

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on Monday 4th April 2011

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

Ref:	Applicant	Location
NMA/059436/11	Mr Iain McNeill	14 Park Lane, Greenfield Non material amendment to previously approved application HH/054890/08 consisting of a reduction in the size of the garage

Recommendation: NOTED

HH/059355/11	Mr W Watson	32 Stoneswood Road, Delph Single storey front extension
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Recommendation: REFUSAL

This extension would have a very negative effect on the appearance of this building as seen from the road and the character of the Conservation Area. What would be acceptable as an extension on the rear of a property is clearly inappropriate in this situation.

TL/059414/11	BT Openreach	Opposite 15 High Street, Delph Prior approval for the erection of telecommunications equipment cabinet
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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 recommendations below in some cases are to re-position the units.

Recommendation: REFUSAL

This is visually very intrusive and has a negative impact on the entrance to Delph and the Village

Green. A better position would be behind the wall adjacent to the existing cabinet.

TL/059416/11 BT Openreach Gartside Street, Delph
Prior approval for the erection of telecommunications equipment cabinet

Recommendation: APPROVAL

This location is probably the best that can be chosen.

HH/059429/11 Mrs C Lees 19 Dumfries Avenue, Denshaw
Rear decking

Recommendation: APPROVAL

TL/059415/11 BT Openreach 2 Oldham Road, Delph
Prior approval for the erection of telecommunications equipment cabinet

Recommendation: REFUSAL

The proposed position would detract from the listed four storey house, the green recreational area and stone retaining wall. A better position would be in the vicinity of the present cabinet possibly on the Council land behind the concrete fence.

HH/330226/11 Mr Fish Oldfield Cottage, Denshaw Road, Delph
Single storey side and rear extension

Recommendation: REFUSAL

Our main reason for refusal is that this is a Listed Building and the extension significantly changes its appearance and character, detracting from its simple vernacular style of the existing building. We do recognise that this is a high quality design using appropriate materials and in other contexts would be applauded.

TL/059413/11 BT Openreach 117 High Street, Uppermill
Prior approval for the erection of telecommunications equipment cabinet

Recommendation: APPROVAL

PA/059447/11 Mr M O'Neill Christy's Coffee House, 38 High Street, Uppermill
Variation of condition no. 4 on planning application PA/51256/06 to extend hours of opening from 09.00 – 18.00 Monday, Tuesday, Wednesday to 09.00 – 23.30 and to increase opening hours from 09.00 – 22.00 Thursday, Friday and Saturday to 9.00 – 00.30 with no change to Sundays.

Recommendation: APPROVAL

Subject to no alterations to the building.

PA/330178/11 Jigsaw Property

Land at Wade Row, Uppermill
Change of use of land for private car parking for residents and traders

Recommendation: REFUSAL

Loss of greenery in the Conservation Area and the negative effect of the presence of a large number of parked vehicles, both private and commercial, in a sensitive part of the Conservation area used for leisure activities. It would have a major negative impact on the setting of the canal and stepping stones. Hardstanding tarmac surface would also have a negative effect

LB/059454/11 Mr M Smith

Hollinbank Farm, Oldham Road, Denshaw
Replacement porch

Recommendation: REFUSAL

The most important aspect of this Listed Building is the front elevation with its central entrance, long row of mullion windows on the upper floor. Any porch would detract from this most significant feature. The existing lean-to porch is inappropriate but the proposed replacement which is more massive and more permanent in nature would have an even more negative impact. The porch windows are too large for the setting and the gabled design is out of character and too dominant.

HH/059448/11 Mr M Smith

Hollinbank Farm, Oldham Road, Denshaw
Replacement porch

Recommendation: See above

COMMENTS OTHER APPLICATIONS

HH/330228/11 Mr A Ravey

The Coach House, 63A Denshaw Road, Delph
Single storey side extension

Recommendation: REFUSAL

The Victorian Coach house in the Gothic style was once associated with a Gentleman's residence at Limfits. It has considerable character and historic interest. The proposed extension would result in the lost of two very important Gothic windows, unusual for a building of this kind and the overall character of the building would be severely compromised by the poor quality design of the building.

TL/330276/11 BT Openreach

Saddleworth Vicarage, Station Road, Uppermill
Prior approval for the erection of telecommunications equipment cabinet

Recommendation: APPROVAL
