

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on Tuesday 17th May 2011

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

Cllrs	Mr. N. Allsopp	Mr. K. Hulme
	Dr. D. Atherton	Mrs. N. Kirkham
	Mrs. M. Bingley	Mr. R Knotts
	Mrs. L. Brown	Mr. B. Lord
	Mr. W. Cullen	Mr. A. Roughley
	Mrs. E Firth	Ms. L. Schofield
	Mr. G. Harkness	Mr. G. Sheldon
	Mr. J. Hudson	

Jim Bennett – OMBC Planning Officer

Apologies: Cllrs. Mr. R. Franklin, Mr. D. Heffernan, Mrs. P. Lord & Mr. R McCann

Ref:	Applicant	Location
PA/330256/11	North West House Co. Ltd	Blackhorse Inn, Oldham Road, Denshaw (1) Change of use to 3 no. dwellings (2) Demolition of existing toilets (3) Rebuild of existing two storey extension.

Recommendation: APPROVAL

We note that work has already started on the conversions and are concerned that chimneys have been removed. These should be replaced to the original design and using the original stone. We note and welcome the use of reclaimed stone for the rear extension and we would request that none of the stonework is cleaned as this would detract from the group effect of the row. We also note that the intention is to use traditional sash windows, these should be Georgian sashes which are characterised by their thin glazing bars, lack of horns and overall delicate proportions. It is strongly recommended that all the parking is confined to the rear of the building.

PA/330287/11	Mr. W. Turnbull	Brown Hill Naze Farm, Oldham Road, Denshaw Erection of agricultural building with stables
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Recommendation: APPROVAL

Councillor Mr. J. Hudson abstained

HH/059435/11 Mr. William Turnbull Brown Hill Naze Farm, Oldham Road, Denshaw
Erection of double garage

Recommendation: REFUSAL
Councillor Mr. J. Hudson abstained

Impact on the openness of the green belt

HH/330266/11 Mr. S. Brophy 9 Crib Fold, Dobcross
(1) Rear conservatory
(2) Detached garage

Recommendation: APPROVAL

HH/330419/11 Mrs. Julie Warren 1 New Bank Close, Dobcross
Single storey side extension

Recommendation: APPROVAL

HH/330264/11 Mr. W. McCall 14 Primrose Bank, Greenfield
Rear Dormer

Recommendation: APPROVAL

PA/330328/11 Mr. Gledhill Riverside Court, Huddersfield Road, Delph
Three storey extension to office unit

Recommendation: APPROVAL

HH/330309/11 Mr. & Mrs. M. Labrey 10 Tamewater Court, Dobcross
Single Storey rear extension

Recommendation: APPROVAL

HH/330433/11 Mr. M. Partington The Nook, Stonebreaks Road, Springhead
Erection of single storey side extension, following
demolition of existing conservatory

Recommendation: APPROVAL

TL/330284/11 BT Openreach 5 Church Road, Uppermill
Prior approval for the erection of telecommunications
equipment cabinet

Recommendation: REFUSAL

It is noted that the roll out of Broadband requires extra street furniture and these standard units are the means by which BT are providing this. Being large items of equipment they will inevitably impact on the street scene and their positioning is clearly critical and care should be taken to minimise their impact. The standard green colour

is probably the best in the circumstances. We note that in many parts of the country, in Conservation areas, they have either been refused or been required to be re-positioned, for example in Muswell Hill and Brighton.

Our understanding is that the new cabinets only require proximity to the existing cabinets and there is therefore scope for re-location to a less visually sensitive site. Noting the importance of Broadband to Saddleworth our recommendation is to re-position the unit in the Council owned car park behind the existing hedge. The proposed position is visually intrusive and has a negative effect on the street scene.

PA/330413/11

Mr. Taylor

Land opposite 1-7 Mount View, Den Lane, Uppermill
Removal of greenhouse and formation of car parking with increase of existing highway access

Recommendation: REFUSAL

a. The proposals would seriously detracted from this sensitive part of the Conservation area. As distinct from the rest of Uppermill, this part of the Conservation area retains an essential rural character. Specifically:

i. It is sited on a small country lane and bound on one side by a row of pleasant nineteenth century cottages and well tended gardens and on the other side by dry stone walls, hedges and a wooded bank leading to the Huddersfield Narrow canal. We note that the removal of dry stone walls and hedges is possibly permitted development however the introduction of parked cars, vans and other large commercial vehicles into this setting would have a very negative impact on the character of this part of the Conservation area.

ii. The loss of this garden plot and associated greenery and replacement with hard-standing will have a negative effect.

iii. The use of gabions as a retaining wall is not an acceptable solution in a Conservation area.

b. What is particularly concerning about this application is that in would have the effect of turning a green field site in the Conservation Area into a brown field site. This precedent therefore could apply to any garden in Saddleworth

Councillors Mr. M. Buckley & Mr. J. Hudson abstained

PA/059401/11 People, Communities & Society Castleshaw Centre, Waterworks Road Delph
Installation of stand alone yurt structure

Recommendation: APPROVAL

HH/330195/11 Mr. Clayton 26 Beechfield, Grasscroft
(1) Raise roof height to form additional floor with front and rear dormers
(2) Side Porch
(3) Rear conservatory

Recommendation: APPROVAL

PA/330221/11 Mr. Ward 52 Oldham Road, Denshaw
Erection of timber stables

Recommendation: APPROVAL

PA/330265/11 Rams Head Inn Rams Head Inn, Ripponden Road, Denshaw
Barn conversion to form dwelling with integral garage

