

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council  
Held at the Civic Hall, Lee Street, Uppermill on **Monday 13<sup>th</sup> June 2011**

There were present: Councillor -- Mr. M. Buckley – Chairman

Cllrs	Mr. N. Allsopp	Mrs. N. Kirkham
	Mrs. M. Bingley	Mr. R Knotts
	Mrs. L. Brown	Mr. B. Lord
	Mr. W. Cullen	Mrs. P. Lord
	Mrs. E Firth	Mr. R McCann
	Mr. R. Franklin	Mr. A. Roughley
	Mr. G. Harkness	Ms. L. Schofield
	Mr. D. Heffernan	Mr. G. Sheldon
	Mr. K. Hulme	

Adele Hayes & Maxine Parsons – OMBC Planning Officers

Apologies: Cllrs. Dr. D. Atherton & Mr. J. Hudson,

Ref:	Applicant	Location
CL/330545/11	Mr. M. Broadbent	Land to the rear of 12 Ridings Court, Dobcross Use of land as garden area and residential curtilage.

**Recommendation: NOTED**

HH/330451/11	Mrs. A. Lea	9 Station Approach, Delph Conversion of garage into kitchen/dining room.
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**Recommendation: APPROVAL**                      **Subject to no windows in the gable end**

PA/330441/11	Mr. Taylor	63 High Street, Uppermill Variation of condition No. 2 on PA/043362/02 to allow removal of boundary wall and formation of 2 no. car parking spaces.
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**Recommendation: REFUSAL**                      **The removal of the stone wall would have a detrimental impact on the character of the Conservation Area contrary to U.D.P. policy C1.8**

***Cllr. Mr. N. Allsopp declared an interest***

HH/330462/11	Mr. Michael Ford	18 Hopkinson Close, Uppermill Application for extension of the time limit for implementing existing planning permission for the conversion of garage into habitable rooms approved under reference HH/054704/08.
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**Recommendation: APPROVAL**                      **for a period of three years.**

LB/330437/11	Mrs. J. Taylor	5 Old Tame Cottages, Horest Lane, Denshaw Erection of external flue
<b>Recommendation: REFUSAL</b>		<b>The addition of a flue on the roof of this Grade 2 listed building will have a detrimental effect on its character; every effort should be to get the proposed flue into the existing chimney stack as has been done in a number of other listed buildings in Saddleworth. The Committee found it difficult to make more specific recommendations in the absence of a plan drawings of the building.</b>
HH/330360/11	Mrs. Golden	Hawthorn View, Horest Lane, Denshaw Two storey side extension
<b>Recommendation: REFUSAL</b>		<b>Disproportionate extension contrary to U.D.P. policies OE 1.3 and D 1.11</b>
HH/330363/11	Mr. N. Jones	Green Leach Barn, Shiloh Lane, Strinesdale Single storey extension to form pump room and summer room following demolition of existing outbuildings.
<b>Recommendation: APPROVAL</b>		
PA/330395/11	Safehouses	Calf Hey Farm, Oldham Road, Denshaw Detached garage
<b>Recommendation: REFUSAL</b>		<b>Inappropriate development in the Green Belt, contrary to U.D.P. policies OE 1.1 &amp; OE 1.2</b>
HH/330399/11	Mr. Mark Aylward	16 Tamewater Court, Dobcross Formation of extended parking area, paving and boundary treatment works.
<b>Recommendation: APPROVAL</b>		<b>subject to the use of a porous surface</b>
HH/330405/11	Mr. Whitchurch	11 The Meadows, Grotton Retention of rear garden retaining wall with attached timber balustrade including extension to flat garden area.
<b>Recommendation: REFUSAL</b>		<b>Loss of amenity for neighbouring property</b>
PA/330412/11	Mr. Carlo Wilko	Applebys, Mossley Road/Oldham Road, Grasscroft Change of use of existing office space (Class B1) to restaurant (Class A3). (Resubmission of PA/057901/10.
<b>Recommendation: REFUSAL</b>		<b>Loss of amenity for neighbouring properties and traffic concerns</b>

HH/330420/11 Mrs. Rachel Taylor 12 Central Avenue, Greenfield  
Front and rear dormer extensions.

**Recommendation: APPROVAL**

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HH/330425/11 A.S.R. Holdings 17 Lower Frenches Drive, Greenfield  
(1) Two storey side and rear extensions  
(2) Replacement rear conservatory

**Recommendation: APPROVAL**

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HH/330491/11 Mr. R. Burston 8 Brooklands Parade, Grotton  
(1) Single storey rear extension  
(2) Rear decking and fencing

**Recommendation: APPROVAL**

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HH/330506/11 Mr. K. Heptonstall 30 Saint Mary's Drive, Greenfield  
New pitched roof to replace existing flat roof on existing single  
storey rear building.

**Recommendation: APPROVAL**

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PA/330479/11 Ms. S. Sanderson Windwhistle Farm, Intake Lane, Lane Head, Greenfield  
Erection of a stable with tack room

**Recommendation: REFUSAL**

**Will detract from the openness of the Green Belt. It was noted that the development would have been more appropriate if it had been a timber construction.**

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HH/330522/11 Mr. N. Hill Birch Dene, Oaklands Park, Grasscroft  
Erection of gates

**Recommendation: APPROVAL**

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HH/330529/11 Mr. Alan McGroarty 153 Huddersfield Road, Diggle  
(1) Erection of single storey front and side extension  
(2) Single storey rear extension.

**Recommendation: APPROVAL**

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LB/330434/11

Mr. M. Partington

The Nook, Stonebreaks Road, Springhead  
Erection of single storey side extension, following  
demolition of existing conservatory

**Recommendation: APPROVAL**

The committee recommended approval previously on the grounds that the proposed alterations would not affect the character of the conservation area. As a listed building attention needs to be given to the impact that the alterations would have on the style and historical integrity of this cottage which is a good example of a weavers cottage of the late eighteenth and early nineteenth century. The proposals are deemed to be acceptable subject to use of reclaimed materials.