

Saddleworth our recommendations below in some cases are to re-position the units.

Recommendation: REFUSAL

This is visually very intrusive and has a negative impact on the entrance to Delph and the Village Green. A better position would be behind the wall adjacent to the existing cabinet.

TL/059416/11 BT Openreach

Gartside Street, Delph
Prior approval for the erection of telecommunications equipment cabinet

Recommendation: REFUSAL

It is recommended that it should be located in Chapel Gardens

TL/059415/11 BT Openreach

2 Oldham Road, Delph
Prior approval for the erection of telecommunications equipment cabinet

Recommendation: REFUSAL

The proposed position would detract from the listed four storey house, the green recreational area and stone retaining wall. A better position would be in the vicinity of the present cabinet possibly on the Council land behind the concrete fence.

TL/059413/11 BT Openreach

117 High Street, Uppermill
Prior approval for the erection of telecommunications equipment cabinet

Recommendation: APPROVAL

TL/330276/11 BT Openreach

Saddleworth Vicarage, Station Road, Uppermill
Prior approval for the erection of telecommunications equipment cabinet

Recommendation: APPROVAL

HH/059429/11 Mrs C Lees

19 Dumfries Avenue, Denshaw
Rear decking

Recommendation: APPROVAL

HH/330226/11 Mr Fish

Oldfield Cottage, Denshaw Road, Delph
Single storey side and rear extension

Recommendation: REFUSAL

Our main reason for refusal is that this is a Listed Building and the extension significantly changes its appearance and character, detracting from its simple vernacular style of the existing building. We do recognise that this is a high quality design using appropriate materials and in other contexts would be applauded.

PA/059447/11	Mr M O'Neill	Christy's Coffee House, 38 High Street, Uppermill Variation of condition no. 4 on planning application PA/51256/06 to extend hours of opening from 09.00 – 18.00 Monday, Tuesday, Wednesday to 09.00 – 23.30 and to increase opening hours from 09.00 – 22.00 Thursday, Friday and Saturday to 9.00 – 00.30 with no change to Sundays.
Recommendation: APPROVAL		Subject to no alterations to the building.
PA/330178/11	Jigsaw Property	Land at Wade Row, Uppermill Change of use of land for private car parking for residents and traders
Recommendation: APPROVAL		Subject to a porous surface and screening using indigenous species.
LB/059454/11	Mr M Smith	Hollinbank Farm, Oldham Road, Denshaw Replacement porch
Recommendation: REFUSAL		The most important aspect of this Listed Building is the front elevation with its central entrance, long row of mullion windows on the upper floor. Any porch would detract from this most significant feature. The existing lean-to porch is inappropriate but the proposed replacement which is more massive and more permanent in nature would have an even more negative impact. The porch windows are too large for the setting and the gabled design is out of character and too dominant.
HH/059448/11	Mr M Smith	Hollinbank Farm, Oldham Road, Denshaw Replacement porch
Recommendation: See above		
PA/059228/11	Mr A Blake	5 & 7 Shaw Hall Bank Road, Greenfield Change of use to 2 no. self contained flats
Recommendation: APPROVAL		
MMA/059313/11	Annett Architecture	Land adjacent to 27 Clifton Holm, Delph Minor material amendment to previously approved application PA/055487/08 consisting of a reduction in the size and scale of the proposed dwelling
Recommendation: APPROVAL		
HH/059335/11	Mrs Lynn Heron	49 Shaw Hall Bank Road, Greenfield Extension of existing rear balcony
Recommendation: APPROVAL		

PA/059341/11	People, Communities & Society	Knowsley Junior Mixed School, Stoneleigh Road, Springhead Installation of a mobile building to provide 2 no. additional classrooms
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Recommendation: APPROVAL for a period of 5 years

Councillors Mr. B Cullen & Mr. D. Heffernan declared an interest and abstained

HH/059398/11	Mr Twigg	17 Hillside Avenue, Grotton Single storey rear extension
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Recommendation: APPROVAL

HH/059404/11	Mrs Truelove	96 Lane Head Road, Grotton First floor bedroom extension
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Recommendation: N/A

HH/059405/11	Mr Whittaker	33 Lovers Lane, Grasscroft Rear single storey garage extension
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Recommendation: APPROVAL

PA/059411/11	Springhead Stone Co. Ltd	Former Springhead Quarry, Cooper Street, Springhead Outline application for 61 no dwellings including new access, layout and scale to be considered. Landscaping and appearance to be reserved. Resubmission of PA/56364/0.
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Recommendation: REFUSAL

Impact on the adjacent Listed Building and Tree Preservation Orders. Traffic safety concerns, particularly in relation to the local schools. Detrimental effect on the open green land.

