

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 3rd October**

There were present: Councillor – Mr. M. Buckley – Chairman
Councillor – Mr. W. Cullen – Vice Chairman

Cllrs	Mr. N. Allsopp	Mr. K. Hulme
	Dr. D. Atherton	Mrs. N. Kirkham
	Ms. L. Brown	Mr. R. Knotts
	Mrs. E. Firth	Mrs. P. Lord
	Mr. R. Franklin	Mr. A. Roughley
	Mr. G. Harkness	Ms. L. Schofield
	Mr. D. Heffernan	

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Mrs. M. Bingley, Mr. J. Hudson, Mr. B. Lord, Mr. R. McCann & Mr. G. Sheldon

Ref:	Applicant	Location
PA/331060/11	Mr D Clarke	Land to the rear of 2-10 High Street, Delph Erection of 1 no. detached dwelling

Recommendation: REFUSAL

This is one of the most important and sensitive parts within the Delph Conservation Area. There is no objection in principle to a new dwelling in this location however the design massing and landscaping need very careful consideration. The massing of the proposed building makes it difficult for it to blend into the landscape unobtrusively. The design in the vernacular style of the early nineteenth century is on the surface sympathetic to its surroundings but with a architectural replica of this kind the details of the materials, fenestration and architectural detailing quoins, door and window apertures is critical to the success and acceptability of this approach. (see U.D.P. Policy C1.1 Para b.) The proposal lacks details and the rough drawings in the submitted plans have shortcomings in terms of these issues. Particularly the staircase sash window is an incongruous element in facade of rows of mullion windows. There is no indication of inner lintels and recessed mullion windows which would be found on a building of this period. There is no mention of reclaimed materials and clearly new machine manufactured stone would be inappropriate

in this setting, as would concrete roofing tiles. The areas of hard standing is also an area of concern not only in terms of the Conservation Area but also its impact on the Flood Plain. Concerns about access to the site and increased flood risk

LB/331093/11 Mr M Partington

The Nook, Stonebreaks Rd, Springhead
Side conservatory

Recommendation: REFUSAL

This listed building has been extended several times in recent years and although the reason for listing are not recorded it is certainly of interest being a single unit cottage of late eighteen century, it is not true that the building contributes little to the history of the area as claimed in the heritage statement; no evidence is given for this sweeping statement. The present conservatory as the heritage statement recognises detracts from the historical significance of the original building. It is clear that a larger conservatory would have even more of a negative impact. The proposed conservatory is approximately twice the foot print of the existing conservatory and is clearly not “a little larger” as is claimed in the heritage statement. The supplementary information refers to damage to the historic fabric by the remove of a stone sill and mullion the details of this are not clear on the drawings. The cumulative effect of all the recent extensions has an unacceptable cumulative effect on the historic integrity of this building (U.D.P. C1.8).

HH/331092/11 Mr M Partington

The Nook, Stonebreaks Rd, Springhead
Side conservatory

Recommendation: See above

PA/331120/11 Jigsaw Property Co.

Land at Wade Row, Uppermill
Application to remove condition no. 4 on previously approved application PA/330178/11 so that height restriction barrier is no longer required.

Recommendation: REFUSAL

No reasons have been put forward why the height restriction barrier is not required,

our understanding is that the restriction was to prevent large vehicles being parked in this sensitive part of the Conservation Area.

PA/331220/11

Mr R Hinchliffe

45 High Street, Uppermill

- 1) Change of use of lower ground floor to cafe/bar/restaurant
- 2) Single storey extension (re-submission of PA/330551/11)

Recommendation: REFUSAL

The revised proposals to overcome the concerns expressed at the previous application. The original comments below are still relevant:

This is one of the finest buildings in the Conservation Area, with its ashlar stonework, fine Georgian proportions and surviving early nineteenth century windows. Only St Chads and the Commercial Inn are of this quality. Its location adjacent to the river enhances the appearance of both the main street and the adjoining St Chads gardens.

