

Minutes of the Meeting of the Conservation Areas Advisory Committee
of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on Monday 9th January 2012

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

Apologies: Cllr. Mr. B. Cullen, Mr. D. Chadderton & Mr. V. Khadem

Ref:	Applicant	Location
PA/331375/11	Mr E Landon	Wellcroft House, Bleak Hey Nook Lane, Delph Single storey rear glazed extension to form sitting room

Recommendation: APPROVAL

PA/331700/11	Mr A Archibald	8 Millgate, Delph Change of use to dwelling
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Recommendation: APPROVAL

Subject to the following comments on the proposed replacement doors and windows. There is concern about the wholesale replacement of the existing windows by modern double glazed units. A survey should be carried out to see if there are any existing nineteenth century windows, if so these should be retained and secondary double glazing employed. The frames of the new windows should be in hardwood and match any existing historical windows in dimensions and profile in order to maintain the traditional appearance of this prominent historical building.

LB/331504/11	Mr Arthur Ivatts	15 Woods Lane, Dobcross Structural maintenance and repair works
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Recommendation: APPROVAL

Any replacement stone work should match the existing in terms of colour and texture.

PA/331708/11	Mrs R Birtles	The Barn, Woods Farm Church Fields, Dobcross Outline application for the conversion of existing detached barn to a single detached house
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Recommendation: It is not possible to comment on any Conservation issues until detailed proposals are received.

PA/331535/11 Chapman (Saddleworth) Ltd. Land at Clifton Street, Greenfield
Erection of 4 no. terraced houses (Re-submission
of PA/330995/11)

Recommendation: REFUSAL

The omission of the earlier proposed dormers is an improvement, however the front projections remain very weak and unattractive architectural feature which will have a negative impact on the character of the area. The Committee maintains the view that the historic petrol pump is an interesting period feature adding character to the Conservation Area. The Hovis sign in Uppermill and the Cadbury sign in new Delph are other examples of this kind.

HH/331547/11 Mr Edward Lee 35 Lee Street, Uppermill
Installation of 10 no photovoltaic solar panels to
roof

Recommendation: APPROVAL

Subject to the panels not being visible at street level. In general it is felt that there should be a presumption against solar panels on Listed buildings and in Conservation areas, particularly on roofs constructed of stone slates

PA/331626/11 Mrs M Moores 74 High Street, Uppermill
Change of use from shop (Class A1) to an
education centre providing one to one and small
group tuition.

Recommendation: APPROVAL

Subject to no change in external appearance

LB/331462/11 Bullen Conservation Ashfield House, Cooper Street, Springhead
Installation of 2 no. new rooflights

Recommendation: APPROVAL

We note that as well as new rooflights it is proposed to re-roof the building, existing stone slates should be used and those damaged should be replaced with matching reclaimed ones. The photograph illustrates the proposed opening up of a window on the gable end but this is not mentioned in the text. We would wish to see detailed proposals for this before recommending approval.

LB/331682/11	Mrs Frost	2 Laureates Place, Woodbrook, Scouthead Sub-division of existing dwelling to form 2 no. dwellings.
Recommendation: APPROVAL		Subject to the new doorway being constructed in matching material. The lack of a Heritage impact statement is very much regretted.
PA/331683/11	Mrs Frost	2 Laureates Place, Woodbrook, Scouthead Sub-division of existing dwelling to form 2 no. dwellings.
Recommendation: See above		
COMMENTS ON OTHER APPLICATIONS		
PA/331627/11	Environmental Evaluation Ltd	6 Lawton Square, Delph Change of use of dwelling to provide temporary office. (Resubmission of previously approved PA/056702/09)
Recommendation: APPROVAL		Subject to no changes to the external appearance
PA/331634/11	Mr M Demstader	Tatchins Barn, Church Road, Uppermill 1) Change of use from holiday let to artists studio/living accommodation 2) Erection of wooden shed
Recommendation: APPROVAL		Subject to use of hardwood windows, uPVC windows would not be appropriate on this historical barn
PA/331592/11	Mr David Howcroft	Holly Cottage, Hollins Lane, Greenfield Conversion of and extension to barn to form dwelling with photography studio including creation of curtilage.
Recommendation: APPROVAL		Subject to the use of matching reclaimed stone. It is very important that this traditional barn should not be cleaned as part of the conversion, the barn is in a very prominent position on the hillside.
HH/331747/11	Mr & Mrs Jones	Noon Sun Farm, Lane Head Lane, Greenfield Erection of a first floor side and rear extension
Recommendation: REFUSAL		This traditional and historic farm building is highly visible on the hillside, the proposed side extension is completely out of character