

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 2nd August 2010**

There were present: Councillor Mr. W. Cullen - Chairman
Cllrs Mr. P. Bagley Mr. B. Lord
Mrs. B. Beeley Mrs. P. Lord
Mr. K. Begley Mrs. A. McInnes
Mr. R. Birse Mrs. A. Parry
Mr. R. Franklin Mrs. D. Shaw
Mr. D. Heffernan

Martyn Leigh & Matthew Taylor – OMBC Planning Department

Apologies: Cllrs. Dr. D. Atherton, Mrs. M. Bingley, Mr. M. Buckley Mr. P. Davenport, , Mr. A. Hodgkiss, Mr. J. Hudson, Mr. K. Hulme, & Mr. P. Renold and Adele Hayes – OMBC Planning Officer

Ref:	Applicant	Location
HH/058237/10	Saddleworth Properties	3 Brookside Terrace, Delph Single storey rear kitchen extension

Recommendation: APPROVAL

HH/058366/10	Mr. Gartside	23 Berry Street, Greenfield Rear Conservatory. (Re-submission of HH057957/10)
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Recommendation: APPROVAL

HH/058430/10	Mr. Hindley	Amberwood, Lark Hill Lane, Delph Detached double garage
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Recommendation: APPROVAL

Subject to use of reclaimed stone and deletion from the plan of the oculus windows which are out of place in a small early nineteenth century hamlet like new Delph

PA/058275/10	Mr. Bardsley	Tame Street, Uppermill Residential development comprising 3 no. apartments (Re-submission of PA/056915/09)
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Recommendation: APPROVAL

Subject to use of reclaimed stone and the agreement of the Oldham Council Conservation Officer.

MMA/058443/10 John Barnes (Architect)

Saddleworth Parish Civic Hall, Lee Street,
Uppermill
Minor material amendment to previously
approved application PA/056068/09 involving a
reduction in the size and scale of the proposed
extension.

Recommendation: NOTED

LB/058416/10 Mrs. Billing

Top O'th'Fold, Oldham Road, Denshaw
Single storey side extension.

Recommendation: REFUSAL

**Inappropriate extension to a fine example of
a row of eighteenth century cottages built in
the Saddleworth vernacular, there is no
precedent for a first floor only extension.
The design of the extension is out of
character in both concept and detail
contrary to section 180 & 186 of the Addition
and alteration of PPS5 – Planning for the
Historic Environment.**

PA/058276/10 Mr. Mather

Spring Grove Works, 148 Chew Valley Road,
Greenfield
Erection of 3 no. terraced dwellings following
demolition of existing building.

Recommendation: APPROVAL

HH/058298/10 SA Ventures (North West) Ltd

16 Higher Carr Lane, Greenfield
Single storey rear extension forming lounge

Recommendation: APPROVAL

PA/058312/10 Mr. & Mrs. Smith

Alpine Restaurant, Rochdale Road, Denshaw
Change of use from restaurant to 4 no.
residential units.

Recommendation: APPROVAL

PA/058339/10 Mr. & Mrs. Halsall

Land to the rear of 25 Woodend Street,
Springhead
Outline application for 1 no. detached dwelling.
Access and layout to be considered. All other
matters reserved.

Recommendation: REFUSAL

Highways safety

MMA/058349/10 Tesco Stores Ltd

Land at Knoll Mill, Chew Valley Road, Greenfield
Minor material amendment to previously approved application PA/053913/07 which includes revisions to the elevational details of the industrial unit.

Recommendation: APPROVAL

NMA/058356/10 Mr. S. Stavrinou

Clough Stile Farm, High Stile Lane, Uppermill
Non-material amendment to change previously approved elevational details (HH/056123/09)

Recommendation: NOTED

PA/058359/10 Ms. Heywood

The Barn, 2a Mill Street, Uppermill
Change of use from studio/offices to shop

Recommendation: APPROVAL

Subject to no alterations to the external appearance.

AD/058362/10 Saddleworth Parish Council

Land at junction of Oldham Road/Stockport Road, Lydgate.
Erection of noticeboard

Recommendation: NOTED

PA/058363/10 Mr. Taylor

Shiloh Farm, Shiloh Lane, Strinesdale
1) Restoration of existing cottage including single storey side extension and single storey front extension
2) Rebuilding and conversion of former barn into dwelling.

