

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 June 2010

There were present: Cllr. Mr. M. Buckley - Chairman
Cllr. Mr. B. Cullen – Vice Chairman
Mr. J. Carr
Mr. D. Chadderton
Mr. J. Grayson

Apologies: Mr. R. Darlington, Mr. V. Khadem & Mr. D. Sanders

Ref:	Applicant	Location
HH/058159/10	Mr Mark Roberts	13 Steadway, Greenfield 1. Two storey side extension forming enlarged lounge and bedroom 2. Single storey rear extension forming enlarged kitchen, dining room and utility room 3. First floor extension forming bedroom and bathroom 4. Front porch

Recommendation: APPROVAL

The proposal will not have a significant impact on the appearance of the Conservation area. The design leaves much to be desired, in particular, the large window on the first floor of the side elevation is out of character.

HH/058156/10	Mr Bradley	16 Ridings Court, Dobcross Two storey side extension forming study, balcony and bedroom. (Re-submission HH/057570/09)
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Recommendation: APPROVAL

Will have no effect on the appearance or character of the Conservation Area.

PA/058164/10	Mrs C McDonnell	The Coaching House, Woods House, 3 Sugar Lane, Dobcross Extension of time limit for previously approved PA/52765/07 for conversion of coaching house into two bedroomed dwelling with single storey side extension.
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Recommendation: NOTED

HH/058085/10	Mr J Matthews	7 Mount View, off Den Lane, Uppermill 1. Front porch 2. Rear porch and store 3. Single storey detached building forming garden room
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Recommendation: REFUSAL

The addition of a front porch on this fine unspoilt Victorian Terrace is to be strongly condemned. This would set a very undesirable precedent and would lead to a significant loss of character. As the rear of

the building is not generally visible there are no objections to items 2 & 3.

PA/058204/10 Mr A Arthurs

Land to the North of Den Lane, Uppermill
Outline application for the erection of 2 no. dwellings following the demolition of existing garages. Access, appearance, layout and scale to be considered. Landscaping to be reserved (Re-submission PA/057250/09)

Recommendation: REFUSAL

The main objection to these two cottages is one of massing and scale. The roof line has been raised significantly above the level of the adjoining cottages to accommodate a third storey and detracts from the appearance of the houses on each side. Any new building in this location should be in re-claimed stone

One member of the Committee abstained

LB/058162/10 Mr W Lawson

Kirklea, Gellfield Lane, Uppermill
1. Partial removal of internal wall
2. Provision of decorative vestibule
3. Removal of cedar board ceiling and replacement with plaster finish
4. Stone flagged floor and removal of external boarding above front door and replacement with rendered panel.

Recommendation: REFUSAL

The removal of an original wall and other features of this Grade 2 listed building is contrary to PPS5 Practice Guide 2010, para. 179.

LB/058219/10 Mr S Hill

Valenciennes Farm, Thurston Clough Road, Delph
1. First floor extension above existing garage forming living room
2. New door opening

Recommendation: REFUSAL

The scale and massing of the extension to this Grade 2 listed building is unacceptable. The style of the developments are too dominant and out of character, contrary to PPS5 Practice Guide 2010, paras. 185 & 186.

HH/058218/10 Mr Stephen Hill

Valenciennes Farm, Thurston Clough Road, Delph
First floor extension above existing garage forming living room

Recommendation: As above

COMMENTS ON OTHER APPLICATIONS

PA/058169/10

Mr S Sedgewick

Tatchins Barn, Church Road, Uppermill
Conversion of existing barn to holiday let

Recommendation: APPROVAL

The loss of this historic barn is regretted. However the proposals will secure the future of the building and are felt to be sympathetic. The name Tatchins Barn should be retained after the conversion.

Peak Park application – NP/O/0410/0332 – Candy Cottage, Pobjgreen, Uppermill

Retrospective application for listed building consent for internal layout changes

Recommendation: APPROVAL

We regret that this work was done without Planning Permission and this application is retrospective.