

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

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

Apologies: Cllr. Mr. B. Cullen

Ref:	Applicant	Location
TL/331028/11	BT Openreach	Corner of High Street, Hill End Road, Delph Prior approval for the erection of a telecommunications equipment cabinet.

Recommendation: APPROVAL

TL/331027/11	BT Openreach	Land opposite 21 Station Approach, Delph Prior approval for the erection of a telecommunications equipment cabinet
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Recommendation: APPROVAL

LB/330784/11	Mr Simon Ransome	Friarmere, Millcroft Lane, Delph Affix photovoltaic panels to south facing roof
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Recommendation: REFUSAL

This a Grade 2 listed building of particularly historical and architectural interest and dating from the early seventeen century is one of the earliest in Saddleworth. The external chimney stack is a particularly important feature, there only be one other example of this in the district. The stone flag roof is an important feature of the building and contributes significantly to its appearance and character. Modern metal panels would be incongruous and significantly detract from its appearance. See PPS 5 Para 187. We note the comments about the difficulty of providing other forms of renewable energy on this site and suggest a bank of PV panels could be sited elsewhere in the curtilage of the site without detracting from the setting of the building.

PA/330995/11

Chapmans (Saddleworth) Ltd

3 Clifton Street, Greenfield

Erection of 4 no. three bedroom terraced houses

Recommendation: REFUSAL

The incongruity of the dormers effectively creating a three storey terrace. The unattractive design of the front porches and the proposed use of new stone and its consequent impact on the appearance of the Conservation Area. The mid twentieth century petrol pump at the entrance to the street adds to the interest and character of the area, consideration should be given to its preservation.

HH/330920/11

C/O agent

5 Midgrove Lane, Delph

Single storey side extension

Recommendation: APPROVAL

Subject to use of reclaimed stone as proposed

CA/330856/11

Wiggett Homes

Greater Manchester Police, Buckley Street, Uppermill

Demolition of the former police station and court house

Recommendation: REFUSAL

The Police Station is the only purpose built municipal building in Uppermill and is of real architectural interest. Built in the late 1920s it harks back to an Elizabethan style with its transomed mullion windows, leaded lights and imposing gables and doorways. It is solidly built, structurally in good condition, and the "eyesore" referred to in the application is entirely superficial resulting from lack of recent maintenance; this can easily be put right at minimal cost.

Buckley Street and Pickhill form a late Victorian / Edwardian suburb within Uppermill and the streets are characterised by well built rows of terraced, detached houses and double fronted villas, many of which retain their original features.

Demolition of the existing building and the replacement with new dwellings needs to respect the character of the area and they should be of a sufficient quality to justify the loss of the fine Police Station.

The proposal does not fulfil this requirement. The fenestration lacks regularity, which is an important character of the area. The style of the windows is incongruous set against those

of the houses in the rest of the street. Large expanses of roofs without chimneys creates a bland and uninteresting effect. The glazed canopies are a weak architectural feature and the use of the front gardens as car parks would seriously detract from the character of the area, the rest of the street having pleasant walled front gardens. The use of new commercial stone would also have a serious impact on the appearance of the street set against the patina of the existing building. Plastic drainpipes add to the loss of character. The whole effect is one of bland utilitarianism. It is felt that a better solution would be to retain the shell of the existing building. It is felt that the considerable floor space could be used to provide the desired six dwellings. Should the proposal be approved it is recommended strongly that the stone from the existing building is reused to construct the new dwellings.

Victor Khadem declared an interest

PA/330857/11	Wiggett Homes	Greater Manchester Police, Buckley Street, Uppermill Erection of 6 no. terraced dwellings following the demolition of the former police station and court house
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Recommendation: REFUSAL
Victor Khadem declared an interest

See above

PA/330950/11	Mr M Taylor	63 High Street, Uppermill Variation of condition no. 2 on previously approved application PA/043362/02 to allow removal of boundary wall and formation of 2 no. car parking spaces involving erection of new boundary wall.
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Recommendation: APPROVAL

COMMENTS ON OTHER APPLICATIONS

PA/330739/11	North West House Co. Limited	Land to the rear of the former Black Horse Inn, Oldham Road, Denshaw Erection of 1 no. detached cottage following demolition of existing garage and store
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Recommendation: APPROVAL

Subject to use of reclaimed material as proposed.

PA/330798/11

The Old Bell Inn

The Old Bell Inn, Huddersfield Road, Delph
Three storey side extension forming additional bedrooms/bathrooms to first and second floor level and dining area at ground floor level

Recommendation: REFUSAL

This is a very important Listed building in the New Delph Conservation Area and a fine example of Regency classical architecture. No heritage impact statement is included with the application and the proposal leaves much uncertainty in terms of details, particularly in relation to materials. The dimensions and positioning of the proposed extension they need very sensitive treatment and as presently proposed they fall short of an acceptable solution.

HH/330894/11

Mr Andrew Simpson

2 Oldham Road, Uppermill
Two storey side extension

Recommendation: APPROVAL

Subject to re-positioning of the first floor gable window to a central position in the gable to be consistent with the Georgian style of the building; symmetry being a very important Georgian characteristic.

HH/330901/11

Mr Andrew Simpson

2 Oldham Road, Uppermill
1. Single storey triple garage with the inclusion of 3 no. dormers to front elevation
2. Increase width of driveway access with associated hard landscaped areas

Recommendation: REFUSAL

The triple garage with dormers is too dominant in massing for an ancillary building of this nature, particularly as it is in a sensitive location adjoining the canal at the gateway to Uppermill. The extension of the curtilage into the neighbouring field is also of concern as this is greenbelt land

PA/330831/11

Mr Peter Gledhill

Swainscroft Farm, Slack Lane, Delph
1. Conversion of main barn building
2. Single storey extensions
3. Erection of link building (resubmission of PA/058681/10)

Recommendation: REFUSAL

The plans appear to be essentially the same as those considered in November 2010. The same comments apply, "The extension

detracts from the character of the Victorian Barn and the resulting overall massing is unacceptable in the Green Belt.”

PA/330979/11 Mr R Lingard

Blunder Hall Barn, Dirty Lane, Delph
Subdivision of dwelling to form 2 no. dwellings
(re-submission of PA/330507/11)

Recommendation: APPROVAL

The concerns expressed at the previous submission have now been satisfactorily addressed.

HH/330938/11 Mr A Greave

6 West View, Denshaw Road, Delph
First floor rear extension

Recommendation: APPROVAL

Subject to use of reclaimed material

PA/330991/11 Oldham Council

Millcroft Lane Bridge, Millcroft Lane, Delph
Reconstruct existing bridge

Recommendation: APPROVAL

Subject to use of stone copings instead of concrete.

PA/330889/11 United Utilities

Access off A640 Huddersfield Road, Denshaw
Creation of a new temporary access point and the
temporary widening of an existing access point

Recommendation: APPROVAL

Subject to re-instatement with original masonry and to be re-built in a matching style.
