

PA/059105/10

Mrs. Jane Storer

1 Delph Road, Denshaw
Change of use to dwelling

Recommendation: APPROVAL

Subject to the retention of the external appearance of the building and the original features. The important external features of this building are the original 1820s front door and frame, a rare survival, Victorian sash windows and taking-in door. It is imperative that these should be retained unaltered. Insulation measures the door and windows should entirely internal. As with buildings of this period, in Saddleworth, stone cleaning and sand blasting should be avoided at all cost as this detracts from the group value and damages the stone work.

PA/058535/10

Quantum Star Ltd

Land at former site of Lumb Mill, Huddersfield Road, Delph
1) Change of use of existing office block into 2 no. dwellings
2) Erection of 8 no. dwellings

Recommendation: REFUSAL

Insufficient evidence of marketing of the offices. The existing office block is built in artificial stone. This error should not be propagated further. If the development goes ahead natural stone should be used for all new build

PA/058950/10

Jigsaw Property

Land off Wade Row, Uppermill
Change of use to car parking for residents and traders

Recommendation: REFUSAL

Loss of greenery in the Conservation Area and the negative effect of the presence of a large number of parked vehicles, both private and commercial, in a sensitive part of the Conservation area used for leisure activities. It would have a major negative impact on the setting of the canal and stepping stones. Hardstanding tarmac surface would also have a negative effect

PA/059196/10

Wiggett Construction Ltd

Police Station & Court House, Buckley Street, Uppermill
Extension of the time limit to previously approved PA/41998/01 for conversion of police station into 10 no. dwellings.

Recommendation: NOTED

Oldham Council should use their powers to require the applicant to replace the current unsightly boarding up of the windows with more sympathetically shaped and coloured boards.

PA/059215/11	St. Thomas CE Primary School	St. Thomas CE Primary School, Thomas Street, Lees Installation of new external entrance door
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Recommendation: N / A

LB/059063/10	Mrs. A. Leaver	24 Stoneswood Road, Delph Installation of internal staircase
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Recommendation: APPROVAL

The stud wall removed may have had historical significance but as this has now been removed it is not possible to ascertain this

LB/059046/10	Dr. Grayson	29 Wool Road, Dobcross Replacement of existing glazed windows
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Recommendation: REFUSAL

Sadly this application is retrospective. The style of windows in important Listed buildings of this type is a major contributor to the character and appearance. Nineteenth window frames are characterised by at least two lights divided by one or more central horizontal glazing bars. Within each row of mullion windows at least one would be a sliding Yorkshire sash. The early window frames are narrow in cross-section which contributes to their elegant appearance. Casement windows were not used. The present windows do not conform to any of these characteristics being heavy in cross-section and with massive hinged opening units and are therefore not acceptable on a Grade 2 listed building of this type. English Heritage recommend that secondary internal double glazing is used in Listed building and this is accepted by Building regulations

HH/058986/10	Mr. Lux	Dodle Farm, Oldham Road, Denshaw 1) Two storey side extension 2) Part single storey, part two storey rear extension 3) First floor side extension 4) Front Porch 5) Erection of wind turbine generator
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Recommend Split Decision

**1. Approval of two storey side extension, part single storey part two storey rear extension, first floor side extension a and front porch. This building, although early nineteenth century in origin has been so altered in relatively recent times that very little remains of the original fabric. Had the original building remained, the proposed extensions would have been unacceptable as not true to character of the original farmhouse.
2. Refusal of wind turbine as this would have an unacceptable impact on the openness of the green**

belt and the open character of the landscape. We understand this is to be less than 12m in height.
3. Refusal of the extension of the curtilage of the existing dwelling into the green belt. The gardens shown are presently agricultural land.

PA/058706/10	Mr. A. Vance	Friarswood House, Oldham Road, Denshaw 1) Change of use from stable/store to dwellinghouse, including raising of roof height and single storey extension to form entrance hall, WC and double garage 2) Formation of 4 no. car parking spaces following demolition of existing garage (Re-submission of PA/058028/10)
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Recommendation: APPROVAL

HH/058759/10	Mr. J. Randerson	7 Higher Carr Lane, Greenfield First floor side extension
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Recommendation: APPROVAL

PA/058997/10	Mr. Gledhill	Barn adjacent to Denshaw Road, Delph Change of use from barn to dwelling
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Recommendation: REFUSAL

Over-development and contrary to the policy for the re-use of existing buildings in the Green belt. Barn conversions should respect the simple design of an agricultural building. Juliet Balconies, double garages, porches and mullion windows have no place on a building of this type and are grossly excessive.

