

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 7th December 2009**

There were present: Cllr. Mr. M. Buckley - Chairman
Mr. J. Carr
Mr. D. Chadderton
Mr. R. Darlington
Mr. J. Grayson
Mr. V. Khadem
Mr. D. Sanders

Apologies: Cllr. Mr. B. Cullen

Ref:	Applicant	Location
HH/057362	Ms C Addison	14 Park Lane, Greenfield Replacement of existing garden room and extension to kitchen

Recommendation: APPROVAL

Care should be taken to use matching reclaimed stone and we note that the intention is to reposition the original mullion windows on the kitchen extension; a proposal that is fully supported. The stone removed in extending the kitchen should be re-used as part of the alterations and reclaimed stone slates should be used. A detailed photographic survey of the kitchen area should be carried out before any demolition or alterations are made and a copy deposited with G.M.A.U.

PA/057359	Three 60 Property Investors Ltd and Taggart Homes Lumb Mill - In Administration	Land at the former site of Lumb Mill, Huddersfield Rd, Delph Residential development comprising 41 no. houses and 8 no. apartments (49 units) and required road works including junction improvements
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Recommendation: REFUSAL

This development is well below the standard expected and achieved for similar developments in Saddleworth Conservation areas. The proposed materials are unacceptable, reconstituted stone and red brick are inappropriate in this village setting. Natural stone should be used throughout. The use of coloured render is also very inappropriate in the Pennine context. A recent example of this incongruity is the view of Nudger Green from Wall Hill Road. Recent developments of this size in Conservation areas have successfully avoided these totally inappropriate finishes. Similarly Blue slates or stone should be used for roofing rather than artificial

materials. The designs of the buildings contain some elements which it is felt will detract from the character and appearance of the Conservation area. The previous scheme was found to be unacceptable by this Committee in 2007, the current scheme is little better.

HH/057028 Ms Diana Terry

6 The Square, Dobcross
Erection of pitched roof above existing kitchen

Recommendation: APPROVAL

Subject to the use Blue Slates on the roof not red Marley tiles as shown on one of the drawings. Reclaimed matching stone should be used for external wall.

HH/057306 Dr & Mrs M C Sowden

1 Crib Fold, Dobcross
(1) Two storey rear extension forming living room and enlarged bedrooms.
(2) First floor side extension above part of existing double garage forming bedroom with en-suite bathroom.

Recommendation: REFUSAL

The design scale and massing in this visible position in the Conservation area is inappropriate. Contrary to Policies C1.4 and D1.11 of the U.D.P.

HH/057195 Mr Andrew Simpson

2 Oldham Road, Uppermill
Construction of detached three car garage following demolition of existing double garage

Recommendation: APPROVAL

HH/057201 Mr Andrew Simpson

2 Oldham Road, Uppermill
(1) Two storey side extension forming lounge, bedroom with en-suite
(2) Glazed walkway to rear

Recommendation: REFUSAL

This is a fine early twentieth century house by local architect A J Howcroft, the proposals would significantly detract from its character. The flat roof and Juliet balconies are particularly inappropriate for these reasons if it felt that the proposal is contrary to Policies C1.4 and D1.11 of the U.D.P.

AD/057343 McCarthy & Stone Retirement Lifestyles Limited Warburton Court, High Street, Uppermill Retrospective application for 2 no. free standing signsboards, 4 no. free standing banner signs and 1 no. flag pole.

Recommendation: REFUSAL

It is acknowledged that such advertising is permitted for limited periods however it is felt that these banners seriously detract from the character of the Conservation area

PA/057192 Mr John Howarth 16 Den Lane, Springhead Conversion of existing dwelling into 2 no. dwellings and two storey rear extension.

Recommendation: APPROVAL

LB/057294 Mr M Woods Highfield House, Cooper Street, Springhead Erection of garage

Recommendation: APPROVAL

COMMENTS ON OTHER APPLICATIONS

PA/057287 Mr Manual Montero Adrian Ground Floor, 26 High Street, Uppermill Change of use from shop to tapas bar.

Recommendation:

The committee does not wish to take a view on the change of use but is seriously concerned that this may result in changes of the windows. These are the original windows from the 1840s and sadly the only one to have survived on the High Street, these should be protected at all costs.

PA/057347 Mr J Whitehead New Barn Cottage, Dark Lane, Delph Conversion of barn to form additional bedrooms

Recommendation: REFUSAL

The insertion of a second barn door changes the essential character of this building dating from 1720s. The other proposals are acceptable.

PA/057357 Mrs A Byrom Lower Hilltop Farm, Grains Road, Delph Conversion of and extension to existing former dovecote to form two bedroomed retirement cottage (Re-submission of PA/055595/08)

Recommendation: REFUSAL

This is one of only two dovecotes in Saddleworth and therefore any additions should be secondary to the original building and not detract from the original

character. The massing of the extension is out of proportion and dominates the dovecote, a smaller stone built extension would be more appropriate but it is recognised that this may contravene the Green belt policy but is felt to be right on Conservation grounds.

PA/057413 OMBC (Dave Faulconbridge)

Castleshaw Centre, Waterworks Road, Delph
Creation of artificial caving course.

Recommendation: REFUSAL

This development encroaches on the medieval road through Saddleworth and as such detracts from its setting and may cause archaeological damage, it would also detract from the openness of this part of the green belt.
