

Minutes of the Meeting of the Conservation Areas Advisory Committee  
of Saddleworth Parish Council  
Held at the Civic Hall, Lee Street, Uppermill on Monday 5<sup>th</sup> December 2011

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

Apologies: Mr. D. Chadderton, Mr. V. Khadem & Mr. D. Sanders

Ref:	Applicant	Location
PA/331489/11	Yorkshire Mills Ltd	25 High Street, Uppermill Erection of 3 storey detached building consisting of 2 no. Class A1 (retail) units, 4 no. 1 bed apartments and Class A3 (restaurant)

**Recommendation: REFUSAL**

**The proposed building is far too large for the space available and would dominate the surrounding two storey properties along the High Street, This is felt to be over-development of this small courtyard. The design is also felt to be unsatisfactory, the gable entrance is a weak design feature. There is concern over the proposed materials, new natural stone would not blend in with the surroundings. Any building on this site should be in reclaimed stone, in order to maintain the character of the area.**

TL/331566/11	BT Openreach	Land opposite 5 Church Road, Uppermill Prior approval for the erection of telecommunications equipment cabinet
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**Recommendation: APPROVAL**

**COMMENTS ON OTHER APPLICATIONS**

PA/331507/11	Mrs Barbara Kinder	Red Lion PH, 778 Huddersfield Road, Austerlands 1) Conversion of existing public house into 4 no. self contained flats including first floor rear extension. 2) Erection of block of 2 no. apartments on former pub car park.
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**Recommendation: SPLIT DECISION**

**Item 1 - REFUSAL – One of the main architectural features of this mid nineteenth century building is the central doorway framed by stone coins this is very characteristic of the period. The proposed front porch is out of**

**character and would destroy the historic integrity of the facade and mask this important architectural feature.**

**Item 2 – APPROVAL**

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PA/331508/11

Mr Graham Tibbot

Belle Vue Farm, Harrop Edge Lane, Diggle  
Erection of 1 no. dwelling and re-siting of temporary caravan

**Recommendation: REFUSAL**

**The size of this building, on the top of the hill and its visibility over a wide area is the primary concern. The vernacular style proposed would work and blend into the landscape if it was built out of reclaimed material but would look completely incongruous if built in new stone. There is no mention of reclaimed materials in the plans.**

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HH/331552/11

Mr Owen

The Lodge, 65B Denshaw Road, Delph  
Erection of 1 no. front dormer and 2 no. rear dormers

**Recommendation: REFUSAL**

**The dormers are very much out of character with the historic hamlet of Linfitts and out of proportion with the rest of the building.**

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