

Minutes of the Meeting of the Conservation Areas Advisory Committee  
of Saddleworth Parish Council  
Held at the Civic Hall, Lee Street, Uppermill on **Monday 13<sup>th</sup> June 2011**

There were present: Cllr. Mr. M. Buckley – Chairman  
Mr. J. Carr  
Mr. D. Chadderton  
Mr. J. Grayson

Apologies: Mr. V. Khadem

Ref:	Applicant	Location
CL/330545/11	Mr. M. Broadbent	Land to the rear of 12 Ridings Court, Dobcross Use of land as garden area and residential curtilage.

**Recommendation: REFUSAL**

**Although this encroachment into the green belt is outside of the Conservation Area, the setting of the Conservation Area surrounded by agricultural land is adversely affected. This would particularly be the case with the addition of garden furniture, such as swings and decking. It is also not clear to the committee that, other by being mown, that this land has been used as a garden for more than 10 years.**

HH/330451/11	Mrs. A. Lea	9 Station Approach, Delph Conversion of garage into kitchen/dining room.
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**Recommendation: APPROVAL**

PA/330441/11	Mr. Taylor	63 High Street, Uppermill Variation of condition No. 2 on PA/043362/02 to allow removal of boundary wall and formation of 2 no. car parking spaces.
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**Recommendation: REFUSAL**

**The replacement of a stone built wall with bollards and chain would have a detrimental impact on the character of the Conservation Area**

HH/330462/11	Mr. Michael Ford	18 Hopkinson Close, Uppermill Application for extension of the time limit for implementing existing planning permission for the conversion of garage into habitable rooms approved under reference HH/054704/08.
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**Recommendation: NOTED**

LB/330437/11 Mrs. J. Taylor 5 Old Tame Cottages, Horest Lane, Denshaw  
Erection of external flue

**Recommendation: REFUSAL**

**The addition of a flue on the roof of this Grade 2 listed building will have a detrimental effect on its character; every effort should be to get the proposed flue into the existing chimney stack as has been done in a number of other listed buildings in Saddleworth. The Committee found it difficult to make more specific recommendations in the absence of a plan drawings of the building.**

**COMMENTS ON OTHER APPLICATIONS**

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PA/330395/11 Safehouses Calf Hey Farm, Oldham Road, Denshaw  
Detached garage

**Recommendation: APPROVAL**

**Subject to use of reclaimed stone and natural slate roof to match the existing building which is a conversion of a historic barn**

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PA/330479/11 Ms. S. Sanderson Windwhistle Farm, Intake Lane, Lane Head, Greenfield  
Erection of a stable with tack room

**Recommendation:**

**If the Planning Committee is minded to recommend approval, a condition should be added that the building should of reclaimed natural stone and natural slates to match the existing farm house**

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The Planning Officer has asked the Committee to consider the following application;

LB/330434/11 Mr. M. Partington The Nook, Stonebreaks Road, Springhead  
Erection of single storey side extension, following  
demolition of existing conservatory

**Recommendation: APPROVAL**

The conservation committee recommended approval previously on the grounds that the proposed alterations would not affect the character of the conservation area. As a listed building attention needs to be given to the impact that the alterations would have on the style and historical integrity of this cottage which is a good example of a weavers cottage of the late eighteenth and early nineteenth century. The proposals are deemed to be acceptable subject to use of reclaimed materials.