

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

There were present: Councillor Mr. W. Cullen – Chairman
 Councillor Mr. M. Buckley – Vice Chairman

Cllrs	Mr. K. Begley	Mrs. P. Lord
	Mr. R. Birse	Mrs. A. McInnes
	Mr. R. Franklin	Mrs. A. Parry
	Mr. D. Heffernan	Mrs. D. Shaw
	Mr. B. Lord	

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Dr. D. Atherton, Mr. P. Bagley, Mrs. B. Beeley, Mrs. M. Bingley, Mr. P. Davenport, Mr. A. Hodgkiss, Mr. J. Hudson, Mr. K. Hulme & Mr. P. Renold

Ref:	Applicant	Location
PA/056702	Environmental Evaluation Ltd	6 Lawton Square, Delph Change of use from residential to temporary office accommodation

Recommendation: APPROVAL

HH/057067	Mr. Gordon Frodsham	9 and 11 High Street, Delph Erection of steel balcony to rear elevation
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Recommendation: REFUSAL

The metal balcony is totally out of keeping with the Conservation Area and the Listed status of this building. The building is one of the most interesting and attractive buildings in the Conservation Area and is in a very prominent position at the entrance to the village. Great care should be taken in the design of any replacement windows. The design, dimensions and materials of frames and glazing bars should be in sympathy with the date and character of the original building.

HH/057049	Mr. Ian Lees	1 South View, Range Lane, Denshaw Conservatory to southern elevation
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Recommendation: REFUSAL

Size and inappropriate materials contrary to UDP Policy C1.1 and PPG 15.

LB/056710 Mr. & Mrs. Metcalfe

Back O'th Lee Farm, Lee Side, Diggle
Single storey rear extension forming dining room

Recommendation: REFUSAL

The extension completely changes the external shape of this listed building. The essential character of a traditional Saddleworth farmhouse is prejudiced by the proposed extension. The design is out of character with the simple domestic nature of the building.

LB/056994 Mr. Roy Whitaker

Millcroft Farm, Millcroft Lane, Delph
Rebuilding of part of bulged gable wall

Recommendation: REFUSAL

The applicant has failed to demonstrate the need for the proposed rebuilding

LB/057080 Mr. William Lawson

Kirklea, Gellfield Lane, Uppermill
Partial removal of internal load bearing wall and insertion of steel joist to form hallway

Recommendation: REFUSAL

The proposed alterations remove an original external wall, doorway and chimney breast of this circa 1840 Listed building. The existing room is part of the Special Interest of this Victorian Vicarage. The removal of the chimney breast at ground floor level, for structural reasons, could lead to the removal of the remainder of the chimney and chimney breast.

LB/057116 Mr. & Mrs. Barnes

Ballgrove Cottage, Grove Road, Uppermill
1) Alterations to existing glazed conservatory
2) Internal alterations to existing layout including conversion of garage to playroom
3) Elevational alterations including removal of porches (re-submission of LB/056180/09)

Recommendation: APPROVAL

There is some concern about the amount of glass being introduced, particularly at the roof height. The removal of the porch and the existing glazing bars, however, is a vast improvement.

HH/057115 Mr. & Mrs. Barnes

Ballgrove Cottage, Grove Road, Uppermill
1) Alterations to existing glazed conservatory
2) Internal alterations to existing layout including conversion of garage to playroom
3) Elevational alterations including removal of porches (re-submission of HH/056179/09)

Recommendation: AS ABOVE

PA/056307 Mr. J. Tetlow

Intake Farm, Tetley Bye Road, off Huddersfield Road, Diggle
Engineering works to access track and regrading of land to
south east of former farm house

Recommendation: APPROVAL

Councillors Mr. D Heffernan & Mrs A McInnes declared an interest

PA/056990 Quantum Star Ltd

Land at former site of Lumb Mill, Huddersfield Road, Delph
Outline application for residential development comprising 14
no. flats and parking for existing office block with layout,
scale, appearance and access to be considered.
Landscaping to be reserved

Recommendation: REFUSAL

**The applicant has failed to demonstrate that they have
made sufficient efforts to market the site for industrial
uses**

PA/056831 People, Community and Society
Directorate

Satellite Youth Centre, Wellington Road, Greenfield
Single storey extension to existing youth building to create
reception, office accommodation, toilets, meeting room,
store rooms and child/crèche area

Recommendation: APPROVAL

Councillor Mr. B. Lord declared an interest

Councillor Mr. M. Buckley abstained

PA/056803 Mr. B. Taylor

Shiloh Farm Barn, Shiloh Lane, Strinesdale
Change of use from barn to dwelling house and installation
of septic tank

Recommendation: APPROVAL

HH/056861 Mr. Andrew Clarke

6 Old Croft, Springhead
Single storey front lounge extension

Recommendation: REFUSAL

Councillor Mr. M. Buckley abstained

Effect on the amenities of the adjoining property

HH/057033 Mr. & Mrs. Thackray

19 Lovers Lane, Grasscroft
Two storey side extension forming kitchen, utility room, wc,
bedroom and bathroom

Recommendation: APPROVAL

TC/057040 BT Openreach

Land opposite 57 Oldham Road, Springhead
Prior notification for the erection of telecommunications
equipment cabinet

Recommendation: NOTED

HH/057066 Mr. Alan Davies

17 Station Lane, Grotton
Single storey rear kitchen extension

Recommendation: APPROVAL

PA/057076 TAG Limited

Waterside Mill, Chew Valley Road, Greenfield
Installation of a non operational wind turbine for training purposes

Recommendation: APPROVAL

HH/057083 Mr. Gordon Coates

10 Fatherford Close, Diggle
Two storey rear extension forming utility room and storage space

Recommendation: APPROVAL

HH/057091 Mr. Steve Ingram

32 Stables Cottage, Corbett Way, Denshaw
Single storey extension forming 'granny flat'
(resubmission of HH/056608/09)

Recommendation: APPROVAL

PA/057100 Mr. J. Lancashire

Roundhill Farm, Long Lane, Dobcross
Construction of a silage clamp (phase 2)

Recommendation: APPROVAL

PA/057101 Mr. J. Lancashire

Roundhill Farm, Long Lane, Dobcross
Erection of an agricultural cattle building

Recommendation: APPROVAL

PA/057102 Mr. J. Lancashire

Roundhill Farm, Long Lane, Dobcross
Construction of a silage clamp with underground effluent tank

Recommendation: APPROVAL

HH/057103 Mr. Samuel Riley

1 Grotton Meadows, Grotton
1) Single storey side extension forming garage and store rooms following demolition of existing garage
2) Single storey rear extension
3) Construction of pitched roof above existing kitchen

Recommendation: APPROVAL

HH/057106 Mr. & Mrs. M. Heyes

3 Hull Mill Lane, Delph
Two storey side extension forming garage, bedroom and en-suite. (resubmission of HH/056595/09)

Recommendation: APPROVAL

HH/057124 Mr. E. Compston

20 Devon Drive, Diggle
Single storey front kitchen extension

Recommendation: APPROVAL

PA/057129 Delph's Kitchen

Unit 7a, Saddleworth Business Centre, Huddersfield Road,
Delph
Change of use to café

Recommendation: APPROVAL

HH/057130 Mr. G. Ho

The Bungalow, Platting Road, Lydgate
Erection of covered balcony to rear of bungalow

Recommendation: APPROVAL
