

Minutes of the Meeting of the Conservation Areas Advisory Committee
of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on Monday 3rd October 2011

There were present: Cllr. Mr. B. Cullen - Chairman
Cllr. Mr. M. Buckley – Vice Chairman
Mr. D. Chadderton
Mr. J. Grayson
Mr. D. Sanders

Apologies: Mr. J. Carr & Mr. V. Khadem

Ref:	Applicant	Location
PA/331060/11	Mr D Clarke	Land to the rear of 2-10 High Street, Delph Erection of 1 no. detached dwelling

Recommendation: REFUSAL

This is one of the most important and sensitive parts within the Delph Conservation Area. There is no objection in principle to a new dwelling in this location however the design massing and landscaping need very careful consideration. The massing of the proposed building makes it difficult for it to blend into the landscape unobtrusively. The design in the vernacular style of the early nineteenth century is on the surface sympathetic to its surroundings but with a architectural replica of this kind the details of the materials, fenestration and architectural detailing quoins, door and window apertures is critical to the success and acceptability of this approach. (see U.D.P. Policy C1.1 Para b.) The proposal lacks details and the rough drawings in the submitted plans have shortcomings in terms of these issues. Particularly the staircase sash window is an incongruous element in facade of rows of mullion windows. There is no indication of inner lintels and recessed mullion windows which would be found on a building of this period. There is no mention of reclaimed materials and clearly new machine manufactured stone would be inappropriate in this setting, as would concrete roofing tiles. The areas of hard standing is also an area of concern not only in terms of the Conservation Area but also its impact on the Flood Plain.

Mr. J. Grayson – declared an interest

LB/331093/11	Mr M Partington	The Nook, Stonebreaks Rd, Springhead Side conservatory
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Recommendation: REFUSAL

This listed building has been extended several times in recent years and although the reason for listing are not recorded it is certainly of interest being a single unit cottage of late eighteenth century, it is not true that the building contributes little to the history of the area as claimed in the heritage statement; no evidence is given for this sweeping statement. The present conservatory as the heritage statement recognises detracts from the historical significance of the original building. It is clear that a larger conservatory would have even more of a negative impact. The proposed conservatory is approximately twice the foot print of the existing conservatory and is clearly not "a little larger" as is claimed in the heritage statement. The supplementary information refers to damage to the historic fabric by the removal of a stone sill and mullion the details of this are not clear on the drawings. The cumulative effect of all the recent extensions has an unacceptable cumulative effect on the historic integrity of this building (U.D.P. C1.8).

HH/331092/11

Mr M Partington

The Nook, Stonebreaks Rd, Springhead
Side conservatory

Recommendation: See above

PA/331120/11

Jigsaw Property Co.

Land at Wade Row, Uppermill
Application to remove condition no. 4 on
previously approved application PA/330178/11
so that height restriction barrier is no longer
required.

Recommendation: REFUSAL

No reasons have been put forward why the height restriction barrier is not required, our understanding is that the restriction was to prevent large vehicles being parked in this sensitive part of the Conservation Area.

- 1) Change of use of lower ground floor to cafe/bar/restaurant
- 2) Single storey extension (re-submission of PA/330551/11)

Recommendation: REFUSAL

The revised proposals to overcome the concerns expressed at the previous application. The original comments below are still relevant:

This is one of the finest buildings in the Conservation Area, with its ashlar stonework, fine Georgian proportions and surviving early nineteenth century windows. Only St Chads and the Commercial Inn are of this quality. Its location adjacent to the river enhances the appearance of both the main street and the adjoining St Chads gardens. The proposed extension detracts considerably from the appearance of the building, the character of the Conservation Area and the view from the well used St Chads gardens across the river. The wrap around extension on the North gable is totally inappropriate, destroying the clean lines of this elevation and the two new small windows to be inserted undermine the symmetry of the fenestration. The large picture windows, coupled with the Velux windows are architecturally incongruous failing to respect the building's Georgian character. The obscuring of a ground floor window on the West elevation is again insensitive and again detracts from the character of the building. The use of timber decking in the Conservation Area is also felt to be out of character with the building itself and the character of the Conservation Area as a whole. Its use on the natural riverbank would have a very detrimental and sub-urbanising effect on this beautiful part of Uppermill. The loss of natural dry stone walls and greenery to the rear of the property is also regretted. The information on the materials to be used is inadequate and there is no undertaking to use reclaimed materials in this sensitive part of the Conservation Area. There are no details given of the front elevation facing High Street. The proposals for the steps down from High Street fall well short of the design standards expected in a

Conservation Area. Clad metal steps and industrial railings might be appropriate on a factory site but not in one of the most sensitive parts of the Conservation area

PA/331157/11 RLA Properties Ltd Land to side of 16 Den Lane, Springhead
Erection of 2 no. dwellings

Recommendation: REFUSAL

The design of the proposed cottages is very pedestrian and does nothing to maintain or enhance the character of the adjoining Conservation area. Contrary to U.D.P. Policies D1.1 & C1.1.

LB/331187/11 Mr Seddon 8 Chew Valley Road, Greenfield
1) Structural repairs following fire damage to ridge beam and rafters and replacement roofing felt.
2) Replacement of fire damaged ceiling to bathroom
3) Redecoration to smoke damaged walls and ceilings

Recommendation: APPROVAL

The applicant is to be commended on employing a national renowned firm of architectural specialists. The proposal are entirely in line with best architectural practice and the Heritage Statement is an excellent example of how one should be written.

COMMENTS ON OTHER APPLICATIONS

PA/331040/11 United Utilities Land at Delph Lane, Delph
Erection of pumping station

Recommendation: REFUSAL

The general design and materials are not acceptable in this attractive rural location

HH/331068/11 Mr M Bradbury 4 Bunkers, Tunstead Lane, Greenfield
Garage extension and pitched roof to existing garage

Recommendation: APPROVAL

This is in the vicinity of one or more listed buildings reclaimed materials should be used to match the existing buildings.

HH/331149/11 Mrs T Golden 2 Hawthorn View, Horest Lane, Denshaw
Single storey side extension (resubmission of HH/330360/11)

If this application is recommended for approval reclaimed materials should be used on this nineteenth century cottage.