

Minutes of the Meeting of the Planning 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

Cllrs	Dr. D. Atherton	Mr. A. Hodgkiss
	Mr. P. Bagley	Mr. J. Hudson
	Mrs. B. Beeley	Mr. K. Hulme
	Mr. R. Birse	Mrs. A. McInnes
	Mr. R. Franklin	Mrs. A. Parry
	Adele Hayes – OMBC Planning Officer	

Apologies: Cllrs. Mr. K. Begley, Mrs. M. Bingley, Mr. W. Cullen, Mr. P. Davenport, Mr. D. Heffernan, Mr. B. Lord, Mrs. P. Lord, Mr. P. Renold & Mrs. D. Shaw

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: APPROVAL

Cllrs. Mr. M. Buckley & Mr. J. Hudson abstained

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: REFUSAL

Adverse effect on the amenities of neighbouring properties and Highway safety issues.

Mr Hazlehurst addressed the meeting, a written submission from the agent was considered by the Committee

PA/056485 Mr. D. Mercer Land adjacent to 39 Manchester Road, Greenfield
Erection of 1 no. detached dwelling

Recommendation: APPROVAL
Cllrs. Mr. M. Buckley & Mr. J. Hudson abstained

HH/056613 Ms. J. Furnell 3 Springfield Farm, Friezland Lane, Greenfield
Detached garage

Recommendation: APPROVAL **Subject to the use of matching reclaimed materials.**

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.**

TC/056956 BT Openreach Land adjacent 76 Oldham Road, Springhead
Prior notification for the erection of telecommunications equipment cabinet

Recommendation: NOTED

TC/056965 BT Openreach Land adjacent to 25 Lane Drive, Grotton
Prior notification for the erection of telecommunications equipment cabinet

Recommendation: NOTED

PA/056990 Quantum Star Ltd Land at former Lumb Mill, Huddersfield Road, Delph
Outline application for residential development of 14 no. units and parking for existing office block. Access, appearance, layout and scale to be considered. All other matters reserved

Recommendation: DEFERRED
Cllrs. Mr. M. Buckley & Mr. J. Hudson abstained

PA/056991 Mr. J. Beverley Land adjacent to 21 Lovers Lane, Grasscroft
Erection of 1 no. dwelling (Re-submission of PA/056469/09)

Recommendation: APPROVAL
Cllrs. Mr. M. Buckley & Mr. J. Hudson abstained

PA/057009 Bullock Construction Ltd Old Mill House, Old Mill Lane, Springhead
Erection of a single storey external bin store

Recommendation: APPROVAL

HH/056760 Mr. T. Bradfield 40 Grove Road, Uppermill
Front porch

Recommendation: APPROVAL

PA/056764 Mr. Martin Hammond Higher House Cottage, Thurston Clough Road, Delph
Replace existing single garage and stable with 2 no. stables and
tack room. (Re-submission of PA/55053/08)

Recommendation: APPROVAL

HH/056772 Mr. S. Iqbal 2 The Spinney, Scouthead
Retrospective application for the formation of a window opening
in the side elevation of the rear extension.

Recommendation: APPROVAL

PA/056787 Mr. Pat Kelly Pastures House, Huddersfield Road, Scouthead
Erection of 1 no. detached house

Recommendation: APPROVAL

HH/056790 Mr. & Mrs. Hughes 5 Oaklands Park, Grasscroft
Single storey rear extension forming utility room

Recommendation: APPROVAL

HH./056816 Mr. S. Khan 3 Higher Lydgate Park, Grasscroft
Single storey side extension forming bedroom with en-suite
bathroom

Recommendation: APPROVAL

HH/056828 Mr. R. Godfrey Vale Cottage, Dean Head, Diggle
First floor extension involving increase in ridge height of roof to
form bedroom with en-suite bathroom

Recommendation: APPROVAL

Subject to the use of matching materials

PA/056831 People, Community & Society Directorate
Satellite Youth Centre, Wellington Road, Greenfield
Single storey extension to existing youth building to create
reception, office accommodation, toilets, meeting room, store
rooms and child/crèche area

Recommendation: DEFERRED

HH/056842 Mr. Edward Holroyd

54 Delph New Road, Delph
First floor side extension forming bedroom

Recommendation: APPROVAL

PA/056843 People, Communities &
Families Directorate

St. Annes C of E Primary School, Cedar Lane, Grasscroft
Single storey extension to existing after school unit to create
childrens centre unit

Recommendation: APPROVAL

CL/056844 Ms. Joanne Boase

29 Huddersfield Road, Diggle
Application for Certificate of Lawful Development for a proposed
rear conservatory

Recommendation: NOTED

PA/056852 Mr. & Mrs. Martin

23 Beech Lane, Grasscroft
Erection of 1 no. dwelling following demolition of existing
bungalow

Recommendation: APPROVAL

PA/056853 Mr. C. Wilcox

Applebys, Mossley Road, Oldham Road, Grasscroft
Reserved matters application for the erection of a two storey
office block. External appearance to be considered

Recommendation: APPROVAL

PA/056855 Mr. P. Sewell

Holly Grove Farm, Ward Lane, Diggle
Change of use from holiday let to granny flat

Recommendation: APPROVAL

PA/056859 LDL Leisure Ltd

Clough Manor, Rochdale Road, Denshaw
Erection of single storey storage building

Recommendation: REFUSAL

Have not demonstrated special circumstances

CL/056864 Mr. Rex Sheperdson

Higher Moordale, Huddersfield Road, Diggle
Conservatory

Recommendation: NOTED

PA/056873 Executive Director

Friezland Primary School, Church Road, Greenfield
Erection of canopy to provide a covered play area

Recommendation: APPROVAL

TC/056878 BT Openreach

Land opposite 1 Station Road, Grotton
Prior notification for the erection of telecommunications
equipment cabinet

Recommendation: NOTED

HH/056901 Mr. N. Jackson

18 North Rise, Greenfield
First floor rear balcony

Recommendation: APPROVAL

TC/056904 BT Openreach

Land at Heywood Lane/rear of 40 Rivington Road, Springhead
Prior notification for the erection of telecommunications
equipment cabinet.

Recommendation: NOTED

Consultation on Greater Manchester Waste Plan – The responses are being analysed, the Preferred Options report is timetabled for public consultation in November 2009.

Pollution Prevention and Control Regulations – Appeal – Birks Quarry – the appeal is on Wednesday & Thursday.

BT Red telephone kiosks – a report is being prepared for the next meeting of the Finance & General Purposes Committee.

Jamaica Blue – the current arrangement at the front of the establishment is temporary, whilst the new railings are being manufactured.