

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 7th June 2010**

There were present: Councillor Mr. W. Cullen - Chairman
Councillor Mr. M. Buckley – Vice Chairman
Cllrs Mr. P. Bagley Mr. B. Lord
Mr. K. Begley Mrs. P. Lord
Mr. R. Birse Mrs. A. McInnes
Mr. A. Hodgkiss Mrs. A. Parry
Mr. K. Hulme Mrs. D. Shaw

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Dr. D. Atherton, Mrs. B. Beeley, Mrs. M. Bingley, Mr. P. Davenport, Mr. R. Franklin, Mr. D. Heffernan, & Mr. J. Hudson.

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

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: APPROVAL

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

Recommendation: SPLIT DECISION

1. 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.

2. APPROVAL

3. APPROVAL subject to it being sited further away from the main building

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

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/05821810	Mr Stephen Hill	Valenciennes Farm, Thurston Clough Road, Delph First floor extension above existing garage forming living room
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Recommendation: As above

PA/057952/10	Mr S Wharton	Land adjacent to 311 Huddersfield Road, Diggle Erection of 1 no. dwelling
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Recommendation: APPROVAL

CL/058019/10	Mr J Humphreys	Lower Hills Farm, Burnedge Lane, Grasscroft Certificate of lawfulness for proposed single storey side extension
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Recommendation: NOTED

HH/058112/10	Mrs A Chrisham	33 Ivygreen Drive, Springhead 1. Single storey side extension forming garage, kitchen, shower room, and bedroom 2. Front porch
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Recommendation: APPROVAL

PA/058155/10	J W Lees & Co (Brewers) Ltd	19 – 21 King Street, Delph Removal of condition no 4 PA/044595/03 to allow unrestricted use of door from King Street into the restaurant area
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Recommendation: APPROVAL
Councillor Ken Hulme abstained

PA/058163/10	Bullock Construction Ltd	Blocks 1 – 5 Hood Square, Springhead 1. Erection of lift shaft and entrance 2. Single storey extension 3. Boundary fence and landscaping
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Recommendation: APPROVAL

PA/058167/10	Saddleworth Rangers A.R.L.F.C.	Saddleworth Rangers, Shaw Hall Bank Rd, Greenfield Erection of new club house with associated car parking
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Recommendation: APPROVAL
Councillor Mike Buckley abstained

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.

HH/058175/10 Mr P Jones 33 Brookside Avenue, Grotton
1. Single storey side extension forming kitchen
2. First floor rear bedroom extension

Recommendation: APPROVAL

HH/058193/10 Ms Smythe 142 Wall Hill Road, Dobcross
1. First floor side extension above existing garage forming bedroom with en-suite bathroom
2. Entrance porch

Recommendation: APPROVAL

PA/058194/10 People, Community & Society Directorate Greenfield CP School, Shaw Street, Greenfield
Single storey extension forming craft room

Recommendation: APPROVAL subject to the materials being agreed with the Planning Officer

PA/058197/10 Tesco Stores Ltd Land adj. Chew Valley Road, Greenfield
Erection of site development boards and site consultant board

Recommendation: APPROVAL for a period of 2 years

HH/058205/10 Mr L Hult 28 Burnedge Lane, Grasscroft
1. Erection of rear decking area
2. Alterations to existing roof
3. Installation of patio doors to rear elevation

Recommendation: APPROVAL

AG/058209/10 Mrs A Heathcote Higher Quick Farm, Stockport Road, Lydgate
Erection of agricultural building for the keeping of livestock

Recommendation: NOTED - already determined

PA/058214/10 Ms J Phethean Rams Clough Farm, Oldham Road, Denshaw
Extension of time for previously approved application
PA/52381/06 for erection of 2 no. garages following
demolition of existing out buildings

Recommendation: APPROVAL

CL/058217/10 Mr Watson Watersgate, Huddersfield Road, Delph
Certificate of lawfulness for an existing detached garage

Recommendation: NOTED

HH/058221/10 Mr S Shaw 29 Manchester Road, Greenfield
Front porch

Recommendation: REFUSAL

Detracts from the character of the dwelling and the terrace row as a whole, contrary to U.D.P. policy D1.1

HH/058227/10 Mr I McMahon Land at Cooper Street, Springhead
Detached garage

Recommendation: REFUSAL

Detrimental to highway and pedestrian safety.

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.