

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 8th October 2007**

There were present: Cllr. Mr. M. Buckley - Chairman
Cllr. Mr. R. Birse – Vice Chairman
Mr. D. Chadderton
Mr. R. Darlington
Mr. J. Grayson
Mr. D. Latimer
Mr. D Sanders

Observer – Cllr. Mrs. A. McInnes

Apologises Mr. J. Carr & Mr. V. Khadem

Ref:	Applicant	Location
PA/053920	Mr. Richard Skeldon	6 King Street, Delph Conversion of commercial shop basement and part of ground floor into one bedroomed flat
Recommendation APPROVAL		Since external appearance of building substantially unaltered
PA/053958	Ray Brereton	5 Diglea, Diggle Pitched roof to existing flat roofed garage
Recommendation APPROVAL		Subject to use of reclaimed stone and natural blue slates
HH/053955	Dr.&Mrs.M. C Sowden	1 Crib Fold, Dobcross Single storey kitchen extension Two storey side extension forming double garage and two bedrooms with en-suite bathrooms Rear conservatory
Recommendation REFUSAL		This is already a large detached dwelling and further extension as proposed are completely out of character with the rest of the neighbouring properties. This degree of over development would not maintain the character of the conservation area. The excessive window treatment and the addition of dormers are not in harmony with the original building. See for example Peak District National Park Authority design guide for extensions Paras 7.8 and 7.9

PA/053773	Tamewater Developments	Tamewater Mill, Delph New Road, Dobcross Amendments to approved housing development (PA/051241/06) involving repositioning of two semi detached dwellings (Plot 28 and 29), additional one apartment and internal alterations to apartment block and provision of first/second floor link on plots 24 and 25.
Recommendation APPROVAL		This will not significantly alter the appearance of the proposed development
PA/053826	The Green Deli	74 High Street, Uppermill Change of use of ground and first floors to delicatessen (Class A1)
Recommendation APPROVAL		Subject to no change to external appearance
PA/053859	Channel Corporation	First floor, 42 High Street, Uppermill Change of use from shop to mixed retail use and 'power plate' studio
Recommendation APPROVAL		Subject to no change to external appearance
PA/053897	Mr. Broadhurst	24 High Street, Uppermill Change of use of ground and first floors from retail (ClassA1) to estate agents (ClassA2)
Recommendation APPROVAL		Subject to no change to external appearance
PA/053908	Mr. J. Howarth	14 High Street, Uppermill Change of use from dwelling house to mixed shop/office use (Class A1/A2) and dwelling house
Recommendation APPROVAL		If possible the present unsuitable plastic windows should be changed to something more in keeping within the Conservation area
PA/053995	N. Hill Pennine Properties	56 High Street Uppermill Change of use to café bar with first floor flat
Recommendation APPROVAL		It is regretted that the original Georgian windows have been changed to uPVC. Any new signage should be submitted for approval.
LB/053890	Mr. Dronsfield	Former Manor House Farm, Wall Hill Road, Dobcross Additional rooflights and amended garage details
Recommendation APPROVAL		

LB/053971 Mrs. A. Conroy	Land adjacent to Lane View, Coverhill Road, Grotton Erection of one dwelling house
Recommendation REFUSAL	The Committee was divided, but on balance it was felt the additional building in the garden of this Grade 2 listed building would detract from its setting. Should Planning Permission be granted it is strongly recommended that the building is constructed from re-claimed natural stone and stone slates
PA/053898 Mrs. A. Conroy	Lane View, Coverhill Road, Grotton Erection of one dwelling house
Recommendation SEE ABOVE	
LB/053984 A. Devine	Higher Cross House, Higher Cross Lane, Uppermill Replacement windows to dining room and two rear bedrooms at first floor
Recommendation APPROVAL	It would appear that this submission is retrospective and this is regretted
PA/053721 Mrs. J. Longden	Hustead Farm, Husteads Lane, Dobcross Erection of one replacement dwelling house
Recommendation REFUSAL	Inappropriate development in the Green Belt. Which will negatively affect the setting of a number of historical buildings
PA/053833 Environmental Services Directorate	Land adjacent to Thorns Clough, Diggle Tip, Sam Road Diggle Erection of viewing platform. Creation of pedestrian access to existing footpath on Huddersfield Road, Installation of two weirs
Recommendation DEFER	This planning application should be subject to wide scale public consultation before approval is granted