

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 September 2009

There were present: Councillor Mr. M. Buckley– Chairman
Mr. J. Carr
Mr. D. Chadderton
Mr. R. Darlington
Mr. J. Grayson
Mr. V. Khadem
Mr. D. Sanders

Apologies: Cllr. Mr. B. Cullen

Ref:	Applicant	Location
HH/056743	Mr. Alun Ireland	8 Dumfries Avenue, Denshaw 1) Two storey side extension forming kitchen, store, WC, bedroom and bathroom 2) Front Porch

Recommendation: APPROVAL

HH/056902	Mrs. F. Sutherland	Hillside, Nicker Brow, Dobcross Single storey front extension forming kitchen and WC
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Recommendation: APPROVAL **Subject to the new windows to match the vertical proportions of the existing windows and use of matching materials throughout.**

Cllr. Buckley declared an interest and did not participate in the discussion

PA/056830	Wiggett Construction	Block 'N', Royal George Mills, Church Road, Greenfield Substitution of house types on Plots 52-58 and 60
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Recommendation: **The Committee are unable to comment on this as insufficient information has been provided**

PA/056773	Mr. J. Howarth	14 High Street and 1 Bridge Street, Uppermill Change of use of ground floor from retail shop to fish and chip shop and café
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Recommendation: APPROVAL **Subject to the retention of existing raised footpath and steps. The original railings should be re-installed in the same arrangement as before and be of an appropriate design for a Conservation Area. The proposal appears to block the right of way across the pavement.**

COMMENTS ON OTHER APPLICATIONS

HH/056613 Ms. J. Furnell

3 Springfield Farm, Friezland Lane, Greenfield
Detached garage

Recommendation: REFUSAL

This is in the cartilage of a Grade 2 listed Building (144) and the building of a garage would adversely affect it's setting. There is no mention of materials which would be a fundamental factor in determining an application of this kind. The garage would be inappropriate development in the green belt.

PA/056915 SGB Properties

Land adjacent 3 Tame Street, Uppermill
Residential development comprising 5 no. apartments

Recommendation: REFUSAL

Although the use of reclaimed materials is welcome and appropriate in this setting the design is unsatisfactory and would have a negative effect on the streetscape in this part of Conservation Area. The archway over the vehicle passage, in particular, is incongruous on a detached dwelling of this type and the two cramped narrow entrance doors are out of character with the rest of the street.

BT Red Telephone kiosk – together with the red post boxes these make a valuable contribution to Saddleworth street scene and heritage. They are also in general felt to have tourist values, are well liked by the public and their iconic designs are synonymous with the English town and country. Although some of them could be sacrificed, e.g. Delph Crossroads, it is felt that the majority play an important role and should be saved; many are in conservation areas and some are Grade 2 listed.

We accept that their existing use as telephones can no longer be justified. We feel that either new uses should be found or that the boxes should be put in good order, locked and remain as outstanding examples of good quality public art.

It would be a good idea if local businesses or community groups could adopt a telephone box. The Committee would welcome being involved in future discussions.

Jamaica Blue – the Committee and many members of the public are concerned about the situation in front of this cafe. The design has not been considered by this Committee or the Parish Council and is felt to be totally unacceptable in this sensitive part of the Conservation Area. It is our understanding that the design of the railings and paving has yet to be approved. We would request that the Parish Council forwards our concerns to Oldham Council with a request for a more appropriate design.