

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 4th July 2011**

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

Cllrs	Mr. N. Allsopp	Mr. K. Hulme
	Mrs. L. Brown	Mr. B. Lord
	Mr. R. Franklin	Mrs. P. Lord
	Mr. G. Harkness	Mr. A. Roughley
	Mr. D. Heffernan	Ms. L. Schofield
	Mr. J. Hudson	Mr. G. Sheldon

Apologies: Cllrs. Dr. D. Atherton, Mrs. M. Bingley, Mr. W. Cullen, Mrs. E Firth, Mrs. N. Kirkham, Mr. R Knotts & Mr. R McCann and Adele Hayes – OMBC Planning Officer

Ref:	Applicant	Location
HH/330655/11	Mr. Iain McNeill	14 Park Lane, Greenfield Erection of detached garage and formation of hardstanding
Recommendation: APPROVAL		Subject to use of reclaimed stone throughout. This assumes that the out-house to be demolished is of no historic or architectural interest.
PA/330672/11	Dr. N. Childs	Plot 7, Denshaw Vale, Denshaw Conversion of and extensions to existing garage to form 1 no. dwelling.
Recommendation: REFUSAL		The design of the property as a whole is inappropriate for this area. It is a pastiche of architectural styles which don't add up to a cohesive whole. The presence of an arched barn door on the gable end is thoroughly anachronistic, has no historic basis, and has no place on a new dwelling house in a Conservation Area. The presence of gabions in the Conservation Area cannot be condoned and should not be permitted. A dry stone wall would be more appropriate. The massing of the building in relation to the setting of the pond and surrounding houses is unacceptable given its the elevated position.
PA/330551/11	c/o Agent	45 High Street, Uppermill 1) Change of use of lower ground floor to café/bar/restaurant 2) Single storey extension
Recommendation: REFUSAL		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, particularly in relation to the proposed steps. The proposal will also have a significant detrimental impact on the amenities of neighbouring properties in particular the opening hours and deliveries, there are also concerns about disabled access.

PA/330673/11 Mr. Ian McMahon Land at Owens Fold, Lees
Erection of 2 no. dwellings

Recommendation: REFUSAL **Massing and contrary to U.D.P. Policy D1.1**

LB/330612/11 Mr. Ian Woodhead 3 Hilltop Cottages, Knott Hill Lane, Delph
Demolition of and rebuilding of single storey side extension

Recommendation: APPROVAL **The proposed use of stone in place of the existing render is welcomed, however, our recommendation of approval is subject to the use of matching reclaimed stone and blue slate.**

HH/330611/11 Mr. Ian Woodhead 3 Hilltop Cottages, Knott Hill Lane, Delph
Single storey side extension (re-submission of HH/058017/10)

Recommendation: AS ABOVE

PA/330507/11 Mr. R. Lingard

Blunder Hall Barn, Dirty Lane, Strinesdale
1) Subdivision of dwelling to form 2 no. dwellings
2) Single storey rear extension
3) Erection of front porch

Recommendation: REFUSAL

This building which adjoins what was a barn was added with the intention of keeping the appearance of an agricultural unit. The proposed changes detract from the simplicity of what was intended to be a farm outbuilding. Inappropriate development in the Green Belt

Councillor Mr. John Hudson abstained

HH/330541/11 Miss L. Hoyland

Brighton House, 2 Brighton Road, Strinesdale
Erection of two storey rear extension following demolition of existing.

Recommendation: APPROVAL

HH/330609/11 Mr. Peter Dyson

3 Saint Annes Crescent, Grasscroft
Single storey rear extension

Recommendation: REFUSAL

Over-development & detrimental effect on the amenities of 49 & 51 Beechfield, in particular loss of light and loss of privacy.

HH/330631/11 Mrs. J. Derbyshire

224 Oldham Road, Lydgate
1) Single storey side extension following demolition of existing garage.
2) Single storey rear extension (re-submission of HH/059329/11)

Recommendation: APPROVAL

HH/330639/11 Mr. J. Newall

New Laithes, Kinders Crescent, Greenfield
1) Increase roof height
2) Erection of 4 dormers
3) Single storey side extension
4) Single storey rear extension

Recommendation: APPROVAL

HH/330654/11 Mr. David Tyrell

21 Summershades Lane, Grasscroft
Single storey rear extension

Recommendation: APPROVAL

PA/330659/11

Grandpa Greene

5 Ward Lane, Diggle

- 1) Variation of condition 2 of planning permission PA/049571/05 for extension of opening hours from 9am to 7pm, 7 days a week
- 2) Variation of condition 3 of planning permission PA/049571/05 to allow sale non alcoholic hot and cold beverages, confectionary, sandwiches and snacks in addition to continued sale of ice.

Recommendation: APPROVAL

The Clerk will write to British Waterways and the Oldham Council Rights of Way Officer about possible encroachment onto to the towpath, including possible restrictions to Disabled Access and also Health & Safety issues adjacent to the Canal.

HH/330660/11

Mr. N. Hardisty

8 Treetops Close, Dobcross
First floor side extension forming lounge

Recommendation: APPROVAL
