

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

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

Cllrs. Mrs. B. Beeley Mr. A. Hodgkiss  
Mr. K. Begley Mr. J. Hudson  
Mrs. M. Bingley Mr. K. Hulme  
Mr. W. Cullen Mrs. P. Lord  
Mr. R. Franklin Mrs. A. McInnes  
Mr. D. Heffernan Mr. P. Renold  
Mrs. D. Shaw  
Adele Hayes – OMBC Planning Officer

Apologies Dr. D. Atherton. Mr. P. Bagley. Mr. P. Davenport Mr. P. Lord, Mrs. A. Parry

Applications

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 that 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 (Cllr. Buckley declared an interest)</b>
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 flag (Cllr, Buckley declared an interest)</b>

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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>
PA/054930	Director of Environmental Services	Land adjacent to Thorns Clough, Diggle Tip, Sam Road Diggle Erection of viewing platform Creation of pedestrian access to existing public footpath on Huddersfield Road. (Re-submission of PA/053833/07)
<b>Recommendation approval</b>		<b>Subject to provision of safety barriers on Huddersfield Road</b>
HH/055002	Mr. T. Garlick	3 Abels Lane, Uppermill Raised patio at front of property
<b>Recommendation APPROVAL</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>

PA/055053	Mr. M. Hammond	Higher House Cottage, Thurston Clough Road Delph Erection of double garage and stable following demolition of existing single garage and stable building
<b>Recommendation APPROVAL</b>		
PA/055085	Mr E. Mercer	Land at The Park, Grasscroft Renewal of PA/049263/05 for outline planning consent for dwelling with garage, all matters reserved
<b>Recommendation APPROVAL</b>		
PA/055089	Mr. R. Whittaker	Millcroft Farm, Millcroft Lane, Delph Change of use of farm building to dwellinghouse
<b>Recommendation APPROVAL</b>		
AD/055128	Marston Inns and Taverns	The Kingfisher Public House, Land between Huddersfield Canal and the River Tame, Knoll Mill Greenfield Erection of various illuminated signs
<b>Recommendation APPROVAL</b>		
PA/055134	The Woolpack Inn	2 Dobcross New Road, Dobcross Erection of smoking shelter to rear
<b>Recommendation APPROVAL</b>		
HH/055155	Mr. N. Nelson	4 The Grove, Dobcross Part two storey/part single storey side and rear extension forming garage, utility room, WC, lounge and bedrooms <b>Impact on adjacent properties</b>
<b>Recommendation REFUSAL</b>		
HH/055168	Mr. Warren Standring	Springhill Cottage, Spurn Lane Diggle Single storey side extension forming kitchen
<b>Recommendation APPROVAL</b>		
HH/055169	Mr. &Mrs. R. Gardner	102 Stoneswood Road Delph Front and rear dormer extensions <b>inappropriate development (Cllr. Mr. J. Hudson abstained)</b>
<b>Recommendation REFUSAL</b>		
PA/055175	Mr.&Mrs. J.P. Kenny	Land rear of 30 Platt Lane, Dobcross Erection of one dwelling <b>Inappropriate development in green belt</b>
<b>Recommendation REFUSAL</b>		
HH/055190	Mr. I Ahmed	2 Springhead Avenue, Springhead Front and rear dormer extensions
<b>Recommendation APPROVAL</b>		
PA/055192	Manchester Diocesan	Holy Trinity C of E School, Delph New Road, Dobcross Single storey extension forming before and after club for children <b>Due to special circumstances (Cllr, Renold declared an interest)</b>
<b>Recommendation APPROVAL</b>		

PA/055194	Tesco Stores Ltd	Land adjoining Knoll Mill, Frenches Wharf, Greenfield Removal of Condition 7 on PA/040885/00 relating to provision of industrial unit
<b>Recommendation DEFERRED</b>		
HH/055195	Mr. & Mrs. Tomlinson	The Bungalow, Stoneswood Farm, Stoneswood Road Delph Front porch extension <b>(Cllr Mrs. McInnes declared an interest)</b>
<b>Recommendation APPROVAL</b>		
HH/055196	Mr. M. Arthur	7 Oaklands Park, Grasscroft Rear patio doors and balcony with decking
<b>Recommendation APPROVAL</b>		
PA/055200	Mr. David Talbot	Land adjacent to 302 Den Lane, Springhead Erection of one dwellinghouse (Re-submission of PA/054327/08)
<b>Recommendation APPROVAL</b>		
HH/055202	Mr. Steve Southern	7 Buckley Drive Denshaw Single storey side extension and single storey rear extension forming additional living space
<b>Recommendation APPROVAL</b>		
HH/055204	Mr. Godfrey Adams	11 Springmeadow Lane, Uppermill Single storey rear extension to kitchen
<b>Recommendation APPROVAL</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>Would change the character of the Listed Building</b>
<b>Recommendation REFUSAL</b>		
LB/055120	Mr. Luke Penney	Springhead Cottage, Heights Lane, Delph Single storey side extension forming lounge, WC and cloakroom Conversion of loft space to form 2 bedrooms with en-suite <b>Would change the character of the Listed Building</b>
<b>Recommendation REFUSAL</b>		
HH/055214	Mr. Neil Meah	5 Burnedge Lane, Grasscroft First floor front extension with 'Juliet' balconies to windows <b>(Cllr. Mr. J. Hudson abstained)</b>
<b>Recommendation APPROVAL</b>		
AD/055215	Mr. Nigel Hill	56 High Street, Uppermill Erection of one non-illuminated sign
<b>Recommendation APPROVAL</b>		
HH/055221	Ms. L. Butterworth	29 Ainley Wood Delph Two storey rear extension forming kitchen, dining area and bedrooms
<b>Recommendation APPROVAL</b>		

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HH/055225 Mr. M. Whitehead 48 Springhead Avenue, Springhead  
Demolition of existing garage and rebuild new garage and low retaining wall

**Recommendation APPROVAL**

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PA/055226 Mr. M. Kershaw Land between 3 and 5 Roebuck Lane, Strinesdale  
Erection of one detached dwelling house

**Recommendation REFUSAL** **Inappropriate development on Green Belt**

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AG/055245 Mr. Christopher Illingworth Crown Point Farm, Quick Edge Road, Lydgate  
Prior notification of agricultural development to provide covering to existing cobbled yard area to permit secure storage of agricultural machinery, equipment and hay etc.

**INVALID APPLICATION**

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PA/055249 Chapman (Saddleworth) Ltd Plots 1, 2 and 3, Friezland Lane, Greenfield  
Three terraced dwellings

**Recommendation APPROVAL** **(Cllr. Mr. J. Hudson abstained)**

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HH/055250 Mr. Wilson 216 Oldham Road Lydgate  
Rear conservatory

**Recommendation APPROVAL**

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**Road Traffic Regulation**

**The Square, Sugar Lane, Woods Lane, Platt Lane, Dobcross**

**Temporary prohibition of driving**

This was noted and received.