

Minutes of the Meeting of the Conservation Areas Advisory Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 7th March 2011**

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

Apologises: Mr. D. Chadderton

Ref: Applicant Location

LB/059265/11 Mr. Wickham The Old Shop, The Square, Dobcross
Installation of replacement windows

Recommendation: REFUSAL

The preferred approach to a listed building of this kind would be secondary double glazing in accordance with English Heritage recommendations. Replacement of the existing sliding sash units on the front of building with like for like designs but including the new heritage double glazed units would be acceptable provided the cross sections and dimensions of the glazing bars were as the originals. The original sash window frame with their decorative details should be retained and repaired as necessary as this is an important architectural detail of the building and adds significantly to the character of the Conservation Area. The proposed casement windows on the gable and rear are out of character and are too heavy in appearance, a more appropriate style should used in any replacement.

HH/059361/11 Mr. G. Broadbent 10 Ridings Court, Dobcross
1) First floor side extension
2) Single storey rear extension

Recommendation: APPROVAL

HH/059334/11 Mr. R. Gaskell 14 Hopkinson Close, Uppermill
Side conservatory

Recommendation: APPROVAL

LB/059359/11 Mrs. Schofield Fur Lane Farm Cottage, Fur Lane, Greenfield
Reinstatement of flood damaged dwelling

INVALID APPLICATION

COMMENTS ON OTHER APPLICATIONS

PA/059262/11 Grotton Investments Ltd The Grotton Hotel, Oldham Road, Grotton
1) Formation of one residential apartment on 1st floor
2) Rear extension
3) Window Alterations

Recommendation: REFUSAL

These proposals are completely out of character with this unique example of the 1920s style with its elements of art deco. The metal framed windows are particularly important architectural features as is the period front door, the fenestration should be retained as existing in any alterations, as should the metal window frames. Juliet Balconies are completely out of character and the roller shutter front door would have a very negative effect not only on the building but on the street scene as a whole. The railings of the disabled access ramp should be in character with a 1920s building.

MMA/059310/11 Chorlton Planning Land to the North of Den Lane, Uppermill
Minor material amendment relating to PA/058204/10,
height of dwellings

Recommendation:

It is not possible to make a recommendation on this application as the extent of the changes are not clear from the drawings supplied. The Committee welcome the change from three storeys to two storeys however are dismayed that a substantial change of this nature was not brought back to the Parish Council for consideration in accordance with its statutory rights. We are equally concerned that the conditions attached to the officer's approval have not specified reclaimed materials in this extremely sensitive and exposed setting sited as it is on the hillside with historical terraces on either side.

Peak District Planning Application – Demolition of existing garage and erection of new garage and store
Candy Cottage, Pobjgreen, Uppermill

Recommendation: REFUSAL

The proposed replacement building is well over twice the size of the existing garage and as such is contrary to green belt policy. It also detracts from the setting of the existing cottage and because it is set further up the hill than the cottage this has an exacerbating effect. The lack of lintels or jambs around the doors is also uncharacteristic of dwellings and out buildings in the district. Despite these reservations the use of traditional reclaimed materials is appropriate and welcome.