

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

There were present: Councillor Mr. M. Buckley – Chairman

Cllrs	Mr. P. Bagley	Mr. A. Hodgkiss
	Mrs. B. Beeley	Mr. K. Hulme
	Mr. K. Begley	Mrs. P. Lord
	Mr. R. Birse	Mrs. A. McInnes
	Mrs. M. Bingley	Mrs. A. Parry
	Mr. D. Heffernan	Mrs. D. Shaw

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Dr. D. Atherton, Mr. W. Cullen, Mr. P. Davenport, Mr. R. Franklin Mr. J. Hudson, & Mr. B. Lord.

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 basic layout is welcome but the materials and elevational treatment are a cause for concern.

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: APPROVAL

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. Inappropriate development in Green belt

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

HH/057178 Mr Paul Braithwaite New Tame House, Tame Lane, Denshaw Erection of timber cabin

Recommendation: APPROVAL

HH/057187 Mrs D Vick Lee Cross Cottage, Lee Side, Diggle Erection of detached building forming double garage and store

Recommendation: APPROVAL

Subject to use of materials that match with the main house

PA/057259 Mr Ahmed Hegab Brimmy Croft Farm, Rochdale Road, Denshaw Change of use of former barns to 2 no. dwellings

Recommendation: REFUSAL

Inappropriate development in the green belt and insufficient marketing

PA/057262 Mr John Carmody Utility Building, Back Lane, Scouthead Conversion of former utility building into dwelling house

Recommendation: REFUSAL

Inappropriate development in the green belt.

PA/057273 S. Ingram and Associates Design Studio, Heights Lane, Delph
Change of use from office to dwellinghouse including
single storey front extension

Recommendation: REFUSAL

Insufficient marketing

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

Recommendation: APPROVAL

The Parish Council will write to the owners of the property asking them to retain the existing windows which date from 1840s and are the only ones to have survived on the High Street.

HH/057288 Mr Roger Wilde 28 Springhead Avenue, Springhead
Front and rear dormer extensions

Recommendation: APPROVAL

Councillor Mrs Barbara Beeley abstained

PA/057305 Mr J McMahon Land at 312 Den Lane, Springhead
Erection of 1 no. dwelling (Re-submission of
PA/056597/09)

Recommendation: APPROVAL

Councillor Mr Mike Buckley abstained

PA/057316 Mr M Beverley 11 Wharmton Rise, Grasscroft
Outline application for detached dwelling with access,
landscaping and layout to be considered. Appearance
and scale to be reserved.

Recommendation: APPROVAL

HH/057319 Mr J Frankell 22 Dacres Road, Greenfield
(1) Part two storey / part single storey side extension
forming kitchen, dining room and bedroom
(2) Covered verandah to rear

Recommendation: APPROVAL

HH/057326 Mr N Wheeler 12 Astbury Close, Springhead
(1) Two storey side extension forming garden store , w.c.,
utility room, kitchen and bedrooms.
(2) Single storey rear extension forming dining room.

Recommendation: REFUSAL

Impact on the residential amenity due to the detrimental effect on the outlook.

HH/057328 Mr Peter Archer

Pickhill Fold, Pickhill Mews, Uppermill
Side Conservatory

Recommendation: APPROVAL

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.

Councillor Mr Mike Buckley abstained

CL/057366 Mr & Mrs Ball

Higher Tunstead Farm, Tunstead Lane, Greenfield
Certificate of lawfulness for proposed development of a greenhouse and garden store

Recommendation: NOTED

HH/057376 Mr J Wooley

43 Heywood Avenue, Austerlands
Single storey front extension forming porch and shower room

Recommendation: APPROVAL

HH/057381 Mr P Hudson

8 Green View Chase, Coverhill Road, Grotton
Two storey rear extension forming utility room and enlarged bedrooms.

Recommendation: REFUSAL

Councillor Mr Mike Buckley abstained

Cramped form of development

HH/057410 Mr John Allmand

24 Wharmton Rise, Grasscroft
First floor side extension

Recommendation: DEFFERED

PA/057264 Mr Ruddy

Oakdene Farm, Standedge, Huddersfield Rd, Diggle
Use of land for the taking off, landing, stationing and
refuelling of helicopters

Recommendation: APPROVAL

Subject to:

- 1. The applicant entering into a legal agreement with Oldham Council to rescind the Certificate of Lawful Use and permitted development rights for the “top pad”.**
- 2. Only one helicopter to be on site at any one time.**

Councillors Mr Mike Buckley & Mrs Dorothy Shaw abstained

HH/057206 Mr Alister Wright

Aysgarth, Gate Head Road, Delph
(1) Ground floor kitchen extension
(2) First floor bedroom and w.c. extension

Recommendation: APPROVAL

HH/057346 Mr J Burgess

7 Poplar Avenue, Grasscroft
Replacement of existing garage

Recommendation: APPROVAL

PA/057413 OMBC (Dave Faulconbridge)

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

Recommendation: APPROVAL

Subject to no adverse effect on the archaeological value of the site

Councillor Mr Mike Buckley abstained

HH/057425 Mr David O'Brien

6 Thornley Lane, Grotton
Two storey rear and single storey side extensions
forming family room, bedrooms, garage, utility room and
w.c.

Recommendation: APPROVAL

Councillor Mrs Barbara Beeley abstained

Road Traffic Regulations – Oldham Rd (Lees / Saddleworth boundary) – received and noted