PA/059064/10	Unity Partnership	Carr Lane Bridge, Carr Lane, Diggle Replacement of bridge
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Recommendation: APPROVAL

PA/059082/10	Brantwood Design & Build	Slackcote Mill, Slackcote Lane, Delph 1) Elevational alterations comprising rooflights, entrance porch and meter box. 2) Provision of 30 no. car parking spaces 3) Change of use of open land to private amenity space 4) Erection of electricity sub-station.
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Recommendation: SPLIT DECISION

**2 & 4 APPROVAL
1 & 3 REFUSAL – Design not in keeping with the area, and loss of amenity by changing open land into a private amenity space**

PA/059116/10 Mr. Hirst Wool Road Farm, Wool Road, Dobcross
Change of use of existing barn into holiday let

Recommendation: APPROVAL

PA/059129/10 Brantwood Design & Build Slackcote Mill, Slackcote Lane, Delph
Conversion of existing workshop to 2 no. dwellings
(Re-submission of PA/58210/10)

Recommendation: REFUSAL **Insufficient evidence of the marketing of the workshop**

HH/059133/10 Mr. Bardsley Shiloh Farm Cottage, Shiloh Lane, Strinesdale
Demolition of existing conservatory and erection of a two storey rear extension.

Recommendation: REFUSAL **The proposed changes do not respect the historic characteristics of this building. The existing fenestration of the mullioned windows should not be altered and french windows are clearly totally inappropriate in this setting. Contrary to U.D.P. Policies D 1.1 & D 1.3.**

HH/059142/10 Mr. Worthington 35 Palin Wood Road, Delph
1) Extension of existing dormer roofs to front and rear elevations.
2) Erection of pitched roofs to existing single storey front, side and rear projection

Recommendation: APPROVAL

HH/059152/10 Mr. Peter Buckley 18 Carr House Road, Springhead
Erection of a two storey side extension with front dormer

Recommendation: REFUSAL **Over-development, effect on street-scene and design of dormer and roof lifts contrary to U.D.P. Policies D1.1 & D1.11**

Councillor Mrs. B. Beeley declared an interest and left the meeting for this item.

HH/059158/10 Mr. Ward 28 Thorpe Lane, Austerlands
Single storey rear extension with roof balcony

Recommendation: REFUSAL **Loss of amenity of adjoining property**

PA/059162/10 John Barnes Architect Saddleworth Golf Club, Ladcastle Road, Uppermill
Erection of rear extensions to provide porch, WC and storage facilities

Recommendation: APPROVAL

HH/059164/10 Mr. Reeves Donnithorne, Kinders Lane, Greenfield
1) Two storey rear extension to include basement
2) Single storey side extension
3) Single storey rear extension
4) Rear Dormer
5) Minor alterations to existing dwelling and garden

Recommendation: APPROVAL

HH/059174/11 Ms. Smith 55 Heywood Avenue, Austerlands
Side conservatory

Recommendation: APPROVAL

PA/059184/11 Mr. Roberts Standedge Foot Farm, Standedge Foot Road, Delph
Change of use to annex to form holiday cottage
accommodation

Recommendation: APPROVAL

PA/059186/11 The Board of St. Chad's C of E Primary School, Rhodes Ave. Uppermill
Governors Erection of fencing

Recommendation: APPROVAL

Councillor Mr. R. Birse declared an interest and abstained

HH/059190/11 Mr. Mills 14 Lower Wrigley Green, Diggle
Proposed rear extension forming living accommodation at
the lower ground floor and ground floor levels.

