

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council  
held at the Civic Hall, Lee Street, Uppermill on **Monday 6<sup>th</sup> April 2009**

There were present: Councillor Mr. R. Birse – Chairman

Cllrs Dr. D. Atherton Mr. R. Franklin  
Mr. P. Bagley Mr. A. Hodgkiss  
Mrs. B. Beeley Mrs. P. Lord  
Mr. W. Cullen Mrs. A. Parry  
Mr. D. Heffernan  
Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Mr. K. Begley, Mrs. M. Bingley, Mr. M. Buckley, Mr. P. Davenport, Mr. J. Hudson,  
Mr. K. Hulme, Mr. B. Lord & Mrs. A. McInnes

Ref: Applicant Location

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HH/056124 Mrs. J. Lait 24 Gatehead Croft, Delph  
Single storey rear extension following demolition of existing conservatory

**Recommendation: APPROVAL subject to use of matching stone**

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HH/056237 Quantum Star 5 Ripponden Road, Denshaw  
1) Additional 1 no. window  
2) 2 no. front rooflights  
3) 1 no. rear rooflights

**Recommendation: APPROVAL**

**However the committee are unhappy that this building has been sandblasted as this is detrimental to the stone and out of keeping with the character of the Conservation area.**

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AG/056301 Mr. J. Collins Doctor House Farm, Doctor Lane, Scouthead  
Extension to existing agricultural building

**Recommendation: APPROVAL**

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HH/056179 Mr. Barnes Ballgrove Cottage, Grove Road, Uppermill  
Alterations to existing glazed conservatory, internal alterations to existing layout including conversion of garage to playroom, elevational alterations including removal of porches and construction of balcony

**Recommendation:**

**APPROVAL of the removal of front entrance porch, this is a very welcome improvement.  
REFUSAL of the other proposed alterations on the grounds of over-massing, inappropriate treatment of the gable in terms of balcony, suburban French windows and excessive and inappropriate use of Mullion windows in the link between the main building and the extension. The changes as proposed would significant alter the character and detract from this fine example of Saddleworth vernacular architecture**

LB/056180 Mr. Barnes

Ballgrove Cottage, Grove Road, Uppermill  
Alterations to existing glazed conservatory, internal alterations to existing layout including conversion of garage to playroom, elevational alterations including removal of porches and construction of balcony

**Recommendation: as above**

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PA/055982 Mrs. Dawn Rothwell

Woodbrow Farm, Oldham Road Denshaw  
Conversion of first floor store/games room to 2 no. holiday flats

**Recommendation: APPROVAL**

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HH/056078 Mr. T. Shorrocks

403 Oldham Road Lydgate  
1) Side conservatory  
2) First floor rear extension forming en-suite bathroom  
3) Front porch

**Recommendation: APPROVAL**

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CL/056130

8 Lane Brow, Grotton  
2 no. side dormer extensions

**Certificate of lawful development - Noted**

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HH/056168 Mr. B. Stretton

34 Springhead Avenue, Grotton  
1. Enlargement of existing single storey rear extension and construction of pitched roof  
2. Single storey rear extension forming utility room and bedroom with en-suite bathroom

**Recommendation: APPROVAL  
REFUSAL**

**Item 1  
Item 2 – Invasion of privacy**

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HH/056175 Mr. Stuart Potts

14 Elderberry Close, Diggle  
Two storey side extension forming workshop, kitchen and dining room

**Recommendation: APPROVAL**

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HH/056176 Mr. Brian Powell

living

Sherbrooke Hall Farm, High Stile Lane, Uppermill  
Erection of two storey side extension forming morning room, room, bedroom and bathroom, following demolition of part of existing dwellinghouse

**Recommendation: APPROVAL**

HH/056187 Mr. H Westphal 20 Corbett Way, Denshaw  
Single storey rear and side extension forming dining room, study and shower room and conversion of garage into playroom

**Recommendation: APPROVAL**

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PA/056193 Mr. & Mrs. C. Whitehead 135 Den Lane, Springhead  
Erection of 1 no. detached dwelling (Re-submission of PA/055307/08)

**Recommendation: REFUSAL** Highway safety

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AD/056196 Co-operative Group 24 King Street, Delph  
Erection of 1 no. externally illuminated fascia sign  
1 no. internally illuminated projecting sign and window graphics

**Recommendation: REFUSAL** The advertising panel detracts seriously from the character of the Conservation area; this is not a suitable treatment of large shop-front windows. The logo on the fascia board is in primary colours and out of character with a Pennine village, in other conservation areas the Co-operative group have adopted more sympathetic treatment of their branding. Illuminated projecting signs are inappropriate and would create a precedence as there are no others on King Street.

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CL/056197 A. Baker 46 Den Lane, Springhead  
Certificate of Lawfulness for proposed rear dormer extension

**Noted**

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PA/056212 Executive Director, Delph Primary School, Denshaw Road, Delph  
People, Communities and Society Erection of covered play area

**Recommendation: APPROVAL**

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PA/056238 David Wilson Homes NW 62-70 Oldham Road, Grasscroft  
Erection of 11 no. dwellings

**Recommendation: APPROVAL**

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HH/056243 Mr. Walsh Roebuck Barn, 1 Roebuck Lane Strinesdale  
Construction of front porch extension

**Recommendation: REFUSAL** A porch on the front of this building would be very visible and would alter the essential characteristics of this barn

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HH/056262 Dr. D. Bates 68 Denshaw Road Delph  
1) Extension to form garage  
2) Convert existing garage into lounge  
3) New front porch

**Recommendation: APPROVAL**

HH/056266 Mr. A. Stell

10 Ainley Wood Delph

- 1) Rear conservatory
- 2) Side Porch
- 3) Pitch roof to existing kitchen extension

**Recommendation: APPROVAL**

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**Greater Manchester Joint Waste Development Plan Document – Residual Waste Disposal Proposals - consultation.**

Three sites were originally identified as possible sites in the Oldham MBC area, Coal Pit Lane, Birks Quarry and an extension to the High Moor Quarry site, Birks Quarry has now been removed from the list. It was agreed that the Planning Policy sub-committee should consider the proposal to extend High Moor Quarry, their recommendations will be discussed at the next Finance and General Purposes Committee meeting.

**Footpath Temporary Closures**

- a) Footpath 76 Saddleworth - the Towpath of Huddersfield Narrow Canal
- b) Rivington Road, Springhead

**Received and noted**

**Prohibition of Waiting**

Sugar Lane Dobcross

**Received and noted**

**Prohibition of Waiting and Stopping Order**

Stoneleigh Road/Cooper Street, Springhead

**Received and noted**

**Road Traffic Regulation - Prohibition of Driving Order**

Lower Carr Lane, Greenfield

**Received and noted**