

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

There were present: Cllr. M. M. Buckley – Chairman
Dr. D. Atherton Mr. B. Lord
Mr. B. Cullen Mrs. P. Lord
Mr. A Hodgkiss Mrs. A. McInnes
Mr. D. Heffernan Mrs. A. Parry
Mr. J. Hudson Mr. P. Renold
Mr. K. Hulme Mrs. D. Shaw

Ms Adele Hayes – Oldham M.B.C. Principal Planning Officer

Apologies were received from Councillors Mr. P. Bagley, Mrs. B. Beeley, Mr. K. Begley, Mr. R. Birse, Mrs. M. Bingley, Mr. P. Davenport & Mr. R. Franklin

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: APPROVAL subject to use of best possible materials for the location.

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

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 subject to satisfactory Highway Engineers report

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. It will have a detrimental effect on the group value of the buildings

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.

Councillor Mr. J. Hudson abstained

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

PA/055223 Mr. D. Cooper

37C Manchester Road, Greenfield
(1) Change of use of land to form extension to residential curtilage including construction of patio and new walls and fencing
(2) Rear conservatory

Recommendation: APPROVAL

PA/055333 Mr. Steve Wilson &
Mr. Kevin Byrne

Land at rear of 5 and 7 Wharmton Rise, Grasscroft
Erection of one pair of semi-detached houses
(re-submission of PA/053665/07)

Recommendation: REFUSAL

Impact on neighbouring properties and highways safety concerns

HH/055393 Mr. T. Scott

4 The Spinney, Scouthead
First floor rear extension forming bedrooms

Recommendation: REFUSAL

Impact on neighbouring property

HH/055394 Mr. K. Sinfield

3 Chimes Court, Coverhill Road, Grotton
Single storey side and rear kitchen extension

Recommendation: APPROVAL

HH/055418 Mr. & Mrs. Buckley

10 Central Avenue, Greenfield
Front dormer extension

Recommendation: APPROVAL

PA/055423	Ms. C. Tupman	Clough Manor Hotel, Rochdale Road, Denshaw Erection of two steel containers For temporary period – timescale to be agreed by OMBC Planning Officer
Recommendation: APPROVAL		
HH/055429	Mr. I. Fenn	9 Carr House Road, Springhead Extension to existing garage
Recommendation: APPROVAL		
HH/055433	Mr. & Mrs. A. Hammond	7 Sandy Lane, Dobcross Rear porch
Recommendation: APPROVAL		
PA/055438	Mr. Heywood	Green Leech Farm, Shiloh Lane, Strinesdale Conversion of one dwelling into two dwellings with single storey side extension
Recommendation: DEFFERED		
HH/055451	Mr. R. Jones	47 Nudger Green, Dobcross Rear conservatory
Recommendation: APPROVAL		
HH/055453	Mr. R. Fairfoull	53 Belmont Avenue, Springhead Extension to existing rear dormer
Recommendation: APPROVAL		
HH/055455	Mr. P. Connolly	The Berries, Berry Brow, Greenfield Single storey side extension forming granny flat (Re-submission of PA/054642/08)
Recommendation: APPROVAL		
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 The proposed alterations to this building seriously detracts from its character and setting.
Recommendation: REFUSAL		
Councillor Mr. J. Hudson abstained		
HH/055465	Mr. D. Stewart	1 Summershades Lane, Grasscroft Alterations to existing roof including front and rear dormer extensions to provide first floor accommodation
Recommendation: APPROVAL		
HH/055492	Mr. S. Rigby	11 Saint Annes Crescent, Grasscroft Extension to side and rear of domestic dwelling
Recommendation: APPROVAL		

HH/055497 Mr. M. Jones

4 Ravenstone Drive, Diggle
Rear dormer

Recommendation: APPROVAL

HH/055513 Mr. P. Thomson

14 Mayfield Avenue, Springhead
Proposed single storey rear extension

Recommendation: APPROVAL

HH/055521 Mr. A.J. Berkley

309 Oldham Road, Grotton
First floor side extension forming bedroom and bathroom

Recommendation: APPROVAL

HH/055529 Mr. S. Peck

855 Huddersfield Road, Austerlands
Front and rear dormers

Recommendation: APPROVAL

PA/055557 Mr. P. Warrington

2 Spurn Lane, Diggle
Replacement garage

Recommendation: APPROVAL

PA/055487 Mr. P. Wilkinson

Land adjacent to 27 Clifton Holme, Delph
Erection of one dwelling

Recommendation: REFUSAL

Scale of development and traffic issues

PA/055245 Mr. C. Illingworth

Crown Point Farm, Quick Edge Road, Lydgate
Agricultural development to provide covering to existing
cobble yard area to permit secure storage of
agricultural machinery, equipment and hay and replacement
stable block

Recommendation: APPROVAL

Peak District – Planning Permission for proposed development at Brun Clough Farm, Diggle Edge, noted and received.

Road Traffic Regulations – Friarmere Road / Denshaw Road – Prohibition of waiting – noted and received. The Committee welcomed the action and hoped that it would lead to the creation of a School Safety zone in the area.