

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 7th January 2008**

There were present: Mr. R. Birse – Chairman
Mr. M. Buckley – Vice Chairman

Cllrs. Dr. D. Atherton Mr. B. Lord
Mr. P.W. Bagley Mrs. P. Lord
Mr. K. Begley Mrs. A. McInnes
Mr. W. Cullen Mrs. A. Parry
Mr. R. Franklin Mr. P. Renold
Mr. K. Hulme Mrs. D. Shaw
Adele Hayes, Oldham MBC Planning Officer

Apologies Mrs. B. Beeley, Mrs. M. Bingley, Mr. P Davenport, Mr. D. Heffernan, Mr. A. Hodgkiss
Mr. J. Hudson,

Ref: Applicant Location

LB/054315 Mrs. L. Butterworth Barn Adjacent to Fairbanks Cottage, Bleak Hey Nook Lane,
Delph
Conversion and partial rebuilding of former barn to single
dwelling house

Recommendation APPROVAL

The Committee has a number of concerns and approval is subject to the retention of the existing fabric on the front and gable of the building, to demolish and re-build this proportion of the building is an unacceptable loss of historic content. The Committee would strongly recommend that underpinning of the existing foundations is carried out as an alternative to wholesale demolition and rebuild. Another major concern is the extension of the curtilage into the green belt for a garden, a small parking space adjacent to the gable with to the back door would be acceptable. Plantings in the garden would be out of character with the openness of the hillside and would affect the setting of this Grade 2 listed building. The wooden door could possibly be replaced by an appropriate glass panel. We would also like to point out that the two light mullion window shown on the upper part of the roadside elevation should be a three light window

PA/054314 Mrs. L. Butterworth Barn adjacent to Fairbanks Cottage, Bleak Hey Nook Lane,
Delph Conversion and partial rebuilding of former barn into
dwelling house
Change of use of land to garden and provision of parking
space.

Recommendation SEE ABOVE

HH/054103	Mrs. C. Taylor	Stonesbreaks Farm, Stonesbreaks Road Springhead Car Port
Recommendation APPROVAL		Subject to no reflection from roof to annoyance of neighbours
PA/054029	Mr. S. Cook	Rear of 953 Huddersfield Road, Lees Detached garage
Recommendation APPROVAL		
HH/054122	Mr. C. Ball	Higher Tunstead Farm, Tunstead Lane, Greenfield Subdivision of existing house into two dwellings, including two storey side extension forming entrance, kitchen, utility room and staircase to first floor and single storey rear extension forming WC and storage area. Change of use of and extension to existing outbuilding to form dwelling house
Recommendation WITHDRAWN		Invalid Application
PA/054182	Wiggett Homes Ltd	Site adjacent to Knoll Mill, Wellington Road, Greenfield Reserved matters application for substitution of house types to Plots 1 to 5 (inc) 12, 13, 14, 32, 33, 34, and 57 and erection of bin store for apartments. Layout, scale appearance and access to be considered
Recommendation APPROVAL		
PA/054206	Mr. Jones	2 Walkers View, Springhead Demolition of existing house and erection of one dwelling
Recommendation APPROVAL		
HH/054208	Mr. Buckley	21 Clifton Holme, Delph Part single storey, part two storey side and rear extension forming kitchen, dining room, utility room, bedroom and bathroom
Recommendation APPROVAL		
PA/054220	Wiggett Homes Ltd	Land between Huddersfield Canal and River Tame, Knoll Mill Greenfield. Reserved matters application for the erection of 42 apartment and commercial building with Class A1/A3 uses on ground floor and on the first and second floors. Layout, scale, appearance and access to be considered
Recommendation REFUSAL		Inappropriate design – in particular, dormer windows, Juliet Balconies, railings and too much fussy detail

PA/054269 Mr. & Mrs. Prenty New Barn, High Lee Lane, Strinesdale
Conversion of first floor of barn to living accommodation
Erection of front porch

Recommendation APPROVAL

PA/054281 Natures Nursery The Old Vicarage, 36 Stamford Road, lees
Change of use from dwelling to childrens day nursery

Recommendation APPROVAL

HH/054292 Mr. & Mrs. Partington 9 The Grove, Dobcross
Rear conservatory

Recommendation APPROVAL

HH/054300 Mr. & Mrs. A. Dixon Holly House, Hollins Lane, Greenfield
Erection of detached double garage (Resubmission of
HH/053782/07)

Recommendation REFUSAL

Inappropriate design in green belt

PA/054327 Mr. David Talbot and Miss Jane Cooper Land adjacent to 302 Den Lane, Springhead
Erection of one dwelling house

Recommendation APPROVAL

AD/054337 Beckham Estates 16 Oldham Road Springhead
Erection of one illuminated sign (resubmission of
AD/053909/07)

Recommendation APPROVAL

PA/054359 Bullock Construction Ltd Lido House, Oldham Road, Grotton
Demolition of existing communal lounge
Erection of 2 x two storey extensions to convert studio flats to
one bedroomed flats with internal alterations.
Single storey extension to provide new communal facilities

Recommendation APPROVAL

HH/054361 Mr. A. Wharfe 41 Heywood Avenue, Austerlands
Single storey side and rear extension forming garage, utility
room kitchen and lounge
Front porch

Recommendation APPROVAL

HH/054372 Mr. & Mrs. Gabrilatsou The Vicarage, 1 Park Lane, Greenfield
Single storey rear extension forming kitchen and family room
Detached garage

Recommendation APPROVAL

**Subject to use of matching materials (stone) throughout,
rendered walls are unacceptable on a building of this
quality**

HH/054381 Mr. & Mrs. D. Ackerley

52 Sandy Lane, Dobcross
Single storey side utility room extension

Recommendation APPROVAL

Peak District – Brun Clough Farm, Diggle Edge, Saddleworth

Application No. NP/O/1007/0976. Two storey extension to side of existing building and rebuilding of existing dilapidated sun lounge with new lean-to roof

Recommendation APPROVAL

Proposed stopping up and diversion of part of Footpath 76, Greenfield

There were no objections to the Draft report prepared by Unity Partnerships

Peak Park – Consultation on draft Peak Park landscape character assessment

The Local Development Framework Working Group will produce a response to this document

Appeal – Heights Farm, Thurston Clough, Dobcross – 22nd January 2008 at the Civic Centre Oldham.

Date of Appeal noted and received