

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 6th September 2010**

There were present: Councillor - Mr. M. Buckley - Chairman
Cllrs Mr. P. Bagley Mr. K. Hulme
Mr. K. Begley Mr. B. Lord
Mr. R. Birse Mrs. P. Lord
Mr. R. Franklin Mrs. A. McInnes
Mr. D. Heffernan Mrs. A. Parry
Mr. A. Hodgkiss Mrs. D. Shaw

Adele Hayes – OMBC Planning Officer

Apologies: Cllrs. Dr. D. Atherton, Mrs. B. Beeley, Mrs. M. Bingley, Mr. W. Cullen, Mr. P. Davenport & Mr. J. Hudson.

Ref:	Applicant	Location
CA/058531/10	Mr I Gagola	2 Lee Fields Uppermill 1. Demolition of existing garage and shed 2. Erection of new garage to incorporate car port and shed.

Recommendation: APPROVAL

PA/058502/10	Mr I Gagola	2 Lee Fields Uppermill 1. Demolition of existing garage and shed 2. Erection of new garage to incorporate car port and shed.
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Recommendation: APPROVAL

HH/05851/10	Mr I Perry	10 Pickhill Lane, Uppermill Extension of an existing basement to create 2 no. escape windows & light wells
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Recommendation: APPROVAL

LB/058559/10	Mr & Mrs Barnes	Ballgrove Cottage, Grove Road, Uppermill 1. Alterations to existing conservatory 2. Provision of stepped access to first floor as main entrance 3. Removal of existing porches and reconfiguration of internal layout for use as single dwelling.
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Recommendation: APPROVAL

The revised proposals are a major improvement on those considered in April 2009. The comments on that occasion appear to have been addressed. We particularly welcome the removal of the two porches and the garage door. The lowering of the height of the rear conservatory is a

distinct improvement as it reveals the row of Mullion windows in that elevation. Any alterations to the main building should be in matching reclaimed materials.

HH/058558/10 Mr & Mrs Barnes

Ballgrove Cottage, Grove Road, Uppermill
1. Alterations to existing conservatory
2. Provision of stepped access to first floor as main entrance
3. Removal of existing porches and reconfiguration of internal layout for use as single dwelling.

Recommendation: See above

LB/058461/10 Hollow Oak Ltd

Greenfield House, Chew Valley Rd, Greenfield
Change of use to events venue with ancillary accommodation

Recommendation: REFUSAL

The initiative to find a new use for this Regency Gentleman's residence is welcomed. However, it is felt that a building of this high quality should merit an equally high quality approach. The particular concerns are:

- 1. Although we have no objections in principle to the Orangery, the materials and design in no way compliment the elegant style of the building. White powdered coated aluminium is not appropriate. We welcome the retention of the colonnade.**
- 2. The bringing forward of the side wing detracts significantly from the setting of the original building. What is essentially a utilitarian adjunct is now given parity, and is no longer subservient to the main building. In addition the insertion of French windows is totally out of character. The treatment of this end of the building needs to be rethought.**
- 3. Although it is recognised that there will need to be some alterations to floor plan, as much of the original layout as possible should be preserved. A particular concern is the knocking through of two rooms to form a through lounge with the loss of the servants staircase. It is felt that this would undermine the characteristic Georgian proportions of the interior.**
- 4. The original stone floors in the service wing should be retained**

PA/058460/10 Hollow Oak Ltd Greenfield House, Chew Valley Rd, Greenfield
Change of use to events venue with ancillary
accommodation

Recommendation: See above

PA/058562/10 Mr Cordingley 1 Midgrove Lane, Delph
Application for extension of time limit for
implementing existing planning permission for
conversion of existing barn into 2 no. cottages
approved under reference PA/49798/05.

