

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council  
Held at the Civic Hall, Lee Street, Uppermill on Monday 7<sup>th</sup> February 2011

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

Apologises: Mr. J. Grayson

Ref:	Applicant	Location
PA/059208/11	Three60 Property Investore Ltd	Land at former site of Lumb Mill, Delph 1) Substitution of Plot 13 with Plots 14-16 2) Substitution of house type G with house type L (Plot22) 3) Substitution of apartment block with 5 houses (House Types J and M)

**Recommendation: REFUSAL**

**This development is well below the standard expected and achieved for similar developments in Saddleworth Conservation areas. The proposed materials are unacceptable. We note that reconstituted stone has been removed however red brick is still inappropriate in this village setting. Natural stone should be used throughout. We note that although the use of coloured render has been reduced it should be avoided altogether as it is very inappropriate in the Pennine context. Recent developments of this size in Conservation areas have successfully avoided these totally inappropriate finishes. Similarly Blue slates or stone should be used for roofing rather than artificial materials. The designs of the buildings contain some elements which it is felt will detract from the character and appearance of the Conservation area. The basic layout is welcome but the materials and elevational treatment are a cause for concern.**

MMA/059225/11	J.M. Architects	Land at former site of Lumb Mill, Delph Minor material amendment to previously approved PA/57359/09 alterations to existing plots layout (Plot21, 22 & 29.)
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**Recommendation: APPROVAL**

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**We note that the applicant intends to retain the external appearance of the building and the original features. The important external features of this building are the original 1820s front door and frame, a rare survival, Victorian sash windows and taking-in door. It is imperative that these should be retained unaltered. Insulation measures the door and windows should entirely internal. As with buildings of this period, in Saddleworth, stone cleaning and sand blasting should be avoided at all cost as this detracts from the group value and damages the stone work.**

**Recommendation: REFUSAL**

**The existing office block is built in artificial stone. This error should not be propagated further. We have no problem with the principle of the development , however the materials are a cause for real concern, natural stone should be used for all new build.**

**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**

**Recommendation: NOTED**

**It should be a condition of any time limit extension that the present unsightly boarding up of windows should be improved.**

**Recommendation: N/A**

**Recommendation: APPROVAL**

**The stud wall removed may have had historical significance but as this has now been removed it is not possible to ascertain this.**

**Recommendation: REFUSAL**

**Sadly this application is retrospective. The style of windows in important Listed buildings of this type is a major contributor to the character and appearance. Nineteenth window frames are characterised by at least two lights divided by one or more central horizontal glazing bars. Within each row of mullion windows at least one would be a sliding Yorkshire sash. The early window frames are narrow in cross-section which contributes to their elegant appearance. Casement windows were not used. The present windows do not conform to any of these characteristics being heavy in cross-section and with massive hinged opening units and are therefore not acceptable on a Grade 2 listed building of this type. English Heritage recommend that secondary internal double glazing is used in Listed building and this is accepted by Building regulations.**

**COMMENTS ON OTHER APPLICATIONS**

- 1) Two storey side extension
- 2) Part single storey, part two storey rear extension
- 3) First floor side extension
- 4) Front Porch
- 5) Erection of wind turbine generator

**Recommend Split Decision**

- 1. Approval of two storey side extension, part single storey part two storey rear extension, first floor side extension and front porch. This building, although early nineteenth century in origin has been so altered in relatively recent times that very little remains of the original fabric. Had the original building remained, the proposed extensions would have been unacceptable as not true to character of the original farmhouse.**
- 2. Refusal of wind turbine as this would have an unacceptable impact on the openness of the green belt and the open character of the landscape. We understand this is to be less than 12m in height.**

**3. Refusal of the extension of the curtilage of the existing dwelling into the green belt. The gardens shown are presently agricultural land.**

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PA/058997/10 Mr. Gledhill

Barn adjacent to Denshaw Road, Delph  
Change of use from barn to dwelling

**Recommendation: REFUSAL**

**Barn conversions should respect the simple design of an agricultural building. Juliet Balconies, double garages, porches and mullion windows have no place on a building of this type and are grossly excessive. Furthermore extending the building to this degree in the green belt is inappropriate.**

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HH/059133/10 Mr. Bardsley

Shiloh Farm Cottage, Shiloh Lane, Strinesdale  
Demolition of existing conservatory and erection of a two storey rear extension.

**Recommendation: REFUSAL**

**The proposed changes do not respect the historic characteristics of this building. The existing fenestration of the mullioned windows should not be altered and french windows are clearly totally inappropriate in this setting.**

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HH/059059/10 Mr. P. Atherton

4 Running Hill Farm, Running Hill Lane, Dobcross  
1) Erection of porch  
2) Erection of two storey rear extension  
3) Raised height of existing detached garage to provide first floor storage area and erection of external staircase.

**Recommendation: REFUSAL**

**This is an over-elaborate and inappropriate development for what were once the agricultural buildings of a work-house**

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The Committee endorsed the comments submitted to Oldham Council concerning the following applications  
**PA/059112/10 – United Utilities – Land to the south of Delph School, Denshaw Road, Delph**  
**CA/059072/10 - Mr Mark Taylor – Opposite 1 – 7 Mount View, Den lane, Uppermill**  
**HH/05909/10 – Mrs R Spratt – 13 The Grove, Dobcross**

The committee expressed concern at the loss of the original sash windows on what will become the new Chip shop in High Street.