The proposed extension detracts considerably from the appearance of the building, the character of the Conservation Area and the view from the well used St Chads gardens across the river. The wrap around extension on the North gable is totally inappropriate, destroying the clean lines of this elevation and the two new small windows to be inserted undermine the symmetry of the fenestration. The large picture windows, coupled with the Velux windows are architecturally incongruous failing to respect the building's Georgian character. The obscuring of a ground floor window on the West elevation is again insensitive and again detracts from the character of the building. The use of timber decking in the Conservation Area is also felt to be out of character with the building itself and the character of the Conservation Area as a whole. Its use on the natural riverbank would have a very detrimental and sub-urbanising effect on this beautiful part of Uppermill. The loss of natural dry stone walls and greenery to the rear of the property is also regretted. The information on the materials to be used is inadequate

and there is no undertaking to use reclaimed materials in this sensitive part of the Conservation Area. There are no details given of the front elevation facing High Street. The proposals for the steps down from High Street fall well short of the design standards expected in a Conservation Area. Clad metal steps and industrial railings might be appropriate on a factory site but not in one of the most sensitive parts of the Conservation area. The proposals will also have a negative effect on the amenities of neighbouring properties.

PA/331157/11 RLA Properties Ltd

Land to side of 16 Den Lane, Springhead
Erection of 2 no. dwellings

Recommendation: REFUSAL

The design of the proposed cottages is very pedestrian and does nothing to maintain or enhance the character of the adjoining Conservation area. Contrary to U.D.P. Policies D1.1 & C1.1. Concerns about the lack of parking space.

LB/331187/11 Mr Seddon

8 Chew Valley Road, Greenfield
1) Structural repairs following fire damage to ridge beam and rafters and replacement roofing felt.
2) Replacement of fire damaged ceiling to bathroom
3) Redecoration to smoke damaged walls and ceilings

Recommendation: APPROVAL

The applicant is to be commended on employing a national renowned firm of architectural specialists. The proposal are entirely in line with best architectural practice and the Heritage Statement is an excellent example of how one should be written.

HH/330391/11 Mr P Kellett

303 Oldham Road, Grotton
Two storey side extension

Recommendation: APPROVAL

PA/330915/11

Mr I Murray

Land off Armit Road, Greenfield
Erection of 4 no. timber stables

Recommendation: APPROVAL

PA/331018/11

Mr Aaron Hirst

Albion Farm, Oldham Road, Delph
Retrospective application for the erection of
raised timber decking accessed from the cafe
area to provide external seating and dining
area

Recommendation: APPROVAL

*Councillor Mr. K. Hulme declared an interest and left the meeting for this item
Councillor Mr. N. Kirkham abstained*

PA/331040/11

United Utilities

Land at Delph Lane, Delph
Erection of pumping station

Recommendation: REFUSAL

**The general design and materials are not
acceptable in this attractive rural location**

HH/331055/11

Mr Lee Dyer

6 Saint Annes Crescent, Grasscroft
1) Two storey side extension
2) Single storey rear extension

Recommendation: APPROVAL

HH/331064/11

Mr Mark Orsborne

2 Wellmeadow Lane, Uppermill
Front and rear dormer extensions

Recommendation: APPROVAL

HH/331067/11

Mr John Clarke

12 Clydesdale Rise, Diggle
Two storey side extension

Recommendation: APPROVAL

HH/331068/11

Mr M Bradbury

4 Bunkers, Tunstead Lane, Greenfield
Garage extension and pitched roof to existing
garage

Recommendation: APPROVAL

**This is in the vicinity of one or more listed
buildings reclaimed materials should be
used to match the existing buildings.**