Recommendation: APPROVAL

Subject to the use reclaimed materials to match the original and existing structure. Velux windows are unacceptable on buildings of historic interest, such as Shiloh Farm, and in this instance should be omitted where they are visible from surrounding public footpaths and highways. PPG15 C35

PA/058367/10 Trustees of the Summershades Trust

104 Oldham Road, Grasscroft
Outline application for erection of 5 no. detached dwellings following demolition of existing house with access, layout and scale to be considered. Appearance and landscaping to be reserved. (Re-submission of PA/056101/09.

Recommendation: REFUSAL

Encroaches onto a green-field site and loss of mature trees.

HH/058368/10 Mr. Mayall 94 Oldham Road, Grasscroft
Single storey rear extension forming living room

Recommendation: APPROVAL

PA/058369/10 Residents Land in front of 5-9 Slackcote Cottages,
Slackcote Lane, Delph.
Creation of car park area.

Recommendation: APPROVAL

PA/058387/10 Mr. S. Booth 3 Midgrove Lane, Delph
Erection of 1 no. dwelling house

Recommendation: REFUSAL

Green-field site

HH/058398/10 Mr. & Mrs. Williams 8 Brooklet Close, Springhead
Two storey side extension

Recommendation: APPROVAL

PA/058399/10 Mr. Illingworth Crown Point Farm, Quick Edge Road, Lydgate
Erection of 1 no. wind turbine

Recommendation: REFUSAL

**Too far away from the property and the
impact on the visual amenity of
neighbouring properties and the Peak Park**

NMA/058401/10 Mr. & Mrs. Martin 23 Beech Lane, Grasscroft
Non material amendment to the approved
application PA/056852/09, consisting of:
1) Increase in depth of plant room
2) Change to door detail
3) Adjustment to parapet and roof line above
plant room to match details on the main house

Recommendation: NOTED

HH/058409/10 Mr. J. Kerrison 17 Tamewater Court, Dobcross
Single storey side extension forming lounge
and enlarged kitchen.

Recommendation: APPROVAL

HH/058423/10 Mr. Gifford-Dixon 19 Burnedge Fold Road, Grasscroft
Single storey rear extension

Recommendation: APPROVAL

PA/058433/10 Bullock Construction Limited Spring Lees Court and Dunsford Court, Oldham Road, Springhead
1) New entrance lobby and canopy (Springlees Court)
2) New entrance canopy (Dunsford Court)
3) Single storey extension forming communal lounge (Springlees Court)
4) External lift shafts
5) External fire escapes
6) Erection of fencing

Recommendation: APPROVAL

HH/058436/10 Mr. Stewart 1 Treetops Close, Dobcross
Single storey rear extension

Recommendation: APPROVAL

Councillor Keith Begley declared an interest

HH/058448/10 Mr. Smart Inglenook, Waterside Cottages, Greenfield
Single storey extension forming living room and link between existing house and outbuilding

Recommendation: APPROVAL

NMA/058470/10 Mr. Fitton The Sycamores, High Grove Road, Greenfield
Non material amendment to previously approved application HH/056530/09 consisting of:
1) Retention of external chimney stack
2) Repositioning of window

Recommendation: NOTED

HH/058410/10 Mr. S. Allard 1 Summerseat Close. Springhead
Erection of side and rear extensions and front dormer

Recommendation: APPROVAL

PA/058469/10 Saddleworth School Saddleworth Secondary School, High Street, Uppermill
Erection of security fencing (Re-submission of PA/058022/10)

Recommendation: APPROVAL

Councillor Brian Lord declared an interest

HH/058472/10 Mr. Marsh

Hillside Cottage, Kiln Green, Diggle

1) Two storey front extension

2) Erection of garage

Recommendation: APPROVAL

PA/058476/10 Mr. Hegab

Brimmycroft Farm, Rochdale Road, Denshaw

Change of use from barn to 2 no. holiday let units.

Recommendation: REFUSAL

Insufficient evidence of attempting to maintain agricultural usage.

HH/058479/10 Mr. P. Whiffin

22 Nudger Green, Dobcross

Rear decking

Recommendation: APPROVAL