Recommendation: APPROVAL

PA/059194/11 Wiggett Construction Ltd Knoll Mill, Frenches Wharf, Greenfield
Application for extension of the time limit for implementing
existing planning permission for construction of a three
storey building providing accommodation for Class A1, A3
and B1 approved under reference PA/055237/08

Recommendation: NOTED

HH/059197/11 Bigger Picture Projects 1 Myholme, Den Lane, Uppermill
Two storey side extension

INVALID APPLICATION

PA/059198/11 Wiggett Construction Ltd Land between Huddersfield Canal and River Tame, Knoll
Mill, Greenfield
Application for extension of the time limit for implementing
existing planning permission for construction of 42 No.
apartments (Layout, Scale, Appearance and Access to be
considered) approved under reference PA/054220/07.

Recommendation: NOTED

PA/059222/11 Shepherds Ltd Plots 13-18 at Athens Mill, Brook Lane, Lees
Change of House Types to Plot 13-18
PP/069197/05

Recommendation: N / A

HH/059236/11 Mrs. J. Talbot 302 Den Lane, Springhead
Extension to existing garage to form granny flat

Recommendation: APPROVAL

HH/059251/11 Mr. Saxon 17 Walkmill, Dobcross
Two storey side extension

Recommendation: APPROVAL

Subject to the use of matching materials

HH/059254/11 Mr. Butterworth 103 Shaw Hall Bank Road, Greenfield
Two storey extension to rear to form kitchen and bedroom

Recommendation: APPROVAL

HH/059111/10 Mr. Richard Eastwood 2 Brookway, Grasscroft
1) Demolition of existing garage
2) New front porch and lean-to extension
3) Two storey side and rear extension

Recommendation: APPROVAL

HH/059059/10 Mr. P. Atherton 4 Running Hill Farm, Running Hill Lane, Dobcross
1) Erection of porch
2) Erection of two storey rear extension
3) Raised height of existing detached garage to provide
first floor storage area and erection of external staircase.

Recommendation: REFUSAL

**This is an over-elaborate and inappropriate
development for what were once the agricultural
buildings of a work-house**

PA/059118/10 S. Ingram & Associates Land to rear of 7-19 Ashes Lane, Springhead
Erection of 2 no. dwellings

Recommendation: APPROVAL

***Councillor Mr. B. Cullen declared and vacated the chair for this item
Councillor Mr. M. Buckley abstained***

The Committee endorsed the comments submitted to Oldham Council concerning the following applications:

PA/059112/10

United Utilities

Land to the south of Delph School, Denshaw Road, Delph

- 1) Construction of a new wastewater pumping station with associated permanent access track.
- 2) Area of hardstanding
- 3) Erection of control kiosk
- 4) Erection of pressure relief column
- 5) Temporary widening of existing access point onto Denshaw Road

Recommendation: APPROVAL

Care should be taken with the excavations for the new sewer by Delph Bridge. It is recommended that GM Archaeological Unit are consulted as this was the site of the Medieval ford over the river and may also have been where the route of the Roman road crossed the river

CA/059072/10

Mr. Mark Taylor

Opposite 1-7 Mount View, Den Lane, Uppermill

- 1) Removal of existing greenhouse
- 2) Formation of car park.

Recommendation: SPLIT DECISION

- 1. APPROVAL - Removal of existing greenhouse**
- 2. REFUSAL of formation of car park.**
 - a. The proposals would seriously detracted from this sensitive part of the Conservation area. As distinct from the rest of Uppermill, this part of the Conservation area retains an essential rural character. Specifically i. The removal of a significant stretch of dry stone walling and hedging would have a detrimental effect on the appearance of the lane.**
 - ii. The loss of this garden plot and associated greenery and replacement with hard-standing will have a negative effect.**
 - iii. The use of gabions as a retaining wall is not an acceptable solution in a Conservation area.**
- b. Highway safety concerns**

HH/059096/10

Mrs. R. Spratt

13 The Grove, Dobcross

Re-submission of side dormer and loft conversion

Recommendation: APPROVAL

Peak District Planning Application – Erection of a natural stone classical obelisk near to Brun Clough Car Park, Stanedge Moor – Members approved the application.

Road Traffic Regulations – Chapel Road, Greenfield – Temporary one way traffic – received and noted. Members were advised that Oldham Council officers and Ward Councillors are to meet to discuss the situation.

Road Traffic Regulations – The Oldham A62 Scouthead / Delph / Stanedge speed limit – received and noted.