

Minutes of the Meeting of the Conservation Area Advisory Committee of Saddleworth Parish
Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 8th September 2008**

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 Councillor Mr. R. Birse & Mr. D. Latimer

Ref: Applicant Location

AD/055449 United Co-op Pharmacy 28 King Street, Delph
Erection of one illuminated fascia sign and one illuminated projecting sign
Recommendation: APPROVAL – Subject to Fascia sign being non-illuminated (as in the application)

PA/055302 Mr. R. Smith Plot 7 Denshaw Vale Cottages, Denshaw
Conversion of garage to one dwelling, including single storey side extension forming porch and WC, single storey rear extension forming conservatory and construction of gabion retaining structures
Recommendation: REFUSAL This would lead to a clear appearance of over-development with multiple extensions of this modest structure and would have a detrimental impact on this part of the Conservation Area. We are also concerned at the proposal to form two parking spaces on a well-established lane with Public Right of Way. The use of gabions will also have a detrimental impact on the character of the Conservation Area.

HH/055373 Mr. N. Garner 26 Ripponden Road, Denshaw
Rear conservatory

Recommendation: APPROVAL

PA/055428 Mr. B. Taylor Rear of 9 and 9a Diglea, Diggle
Conversion of barn to form two dwelling houses (re-submission of PA/053675/07)
Recommendation: REFUSAL Although Approval was recommended in December 2007 subject to a number of changes, it is clear that the revised plans have ignored these suggestions. With the plans as submitted we therefore recommend refusal, the recommendations from last time are still

relevant. Use of matching reclaimed stone and stone slate roof, (new Indian slates would not be appropriate in this situation). Also alterations are required to the style of the windows on the rear of the building. The windows should respect the existing architectural features of the ground floor entrance and taking-in door and should not obscure their appearance or purpose. The windows shown on the plan are too suburban in appearance, the jams, lintels and sills encroaching into the profile of the taking-in door and doorway. These are not in keeping with an early 19th century agricultural building. In addition it is felt that the use of brown uPVC windows is not appropriate in this Conservation area and traditional painted wooden windows in an off-white or cream finish are recommended. The glazing of the barn door is also over elaborate failing to respect the simple character of the original barn

CA/055421 Hollow Oak Ltd

Land at Hey Top, Bradbury Lane, Greenfield
Demolition of garages

Recommendation: APPROVAL

PA/055416 Hollow Oak Ltd

Land at Hey Top, Bradbury Lane, Greenfield
Replacement of 6 garages (class C3) with 8 garages and 15 external car parking spaces with enhanced landscaping and the rebuilding of the existing stone wall

Recommendation: REFUSAL

Although we feel that the replacement of the existing garages with new build is acceptable, the design and materials proposed are inappropriate and would not maintain or enhance the character of the Conservation Area. Replacements should be in reclaimed stone to match the existing cottages, and roofing materials should be in grey or blue slate.

AD/055498 United Co-op Pharmacy

Co-op Pharmacy, 122 Chew Valley Road, Greenfield
Erection of 3 non-illuminated fascia signs and one non-illuminated vinyl window graphic

Recommendation: APPROVAL

**of fascia signs
REFUSAL of vinyl window graphic – this change would be a significant loss of character in relation to the existing traditional small shop front windows**

PA/055454 Mrs. A. Cottrill

38 Stockport Road, Lydgate
Change of use from dwelling to nursery school and change of use of garage to classroom

Recommendation: APPROVAL –

we note the minimal proposed alterations to the building: these should be in matching materials

HH/055349 Mr. P. Braithwaite

New Tame House, Tame Lane, Denshaw
Single storey side extension forming lounge
(re-submission of HH/053013/07)

Recommendation: REFUSAL

The massing of the extension is excessive. Extending in front of the existing building line detracts from its character. Extensions of this type should be set back from the main building. In this location the extension is too large. The fenestration is totally inappropriate, mullion windows are a characteristic of the eighteenth century not the nineteenth. Velux windows should only be on the rear of the building

HH/055541 Mr. Brierley

Ivy Bank Farm, Running Hill Gate, Uppermill
Rear conservatory

Recommendation: REFUSAL

The proposed conservatory totally obscures the front of this traditional farm house – note the rear of the building is along the lane, the front of the building facing the garden. This change would have a negative impact on the character of the conservation area and the adjacent listed building.

AD/055530 United Co-op Pharmacy

Co-op Pharmacy, 71 High Street, Uppermill
Erection of two fascia signs and one illuminated projection signs

Recommendation: APPROVAL

HH/055433 Mr. & Mrs. A. Hammond

7 Sandy Lane, Dobcross
Rear porch

Recommendation: REFUSAL

This porch is totally inappropriate in style for a building of its age and detracts in a major way of the front elevation of this building. Note the rear of this building is on the lane.

HH/055458 Mr. A. Rayner

Arlington House, Standedge Road, Diggle
Front, side and rear extensions to form garden room, sitting room, and access to rear lawn from first floor

Recommendation: REFUSAL

The proposed alterations to this building seriously detracts from its character and setting.
