

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 6th October 2008**

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

Apologises Mr. D. Latimer

Ref: Applicant Location

PA/055473	The Executors of Mr Jonathan Smith	Former Delph Chapel, Hill End Road, Delph Conversion of former chapel to 9 no. two bedroom apartments with car parking and landscaping
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Recommendation REFUSAL

Although the proposal to restore the Chapel and reinstate the Lych Gate is very welcome, the apparent intention to remove the gravestones and the treatment of this important churchyard is unacceptable. Although the style of the windows on the existing portion of the Chapel at the eaves is acceptable, the change of pattern over the extension and loss of symmetry is felt to be unacceptable. The lighting for the Atrium and the proposed glass ridge will be very prominent and out of keeping with the architecture of the building. The proposed extension is acceptable, however the proposed mullions on the east elevation need to be in natural stone rather than rendered block. The existing stone on the east end of the chapel should be re-used, the temptation to sand blast the building should be resisted at all costs, so that it blends in with the rest of the Conservation Area and also does not damage the face of the stone. Roofing slates on the extension should match the existing ones. The parking arrangements are acceptable from a Conservation point of view. The Committee are extremely disturbed that there is no mention of gravestones and monuments in the graveyard these are a very important part of Saddleworth history, the church dating back to 1745, being the second oldest in the district. It is assumed therefore that the intention is to remove these as part of the landscaping, the retention of these in their existing positions is essential. The piecemeal enclosure of the church yard to form private gardens is totally inappropriate and unacceptable. It is primarily for this reason that refusal is recommended. The Committee also deplores the removal of mature trees for this development.

PA/055545 J W Lees & Co (Brewers) Ltd 1 – 5 Ripponden Road, Denshaw
Change of use of and elevational alterations to vacant buildings to
form 5 no. dwelling houses

Recommendation APPROVAL

AD/055575 Bardsley Construction Ltd Greenfield Bowling Club, Oak View Road, Greenfield.
Erection of non-illuminated advertising hoarding and 9 no. flags

Recommendation APPROVAL for a limited period of up to 12 months. The Committee felt that excessive advertising of this nature is unacceptable in a Conservation Area, however reluctantly agreed that this would be acceptable

HH/55534 Mr Mike Cunnington The Ashes, Lark Hill Lane, Delph
Single storey side extension forming double garage with roof
balcony above (Resubmission of HH/055166/08)

Recommendation: REFUSAL **The style of the extension is completely out of character with the existing building. The covered balcony is inappropriate in the Delph Conservation Area**

LB/055556 Mr P Braithwaite New Tame House, Tame Lane, Denshaw
Single storey side extension forming lounge.

Recommendation: REFUSAL **The massing of the extension is excessive. Extending in front of the existing building line detracts from its character. Extensions of this type should be set back from the main building. In this location the extension is too large. The fenestration is totally inappropriate, mullion windows are a characteristic of the eighteenth century not the nineteenth. Velux windows should only**

PA/055406 Jamaica Blue Ltd 56 High Street, Uppermill
Removal of condition no. 7 of PA/053995/07 to allow outside areas
to be used by customers.

Recommendation: REFUSAL **The Committee supports the Council in imposing the condition.**

LB/055607 Mr Tim Pellowe Fern Lee Barn, Intake Lane, Greenfield
Rear Conservatory and roof light

Recommendation: REFUSAL **A Conservatory of this kind on a listed building of this type, former agricultural building, is unacceptable. The description of rear of the building is misleading as the North elevation faces across the Valley and the proposed Conservatory would be extremely prominent over a wide area. The use of uPVC is a totally inappropriate choice of materials for a listed building.**

HH/055606 Mr Tim Pellowe Fern Lee Barn, Intake Lane, Greenfield
Rear Conservatory and roof light

Recommendation: See above

PA/055324 Mr Nathan Jones

Barn at side of Green Leach Farm, Off Shiloh Lane, Strinesdale
Change of use of and extension to existing barn to dwellinghouse

Recommendation: REFUSAL

The proposal does not respect the historic integrity and character of the barn. It is inappropriate to create arched barn entrances when they did not exist and in the process remove original features, such as a taking-in door. The balcony arrangement on the gable end is also unacceptable for the same reason. The garden encroachment into the green belt is also unacceptable.

HH/055639 Mr P Simmonds

Luke Lane Head Farm, Roebuck Lane, Strinesdale
Retrospective application for conversion of existing outbuilding into playroom.

Recommendation: REFUSAL

This building has been built in rendered block, this is inappropriate in this setting
