mr. P. Renold |
| | Mr. J. Hudson | Mrs. D. Shaw |

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Dr. D. Atherton, Mr. P. Bagley, Mrs. M. Bingley, Mr. P. Davenport, Mr. R. Franklin, Mr. A. Hodgkiss, Mrs. P. Lord & Mrs. A. Parry

| Ref: | Applicant | Location |
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| PA/056428 | Rev. S. Clayton | Christ Church, Huddersfield Road, Denshaw Construction of lychgate to pedestrian entrance of church grounds fronting Huddersfield Road |
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Recommendation: APPROVAL

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

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| CA/056325 | Star Inn Property Co. Ltd | Star Inn, 1260 Huddersfield Road, Austerlands Demolition of existing rear extension |
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Recommendation: APPROVAL **The removal of this inappropriate addition is welcome.**

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|-----------|---------------------------|---|
| 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 |
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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/056274 Mr. S. Martin 96 Oldham Road, Denshaw
Single storey rear extension forming kitchen/dining area

Recommendation: APPROVAL

PA/056287 Children, Young People & Families Directorate St. Chad's C of E Primary School, Rhodes Avenue, Uppermill
Single storey extension with quadrangle to provide multi-purpose group rooms

Recommendation: APPROVAL

HH/056296 Mr. Craig Gorton 1 Norbury Avenue, Grasscroft
Two storey side extension forming garage, utility room and bedroom

Recommendation: APPROVAL

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

Recommendation: APPROVAL

HH/056300 Mr. & Mrs. Martin Karenza, 23 Beech Lane, Grasscroft
1) First floor extension to form two storey dwelling
2) Erection of single storey extension with roof terrace following demolition of conservatory
3) Demolition of existing garage and construction of replacement garage and utility room

Recommendation: APPROVAL

Councillors Mr. M. Buckley & Mr. J. Hudson abstained

HH/056303 Mr. M. Walker 8 Hillspring Road, Springhead
Rear conservatory

Recommendation: APPROVAL

HH/056304 Mr. J. Wildbore 18 Brookhill Close, Diggle
Two storey side and rear extension forming lounge, family room
and bedrooms

Recommendation: APPROVAL

HH/056306 Mrs. R. Leeper 28 Ainley Wood, Delph
Single storey rear extension forming kitchen and dining room

Recommendation: APPROVAL

PA/056307 Mr. J. Tetlow Intake Farm, Tetley Bye Road, off Huddersfield Road, Diggle
Improvements to access track and regrading of land to South
East of former farm house

Deferred

HH/056308 Mr. Harwood 25 Beechfield, Grasscroft
Construction of first floor rear balcony to master bedroom and
construction of a raised decked area to rear

Recommendation: APPROVAL

HH/056313 Mr. & Mrs. Ormsby 18 Rumbles Lane, Delph
First floor rear extension forming bedroom

Recommendation: APPROVAL

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.**

HH/056317 Mr. Paul Geener 32 Carr House Road, Springhead
1) Single storey rear extension forming dining room following
demolition of existing conservatory
2) Rear dormer extension

Recommendation: APPROVAL

PA/056326 The School Governors of St. Mary's C.E. St. Mary's C. of E. Primary School, Manchester Road,
Greenfield
Erection of 3 no. new roller shutters to existing covered play
area Primary School adjacent to existing nursery

Recommendation: APPROVAL

PA/056327 Mr. Collins

Doctor House Farm, Doctor Lane, Scouthead
Animal housing building

Recommendation: APPROVAL

AG/056329 c/o Agent

Whitegate Farm, Oldham Road, Dobcross
Prior notification for the erection of an agricultural building for
the storage of agricultural machinery

Received and noted

AD/056337 Standeaven Trading

Unit 6, Gatehead Business Park, Delph New Road, Delph
Erection of 1 no. free standing externally illuminated 'V' Board
sign

Recommendation: APPROVAL

Councillor Mr. D. Heffernan abstained

HH/056343 Mr. D. Williams

6 Halls Way, Greenfield
1) Roof extension involving increase in ridge height and
provision of roof lights
2) Two storey side extension forming utility room and bedroom

Recommendation: APPROVAL

PA/056348 Mr. David Taylor

Ballybunion, Redwood Road, Uppermill
Erection of 2 no. detached houses

Recommendation: REFUSAL

**Cramped form of development contrary to U.D.P. policy
D1.1**

PA/056371 Mr. C. Hartley

Newbank Garden Centre, Dobcross New Road, Dobcross
Erection of boundary fence and gates

Recommendation: APPROVAL

HH/056384 Mr. Ian Sinfield

2 Chimes Court, Coverhill Road, Grotton
1) First floor extension above existing garage forming bedroom
2) Conversion of garage into family room

Recommendation: APPROVAL

HH.056385 Mr. P. Naylor

6 Buckton Close, Diggle
Rear dormer

Recommendation: APPROVAL

HH/056397 Mr. Paul Ratchford

2 Seven Acres, Delph
First floor side extension forming bedrooms and shower room

Recommendation: APPROVAL

AG/056404 Mr. Hopkinson

Higher Cross Farm, Higher Cross Lane, Uppermill
Agricultural prior notification for erection of an extension to an existing agricultural building

Received and noted

HH/056405 Mr. A. Moloney

149 Manchester Road, Greenfield
Front Porch

Recommendation: APPROVAL

HH/056414 Mr. Wright

3 Palin Wood Road, Delph
1) Extension to existing front and rear dormers including new pitched roof
2) Single storey rear dining room extension
3) Extension to existing porch
4) Pitched roof above existing study

Recommendation: APPROVAL

HH/056417 Mr. Naylor

10 Chimes Court, Coverhill Road, Grotton
Side Conservatory

Recommendation: APPROVAL

HH/056425 Mr. & Mrs. Royle

6 Green View Chase, Grotton
2 no. single storey side extensions forming study and family room

Recommendation: APPROVAL

HH/056426 Mrs. Sheila Andrew

19 Saint Mary's Drive, Greenfield
Single storey side kitchen extension.

Recommendation: APPROVAL

Claimed footpath at John Street, Springhead – The Committee support the application.

Temporary Closure order – Roebuck Lane – Received and noted

Road Traffic Regulation – Prohibition of Waiting – Oak View Road – Received and noted