

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish Council  
held at the Civic Hall, Lee Street, Uppermill on **Monday 7<sup>th</sup> July 2008**

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

Apologises Mr. R. Darlington &, Mr. J. Grayson,

Ref:	Applicant	Location
PA/055137	Premier Homes UK	27 King Street Delph Change of use from shop (A1) to financial and professional services (A2)
<b>Recommendation: APPROVAL</b>		<b>Subject to no change to external appearance of building or landscaping</b>
PA/055105	C.P.Developments Ltd	Woods House, 3 Sugar Lane, Dobcross Erection of two detached garages and creation of one car parking space (Re-submission of PA/054449/08)
<b>Recommendation: REFUSAL</b>		<b>The position of the garage next to the Coach House, although it has been moved from a previous application it is felt it would still have a negative impact on the setting of this listed building. If approved it is important that the garage's construction should be in reclaimed stone to match the existing house and garden walls. The roofing should be of local graded stone grey slate, not Pink Indian flags</b>
Councillor Buckley declared an interest		
PA/055107	C.P.Developments Ltd	Woods House 3 Sugar Lane Dobcross Erection of one detached garage
<b>Recommendation: REFUSAL</b>		<b>The position of the garage would dominate the approach and the view from the drive, would have a detrimental effect on the setting of this important 18<sup>th</sup> Century listed building. If approved it is important that the garage's construction should be in reclaimed stone to match the existing house and garden walls. The roofing should be of local graded stone grey slate, not Pink Indian flags</b>
Councillor Buckley declared an interest		
HH/055263	Dr. &Mrs. M.C.Sowden	1 Crib Fold, Dobcross First floor extension over existing garage forming two bedrooms with en-suite.
<b>Recommendation: APPROVAL</b>		

HH/055166	Mr. M. Cunningham	The Ashes, Lark Hill Lane, Delph Two storey side extension forming garage with covered balcony above
<b>Recommendation: REFUSAL</b>		<b>The style of the extension is completely out of character with the existing building. The covered balcony is inappropriate in the Delph Conservation Area</b>
HH/055167	Mr. Ian Haigh	The Beeches, 30 Huddersfield Road Delph Two storey side extension forming lounge and bedroom with en-suite bathroom
<b>Recommendation: REFUSAL</b>		<b>The style of the extension is completely out of character with the existing building. The large picture windows and Juliet balcony are quite inappropriate.</b>
LB/055262	Mr. S. Kelly	Cherry Top Farm, Rochdale Road Denshaw Single storey front kitchen extension
<b>Recommendation: REFUSAL</b>		<b>The changes are too extensive and would affect the essential character of the listed building. The changes required to the original building would destroy a large amount of fabric of the original building</b>
HH/055259	Mr. S. Kelly	Cherry Top Farm, Rochdale Road Denshaw Single storey front kitchen extension
<b>Recommendation: REFUSAL</b>		<b>The changes are too extensive and would affect the essential character of the listed building. The changes required to the original building would destroy a large amount of fabric of the original building</b>
AD/055004	Jamaica Blue Ltd	56 High Street, Uppermill Erection of one illuminated sign
<b>RECOMMENDATION : REFUSAL</b>		<b>Out of Character in the Conservation Area</b>
AD/055215	Mr. Nigel Hill	56 High Street, Uppermill Erection of one non-illuminated sign
<b>RECOMMENDATION: REFUSAL</b>		<b>Out of Character in the Conservation Area</b>
HH/055213	Mr. Luke Penney	Springhead Cottage, Heights Lane, Delph Single storey side extension forming lounge, WC and cloakroom Conversion of loft space to form two bedrooms with en-suite bathrooms
<b>RECOMMENDATION: REFUSAL</b>		<b>The Listed building application has not been considered as it was invalid at the last meeting.</b>