

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

There were present: Cllr. Mr. R. Birse – Chairman
Cllr. Mr. M. Buckley – Vice Chairman

Cllrs. Dr. D. Atherton Mr. R. Franklin
Mr. P.W. Bagley Mr. J. Hudson
Mrs. B. Beeley Mr. K. Hulme
Mr. K. Begley Mrs. P. Lord
Mrs. M. Bingley Mrs. A. McInnes
Mr. B. Cullen Mrs. D. Shaw

Adele Hayes, OMBC Planning Officer

Apologies: Cllrs Mr. P. Davenport, Mr. D. Heffernan, Mr. A. Hodgkiss, Mr. B. Lord,
Mrs. A. Parry & Mr. P. Renold

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 is 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.
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. This will not significantly alter the appearance of the proposed development
Recommendation APPROVAL		
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 REFUSAL		Loss of amenity and noise nuisance to neighbouring property
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 APPROVAL		
PA/053898	Mrs. A. Conroy	Lane View, Coverhill Road, Grotton Erection of one dwelling house
Recommendation As 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/053665	Mr. Kevin Byrne & Mr. Steve Wilson	Land at rear of 5 and 7 Wharmton Rise, Grasscroft Outline application for two detached houses with layout and access to be considered. All other matters reserved
Recommendation REFUSAL		Negative effect on Street Scene and relationship to other properties, U.D.P. D.1.1.. Also concerns about highways safety.
PA/053721	Mrs. J. Longden	Hustead Farm, Husteads Lane, Dobcross Erection of one replacement dwelling house
Recommendation APPROVAL		Subject to conformation of Agricultural need
PA/053853	Rivergate Developments Ltd.	3 and 5 Delph New Road, Dobcross Substitution of house type of Plot 2 including car port extension to garage
Recommendation REFUSAL		Size of car port
PA/053812	Mr.& Mrs. P Harley	1 Grotton Meadows Grotton Erection of one dwelling house following demolition of existing bungalow
Recommendation APPROVAL		
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 APPROVAL		Subject to provision of safety barriers on Huddersfield Road
HH/053846	Mr. Bird	7 Abels Lane, Uppermill Detached garage and raised patio following demolition of existing garage
Recommendation APPROVAL		
HH/053882	Mr. Milner	6 Slades View Close, Diggle Two storey side extension forming porch, utility room, WC, dining area and bedroom with en-suite bathroom
Recommendation APPROVAL		

HH/053889 Mr. Woodward 9 Rush Hill Terrace, Uppermill
Conversion of and extension to garage to form store, utility room and sun lounge and first floor extension forming bedroom with en-suite bathroom. (Re-submission of HH/053502/07)

Recommendation APPROVAL

HH/053905 Mrs. Wardle 2 Astbury Close, Springhead
First floor bedroom extension and rear conservatory

Recommendation APPROVAL

AD/053909 Beckham Estates 16 Oldham Road, Springhead
Erection of one illuminated sign

Recommendation APPROVAL

PA/053913 Tesco Stores Ltd Land adjacent to Chew Valley Road, Greenfield
Reserved matters application for erection of 25,000 sq. ft. (gross) retail foodstore and 13,500 sq. ft. industrial unit with associated parking, servicing and landscaping. Scale, appearance and landscaping to be considered

Recommendation DEFFERED

HH/053935 Mr. & Mrs. Matthews 5 Carr Lane, Greenfield
Detached conservatory

Recommendation APPROVAL

HH/053936 Mr. & Mrs. M. Kenny 17 Palinwood Road, Delph
Single storey side extension forming garage, utility room, Rear conservatory
Front porch
Front and rear dormer extensions

Recommendation APPROVAL

HH/053948 Mr. & Mrs. M. Heap 61 Palinwood Road, Delph
Part two storey, part single storey side/rear extension forming garage, dining room and bedroom with en-suite bathroom. Two storey side extension forming lounge and bedroom with en-suite bathroom

Recommendation APPROVAL

PA/053951 Chapman (Saddleworth) Ltd Land on Friezland Lane, Greenfield
Revised design for detached house on Plot 17

Recommendation APPROVAL

HH/053974 Mr. & Mrs. Hayes

17 Delph Lane, Delph
First floor rear extension forming bedroom and front dormer extension

Recommendation APPROVAL

HH/053997 Mrs. R. Potts

14 Beechfield Grasscroft
Single storey rear extension forming kitchen, utility room and bathroom
Pitched roofs to front and rear bay windows

Recommendation APPROVAL

HH/053999 J. & J. Heywood

212 Oldham Road, Lydgate
First floor rear extension forming bedrooms (Re-submission of HH/053501)

Recommendation APPROVAL

HH/054019 Mr. Finch

9 Higher Lydgate Park, Grasscroft
Single storey side extension forming attached garage

Recommendation APPROVAL
