

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on Tuesday 17th May 2011

There were present: Cllr. Mr. M. Buckley – Chairman
Mr. J. Carr
Mr. J. Grayson
Mr. V. Khadem
Mr. D. Sanders

Apologies: Mr. D. Chadderton

Ref:	Applicant	Location
PA/330256/11	North West House Co. Ltd	Blackhorse Inn, Oldham Road, Denshaw (1) Change of use to 3 no. dwellings (2) Demolition of existing toilets (3) Rebuild of existing two storey extension.
Recommendation: APPROVAL		We note that work has already started on the conversions and are concerned that chimneys have been removed. These should be replaced to the original design and using the original stone. We note and welcome the use of reclaimed stone for the rear extension and we would request that none of the stonework is cleaned as this would detract from the group effect of the row. We also note that the intention is to use traditional sash windows, these should be Georgian sashes which are characterised by their thin glazing bars, lack of horns and overall delicate proportions. It is strongly recommended that all the parking is confined to the rear of the building.
PA/330287/11	Mr. W. Turnbull	Brown Hill Naze Farm, Oldham Road, Denshaw Erection of agricultural building with stables
Recommendation: APPROVAL		
HH/059435/11	Mr. William Turnbull	Brown Hill Naze Farm, Oldham Road, Denshaw Erection of double garage
Recommendation: APPROVAL		Subject to the use of reclaimed stone
HH/330266/11	Mr. S. Brophy	9 Crib Fold, Dobcross (1) Rear conservatory (2) Detached garage
Recommendation: APPROVAL		

Recommendation: APPROVAL

This building has little or no architectural merit and the extension is also in this category; however it has the benefit of being hidden behind the existing wall.

Recommendation: APPROVAL

We believe that this will not be visible from a distance

Recommendation: APPROVAL

This perpetuates the mediocrity of the existing building but being located at the rear does not detract any further from the character of the Conservation Area.

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Recommendation: APPROVAL**Recommendation: REFUSAL**

It is noted that the roll out of Broadband requires extra street furniture and these standard units are the means by which BT are providing this. Being large items of equipment they will inevitably impact on the street scene and their positioning is clearly critical and care should be taken to minimise their impact. The standard green colour is probably the best in the circumstances. We note that in many parts of the country, in Conservation areas, they have either been refused or been required to be re-

positioned, for example in Muswell Hill and Brighton.

Our understanding is that the new cabinets only require proximity to the existing cabinets and there is therefore scope for re-location to a less visually sensitive site. Noting the importance of Broadband to Saddleworth our recommendation is to re-position the unit in the Council owned car park behind the existing hedge. The proposed position is visually intrusive and has a negative effect on the street scene.

PA/330413/11

Mr. Taylor

Land opposite 1-7 Mount View, Den Lane, Uppermill
Removal of greenhouse and formation of car parking with increase of existing highway access

Recommendation: SPLIT DECISION

APPROVAL – removal of existing greenhouse

REFUSAL – of formation of car park. a. The proposals would seriously detracted from this sensitive part of the Conservation area. As distinct from the rest of Uppermill, this part of the Conservation area retains an essential rural character. Specifically

i. It is sited on a small country lane and bound on one side by a row of pleasant nineteenth century cottages and well tended gardens and on the other side by dry stone walls, hedges and a wooded bank leading to the Huddersfield Narrow canal. We note that the removal of dry stone walls and hedges is possibly permitted development however the introduction of parked cars, vans and other large commercial vehicles into this setting would have a very negative impact on the character of this part of the Conservation area.

ii. The loss of this garden plot and associated greenery and replacement with hard-standing will have a negative effect.

iii. The use of gabions as a retaining wall is not an acceptable solution in a Conservation area.

b. What is particularly concerning about this application is that in would have the effect of turning a green field site in the Conservation Area into a brown field site. This precedent therefore could apply to any garden in Saddleworth.

LB/059359/11

Mrs. Schofield

Fur Lane Farm Cottage, Fur Lane, Greenfield
Reinstatement of flood damaged dwelling

Recommendation: APPROVAL

The Committee is perplexed at what appears to be the extent of flood damage to this building in that the whole inside of the building appears to have

been gutted. However it would appear that few internal features appear to have survived as a result of the extensive renovation work carried out in recent times, therefore there is no objection to the proposed re-modelling.

COMMENTS ON OTHER APPLICATIONS

PA/330357/11 Mr. Dockray

Slack Gate Farm, Slackgate Lane, Denshaw
Conversion of barn to form 2 no. dwellings

Recommendation: REFUSAL

Although there is no objection in principle to this barn conversion this design falls well below the standards that should be expected for a historic building of this kind. Particular concern is directed at the poor fenestration on the road side elevation of the barn and the velux rooflights.

PA/330265/11 Rams Head Inn

Rams Head Inn, Ripponden Road, Denshaw
Barn conversion to form dwelling with integral garage

Recommendation: REFUSAL

Although there is no objection in principle to this barn conversion this design falls well below the standards that should be expected for a historic building of this kind. The excessive number of new window openings and poor fenestration serve to render this building unrecognisable as a historic agricultural building.

HH/330384/11 Bigger Picture Projects

1 Myholme, Den Lane, High Street, Uppermill
Two storey side extension (re-submission of
HH/059197/11)

Recommendation: REFUSAL

The proposals are unacceptable in terms of the treatment of the front of the building. Specifically the windows, the protruding extension and the use render.

PEAK DISTRICT NATIONAL PARK

NP/O/0311/0287 Mr. Nigel Shaw

Diggle House Farm, Diggle
Change of use from redundant barn into
holiday let.

Recommendation: APPROVAL

Subject to no sandblasting or stone cleaning in this visible location

The Committee recorded their appreciation to Bob Birse for creating this committee and working as its chairman for so many years.