

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

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

Apologies: Cllr. Mr. B. Cullen & Mr. D. Sanders

Ref:	Applicant	Location
CA/058531/10	Mr I Gagola	2 Lee Fields Uppermill 1. Demolition of existing garage and shed 2. Erection of new garage to incorporate car port and shed.

**Recommendation: APPROVAL**

PA/058502/10	Mr I Gagola	2 Lee Fields Uppermill 1. Demolition of existing garage and shed 2. Erection of new garage to incorporate car port and shed.
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**Recommendation: APPROVAL**

HH/05851/10	Mr I Perry	10 Pickhill Lane, Uppermill Extension of an existing basement to create 2 no. escape windows & light wells
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**Recommendation: APPROVAL**

LB/058559/10	Mr & Mrs Barnes	Ballgrove Cottage, Grove Road, Uppermill 1. Alterations to existing conservatory 2. Provision of stepped access to first floor as main entrance 3. Removal of existing porches and reconfiguration of internal layout for use as single dwelling.
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**Recommendation: APPROVAL**

**The revised proposals are a major improvement on those considered in April 2009. The comments on that occasion appear to have been addressed. We particularly welcome the removal of the two porches and the garage door. The lowering of the height of the rear conservatory is a distinct improvement as it reveals the row of Mullion windows in that elevation. Any alterations to the main building should be in matching reclaimed materials.**

- Ballgrove Cottage, Grove Road, Uppermill
1. Alterations to existing conservatory
  2. Provision of stepped access to first floor as main entrance
  3. Removal of existing porches and reconfiguration of internal layout for use as single dwelling.

**Recommendation: See above**

Greenfield House, Chew Valley Rd, Greenfield  
Change of use to events venue with ancillary accommodation

**Recommendation: REFUSAL**

**The initiative to find a new use for this Regency Gentleman's residence is welcomed. However, it is felt that a building of this high quality should merit an equally high quality approach. The particular concerns are:**

- 1. Although we have no objections in principle to the Orangery, the materials and design in no way compliment the elegant style of the building. White powdered coated aluminium is not appropriate. We welcome the retention of the colonnade.**
- 2. The bringing forward of the side wing detracts significantly from the setting of the original building. What is essentially a utilitarian adjunct is now given parity, and is no longer subservient to the main building. In addition the insertion of French windows is totally out of character. The treatment of this end of the building needs to be rethought.**
- 3. Although it is recognised that there will need to be some alterations to floor plan, as much of the original layout as possible should be preserved. A particular concern is the knocking through of two rooms to form a through lounge with the loss of the servants staircase. It is felt that this would undermine the characteristic Georgian proportions of the interior.**
- 4. The original stone floors in the service wing should be retained**

**Recommendation: See above**

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**COMMENTS ON OTHER APPLICATIONS**

HH/058496/10 Mrs H Billing

1 Top Oth Fold, Oldham Road, Denshaw  
Single storey side extension

**Recommendation: REFUSAL**

**Inappropriate extension to a fine example of a row of eighteenth century cottages built in the Saddleworth vernacular, there is no precedent for a first floor only extension. The design of the extension is out of character in both concept and detail contrary to section 180 & 186 of the Addition and alteration of PPS5 – Planning for the Historic Environment.**

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HH/058598/10 Ms J Boase

22 Wool Road, Dobcross  
1. Two storey side extension  
2. New external access to basement level

**Recommendation: REFUSAL**

**The quality of the design of the new extension, particularly the Juliet balcony and multiple French windows is inappropriate on this interesting canal side property. Although the exterior is largely late nineteenth century, the internal features are much earlier.**

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**Other issues:**

**HH/056902/09 Hillside, Nicker Brow, Dobcross**

**The committee were deeply concerned at the approval of the use of new stone to construct the kitchen extension to this building. This is despite the recommendations of this committee that the extension should be in matching materials. The net result has been an irretrievable loss of character in this part of the Conservation area and serious damage to the setting of four Grade 2 listed buildings, the four having group value.**