

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 6th December 2010**

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

Apologises: Mr. D. Sanders

Ref:	Applicant	Location
PA/058998/10	Diggle Primary School	Diggle Primary School, Sam Road, Diggle Erection of security fencing
Recommendation: APPROVAL		subject to shrubs and plantings to shield the fence on the approach to the Conservation Area along the lane from Huddersfield Road.
PA/058938/10	Bardsley Construction Ltd	Former Greenfield Bowling Club. Land off Oak View Road, Greenfield. Extension of time limit to previously approved PA/53800/07 for erection of 31 no. dwellings and 10 no. apartments and associated works.
Recommendation: The proposal is noted.		We would stress that the development should not have a negative effect on Ladhill Bridge, which is a listed structure
HH/058949/10	Mr. Southern	14 Pickhill Lane, Uppermill First floor rear extension
Recommendation: APPROVAL		subject to use of matching reclaimed materials
LB/058935/10	Mr. Sedgwick	Ryefield Cottage, Ryefields Drive, Uppermill Two storey front extension forming garage and bedroom with en-suite bathroom
Recommendation: REFUSAL		This building is a particularly important building of its period, and illustrates the transition from an 1820's merchants house to a later nineteenth Gothicised mill owners mansion. Over and above this it is particularly attractive architecturally having been illustrated in the past by Geldart a notable artist. The building is also notable in

what was for its period an old fashioned house in its use of long rows of mullion windows when large sash windows had come into vogue.

The proposed extension to the cottage would dominate and detract from the main building in terms of massing and position. This is particularly the case with the two storey gable garage extension projecting well in front of the building line, also the massive front porch on the extension which is larger than that on the main building. The blank elevation of the protruding garage is particularly offensive in terms of its lack of architectural detail. The modification of the existing single storey bay in terms of the addition of French windows and removal of artificial gables is also regretted as is the insertion of the velux windows visible from the front. The combination of the garage and Juliet Balcony above is completely inappropriate and incongruous and would detract considerably from the main building when viewed from the East. The proposed extension to the cottage would triple the size of this unit and would appear to be contrary to greenbelt policy. Any proposed extension to this listed building should be subsidiary to the main building and to the rear. It is particularly important that any alterations to the historic appearance of this building should be maintained and cleaning and sandblasting should be resisted. It is assumed that a separate application will be made to demolish the existing garage which is in the curtilage of this Grade 2 listed building

HH/058927/10

Mr. Sedgwick

Ryefield Cottage, Ryefields Drive, Uppermill
Two storey front extension forming garage and
bedroom with en-suite bathroom

Recommendation: see above

COMMENTS ON OTHER APPLICATIONS

PA/058916/10

Mr. & Mrs. Byrom

Lower Hilltop Farm, Grains Road, Delph
Erection of wind turbine

Recommendation: REFUSAL

The height and positioning of this wind turbine would significantly detract from the setting of the adjacent bowl barrow at Knarr Barn, one of only two scheduled ancient monuments in the Borough. U.D.P. policy C1.11 (The Council will seek to protect, preserve and enhance Scheduled Ancient Monuments and other sites of national, regional and county importance. Planning permission for development will not be granted if it would not serve to protect, preserve or enhance the archaeological value and interest of the archaeological remains, or their settings). See also PPS5.