Recommendation: APPROVAL

CD/058567/10 Lane View, Coverhill Road, Grotton
Application to discharge planning condition No.
3, 4,6,13 and 16 of planning application
PA/053898/07

Recommendation: NOTED

AD/058580/10 Tesco Stores Limited Land adjacent to Chew Valley Road/ Wellington
Road, Greenfield
Erection of various illuminated & non-
illuminated signs

Recommendation: APPROVAL
Councillors Mr Mike Buckley & Mr Ken Hulme abstained

PA/058597/10 Saddleworth Business Centre Huddersfield Road, Delph
Change of use to private vehicle hire booking
office.

Recommendation: APPROVAL

HH/058598/10 Ms J Boase 22 Wool Road, Dobcross
1. Two storey side extension
2. New external access to basement level

Recommendation: REFUSAL

The quality of the design of the new extension, particularly the Juliet balcony and multiple French windows is inappropriate on this interesting canal side property. Although the exterior is largely late nineteenth century, the internal features are much earlier.

Councillor Mrs Dorothy Shaw abstained

HH/058604/10 Mr & Mrs Scott Ashdene, Knarr Lane, Dobcross
Single storey rear garden room extension

Recommendation: APPROVAL

HH/058619/10

Heather Cottage, Rochdale Road, Denshaw
Erection of new porch

Recommendation: APPROVAL

HH/58637/10

Mr C Graham

25 Ainley Wood, Delph
Single storey rear kitchen and dining room
extension

Recommendation: APPROVAL

PA/058645/10

Mr L D Moriarty

9 Ashes Lane, Springhead
Demolition of existing detached garage and
erection of new double garage

Recommendation: REFUSAL

**Valued open space, contrary to advice in
PPG17.**

Councillors Mr Mike Buckley & Mr Royce Franklin & Anne Parry abstained

PA/058417/10

Mr Buckley

Valley Works, 68 Oldham Road, Denshaw
Change of use from industrial buildings to 4 no.
residential units.

Recommendation: APPROVAL

HH/058478/10

Mr Taylor

Brook Mount, Friezland Lane, Greenfield
1. First floor side extension
2. Rear dormer

Recommendation: REFUSAL

**Fails to complement the existing dwelling
and has an over-bearing effect on the
adjacent property. Contrary to Policy D1.11.**

HH/058489/10

Mr W Flarty

24 Dobcross New Road, Dobcross
Erection of front porch extension

Recommendation: APPROVAL

subject to use of matching materials

HH/058490/10

Mr D Stewart

9 Eskdale Avenue, Greenfield
Erection of raised patio area and side porch

Recommendation: APPROVAL

HH/058496/10

Mrs H Billing

1 Top Oth 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/058503/10	Mr P Kelly	Land at The Pastures, Huddersfield Road Scouthead Extension of time limit for previously approved PA/53538/07 for outline application for 2 no. detached dwellings
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Recommendation: APPROVAL

HH/058504/10	Mr Coutts	18 Belmont Avenue, Springhead Erection of dormer to front elevation
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Recommendation: APPROVAL

HH/058506/10	Mrs Pilkington	2 Summerseat Close, Springhead Extension to front dormer
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Recommendation: APPROVAL

PA/058519/10	Wiggett Homes	62 – 70 Oldham Road, Grasscroft Erection of 7 no. detached dwellings.
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Recommendation: APPROVAL

PA/058522/10	Diggle Primary School	Diggle Primary School, Sam Road, Diggle Replacement of storage unit
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Recommendation: APPROVAL

PA/058527/10	OMBC – Gill Collins	Saddleworth SEN, Cooper Street, Springhead Erection of canopy
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Recommendation: APPROVAL

Councillor Mr Brian Lord declared an interest

PA/058536/10	Mrs Heathcote	Higher Quick Farm, Stockport Road, Lydgate Erection of agricultural building
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Recommendation: APPROVAL

HH/056902/09 – Hillside, Nicker Brow, Dobcross – The Conservation Areas Advisory Committee had raised concerns about the stone being used to construct the kitchen extension, the Planning Officer informed the meeting that discussions were taking place to attempt to resolve the situation.