HH/059420/11	Mr Blakeley	20 Ryefields Drive, Uppermill Erection of a detached garage
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Recommendation: APPROVAL

HH/059425/11	Mr A Irlam	5 Moor Crescent, Diggle Two storey front extension
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Recommendation: REFUSAL

Impact on Street scene and contrary to U.D.P. Policy D1.1

PA/059426/11	Mr D Hurst	Albion Farm, Oldham Road, Delph Retrospective changes to existing approved farm shop & café including the erection of a toilet block and lobby
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Recommendation: APPROVAL

MMA/059427/11	Mrs P Riley	Grains Bar Hotel, Ripponden Road, Grains Bar Minor material amendment application to previously approved application PA/058009/10
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Recommendation: APPROVAL

HH/059443/11	Mr McConnell	41 Clough Road, Grasscroft 1. Two storey side extension 2. Conversion of garage to living accommodation 3. Modification to driveway and parking arrangements
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Recommendation: APPROVAL

PA/059445/11	Mr I Cafearo	8 Poplar Avenue, Grasscroft Replace existing stable block with new timber framed building to incorporate hobby space, art studio, personal office and garden store.
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Recommendation: APPROVAL

HH/059459/11	Mr S Gay	3 Corbett Way, Denshaw Single storey porch and bathroom extension (resubmission of HH/058702/10)
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Recommendation: REFUSAL

Impact on Street scene and contrary to U.D.P. Policies D1.1 & D1.11

HH/059463/11	Mr D Byrne	23 Thornley Lane, Grotton 1. Front porch 2. Conversion of garage to living area 3. Render to front elevation
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Recommendation: APPROVAL

HH/330191/11	Mr & Mrs Gabrilatsou	The Vicarage. 1 Park Lane, Greenfield Application for extension of the time limit for implementing existing planning permission for: 1. single storey rear extension forming kitchen and family room 2. detached garage approved under reference HH/054372/07
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Recommendation: APPROVAL

HH/330193/11	Mrs Prescott	3 The Spinney, Scouthead Rear conservatory
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Recommendation: APPROVAL

HH/330198/11	Mr Wilson & Byrne	5 & 7 Wharmton Rise, Grasscroft Erection of 2 no single rear extensions following demolition of existing conservatory and garage. (Re-submission of HH/58258/10)
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Recommendation: APPROVAL

Recommendation: APPROVAL

PA/330218/11	Grandpa Greene	5 Ward Lane, Diggle 1. Variation of condition 2 of planning permission PA/049571/05 for extension of opening hours 2. Variation of condition 3 of planning permission PA/049571/05 to allow sale of non alcoholic hot and cold beverages, confectionary, sandwiches and snacks in addition to continued sale of ice cream. 3. Provision of portaloo
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Recommendation: SPLIT DECISION

Items 1 & 2 - APPROVAL
Item 3 – APPROVAL subject to re-location so that it is not visible from the tow-path

HH/330228/11	Mr A Ravey	The Coach House, 63A Denshaw Road, Delph Single storey side extension
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Recommendation: REFUSAL

The Victorian Coach house in the Gothic style was once associated with a Gentleman’s residence at Limfits. It has considerable character and historic interest. The proposed extension would result in the lost of two very important Gothic windows, unusual for a building of this kind and the overall character of the building would be severely compromised by the poor quality design of the building.

PA/330233/11	Mr Hulme	Wool Road Farm, Wool Road, Dobcross Change of use of existing garage to guest annexe
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Recommendation: APPROVAL

PA/330240/11	Mr P Kelly	Land at The Pastures, Huddersfield Road, Scouthead Extension of time limit to previously approved PA/54736/08 for the erection of 1 no. detached dwelling
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Recommendation: REFUSAL

Changes to Planning Policy Guidance PPS3.

HH/330279/11	Mr & Mrs P Keeley	3 Ashworth Gardens, Greenfield Rear conservatory
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Recommendation: APPROVAL

HH/059197/11	Bigger Picture Projects	1 Mytholme, Den Lane, Uppermill Two storey side extension.
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Recommendation: REFUSAL

Adverse effect contrary to U.D.P. D1.11