HH/331101/11

Mr Andrew Berkley

309 Oldham Road, Grotton
Rear conservatory

Recommendation: APPROVAL

HH/331102/11 Mr Adam Storer

Trade Winds farm, off Ripponden Road,
Denshaw
Single storey side extension

Recommendation: APPROVAL

PA331122/11 Mr J F Buckley

Valley Works, 68 Oldham Rd, Denshaw
Change of use of industrial building into 2 no.
residential units

Recommendation: APPROVAL

PA331123/11 Mr T Heffron

Whitegate Cottage, Whitegates Lane,
Strinesdale
Change of use of existing stables and storage
to holiday let

Recommendation: APPROVAL

HH/331124/11

New Laithes, Kinders Crescent, Greenfield
1) Increase roof height
2) Erection of 4 no. dormers
3) Single storey side extension
4) Single storey rear extension (resubmission
of HH/330639/11)

Recommendation: APPROVAL

PA331133/11 Helterskelters Ltd

Unit C and D, Wellington Road, Greenfield
Change of use to childrens adventure play
centre

Application withdrawn

PA/331137/11 Veolia ES Landfill Limited

Highmoor Quarry & Landfill, Thorpe Lane,
Austerlands
Variation of condition no. 41 on previously
approved application PA/40193/00 relating to
the final restoration contours

Recommendation: APPROVAL

Councillor Mr. R. Knotts declared an interest and left the meeting for this item

HH/331149/11 Mrs T Golden

2 Hawthorn View, Horest Lane, Denshaw
Single storey side extension (resubmission of
HH/330360/11)

Recommendation: APPROVAL

**subject to use of reclaimed materials on
this nineteenth century cottage.**

HH/331165/11 Mr M Cunningham 20 Heather Way, Diggle
First floor rear extension to form bedroom

Recommendation: APPROVAL

PA/331188/11 Ms T Smith The Mill House, Pastures Lane, Scouthead
Sub-division of existing dwelling to form two dwellings

Recommendation: APPROVAL

HH/331191/11 Mr S Howarth 8 Norbury Avenue, Grasscroft
Extension to existing garage to form additional garage space, workshop, study and snooker room.

Recommendation: APPROVAL

PA/331196/11 People, Community & Society Directorate Saddleworth Secondary School, High Street Uppermill
Erection of fence around all weather pitch

Recommendation: APPROVAL

HH/3312118/11 Mr Michael Fowles 20 Belmont Avenue, Springhead
1) Front dormers
2) First floor rear extension
3) Single storey rear extension
4) Pitched roof to existing garage

Recommendation: APPROVAL

HH331226/11 Mr S Partington 9 The Grove, Dobcross
Single storey extension forming porch and w.c.

Recommendation: APPROVAL

PA/331227/11 Graham Hitchen Associates Land at Whitegates Lane
Change of use from stables to holiday let accommodation

Recommendation: APPROVAL

HH/331242/11 Bigger Picture Projects 1 Myholme, High Street, Uppermill
Single storey side garage extension

Recommendation: REFUSAL **Poor relationship to existing building**

AG/331247/11 Mr John Saxon Land between Sandy Lane & Sugar Lane
Dobcross
Prior notification for the erection of 1 no.
agricultural building for the storage of animal
feed and equipment

Recommendation: NOTED

PA/331248/11 Mr Hadfield Well I Hole Farm, Well I Hole Road, Greenfield
Retrospective application for change of use to
caravan and camping site

Recommendation: APPROVAL

**From Easter to the end of October,
restricted to touring caravans, if possible**

HH/331260/11 Mr Adam Nanyin 26 Burnedge Fold Road, Grasscroft
1) Two storey front, side and rear extensions
2) Erection of rear balcony/ decked area
3) Single storey covered area to rear
4) Detached garage and provision of
hardstanding for vehicle access
(Resubmission of HH/330802/11)

INVALID APPLICATION

Conditions attached to Planning approvals – it was agreed that the Clerk will write to the Head of Planning to raise the Committee's concerns that they are not consulted on the conditions attached to Planning approvals.