Recommendation: REFUSAL

Although there is no objection in principle to this barn conversion this design falls well below the standards that should be expected for a historic building of this kind. The excessive number of new window openings and poor fenestration serve to render this building unrecognisable as a historic agricultural building

PA/330267/11 Mr. Lee Moriarty 9 Ashes Lane, Springhead
(1) Change of use of land to garden area
(2) Erection of fencing to perimeter of site

Recommendation: REFUSAL

Loss of open space contrary to U.D.P. Policy R1.1

HH/330271/11 Mr. Meredith 801 Huddersfield Road, Austerlands
Two storey extension and conversion of garage into living accommodation

Recommendation: APPROVAL

HH/330274/11 Mr. John Cowling 16 Rivington Road, Springhead
Extension to existing front dormer

Recommendation: APPROVAL

PA/330277/11	Burnedged Bent Farm	Burnedged Bent Farm, Burnedged Lane, Grasscroft Erection of 1 no. wind turbine on a 15m monopole
Recommendation: REFUSAL		contrary to U.D.P. Policies NR 3.1 & 3.2
PA/330297/11	Mr. J. Leonard	Parkfield Farm, Lark Hill Road, Dobcross Installation of 1 no. small scale 10kw wind turbine. Erection of 1 no. wind turbine on a 15m high monopole
Recommendation: REFUSAL		contrary to U.D.P. Policies NR 3.1 & 3.2
HH/330307/11	Mr. Kirk Howarth-Winstanley	5 Chimes Court, Coverhill Road, Grotton Rear kitchen extension
Recommendation: APPROVAL		
HH/330320/11	Mr. D. Ashworth	Kirr House, Clough Lane, Grasscroft Extension to existing raised decking
Recommendation: APPROVAL		
HH/330322/11	Mr. R. Gogfrey	Vale Cottage, Dean Head Lane, Diggle Erection of stables and tack room
Recommendation: APPROVAL		
MMA/330345/11	Bullock Construction Limited	Springlees & Dunsford Court, Oldham Road, Springhead Minor materials amendment to planning permission granted under PA/58433/10 relating to car parking provision, electrical vehicle store and alterations to Dunsford Court Boundary treatment
Recommendation: APPROVAL		
HH/330347/11	Mr. S. Matthews	7 Southgate, Dobcross Two storey side extension (re-submission of HH/059278/11)
Recommendation: APPROVAL		
PA/330357/11	Mr. Dockray	Slack Gate Farm, Slackgate Lane, Denshaw Conversion of barn to form 2 no. dwellings
Recommendation: REFUSAL		Although there is no objection in principle to this barn conversion this design falls well below the standards that should be expected for a historic building of this kind. Particular concern is

directed at the poor fenestration on the road side elevation of the barn and the velux rooflights

Councillor Mr. J. Hudson abstained

HH/330358/11 Mr. S. Leneham 63 Nudger Green, Dobcross
Erection of a two storey front/side extension

Recommendation: APPROVAL

HH/330378/11 Mr. Marsden 24 Ashfield Crescent, Springhead
(1) Extension to existing front dormer
(2) Rear dormer conversion
(3) Single storey rear extension
(4) Alterations to existing garage

Recommendation: APPROVAL

HH/330379/11 Mr. Eastwood 2 Brookway, Grasscroft
(1) Demolition of existing garage
(2) New front porch and lean-to extension
(3) Two storey side and rear extension
(4) Single storey rear extension (re-submission of HH/059111/10)

Recommendation: APPROVAL

HH/330380/11 Mr. Megson 104 Oldham Road, Grasscroft
New vehicular access and erection of detached garage

Recommendation: APPROVAL

HH/330384/11 Bigger Picture Projects 1 Mytholme, Den Lane, High Street, Uppermill
Two storey side extension (re-submission of HH/059197/11)

Recommendation: REFUSAL

The proposals are unacceptable in terms of the treatment of the front of the building. Specifically the windows, the protruding extension and the use render.

MMA/330393/11 Calfordseaden Hood Square, Springhead
Minor material amendment to previously approved application PA/058163/08 involving alterations to ramp access.

Recommendation: APPROVAL

HH/330323/11	Mr. J. Newall	New Laithes, Kinders Crescent, Greenfield (1) Increase in Roof Height (2) Erection of 3 no. dormers (3) Single storey side extension (4) Single storey rear extension
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Recommendation: APPROVAL

HH/330416/11	Mr. Richard Beesley	23 Dacres Drive, Greenfield Front and rear dormer extensions
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Recommendation: APPROVAL

HH/330432/11	Mr. K. Faulkner	23 David's Lane, Springhead Front dormer extension
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Recommendation: APPROVAL

HH/330442/11	Mr. Mounsey	7 South Avenue, Greenfield Single storey rear extension
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Recommendation: APPROVAL

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

HH/330222/11	Mr. & Mrs. Haq	25 Thornley Lane, Grotton (1) Front and Rear Extension (2) Loft conversion with dormer windows (3) Extension to side garage
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Recommendation: APPROVAL

PEAK DISTRICT NATIONAL PARK

NP/O/0311/0287	Mr. Nigel Shaw	Diggle House Farm, Diggle Change of use from redundant barn into holiday let.
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Recommendation: APPROVAL

**Subject to no sandblasting or stone cleaning in
this visible location**
