

Minutes of the Meeting of the Planning Committee of Saddleworth Parish Council
Held at the Civic Hall, Lee Street, Uppermill on **Monday 9th January 2012**

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	Mr. G. Sheldon
	Mr. J. Hudson	

Martyn Leigh – OMBC Planning Officer

Apologies: Cllrs. Mrs. M. Bingley & Mr. B. Lord

Ref:	Applicant	Location
PA/331375/11	Mr E Landon	Wellcroft House, Bleak Hey Nook Lane, Delph Single storey rear glazed extension to form sitting room

Recommendation: APPROVAL

PA/331700/11	Mr A Archibald	8 Millgate, Delph Change of use to dwelling
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Recommendation: APPROVAL

Subject to the following comments on the proposed replacement doors and windows. There is concern about the wholesale replacement of the existing windows by modern double glazed units. A survey should be carried out to see if there are any existing nineteenth century windows, if so these should be retained and secondary double glazing employed. The frames of the new windows should be in hardwood and match any existing historical windows in dimensions and profile in order to maintain the traditional appearance of this prominent historical building.

LB/331504/11	Mr Arthur Ivatts	15 Woods Lane, Dobcross Structural maintenance and repair works
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Recommendation: APPROVAL

Any replacement stone work should match the existing in terms of colour and texture.

PA/331708/11 Mrs R Birtles The Barn, Woods Farm Church Fields, Dobcross
Outline application for the conversion of existing detached barn to a single detached house

Recommendation: Deferred

It is not possible to comment until detailed proposals are received.

Councillor Mr J Hudson abstained

PA/331535/11 Chapman (Saddleworth) Ltd. Land at Clifton Street, Greenfield
Erection of 4 no. terraced houses (Re-submission of PA/330995/11)

Recommendation: REFUSAL

Inappropriate development and massing. The omission of the earlier proposed dormers is an improvement, however the front projections remain very weak and unattractive architectural feature which will have a negative impact on the character of the area.

HH/331547/11 Mr Edward Lee 35 Lee Street, Uppermill
Installation of 10 no photovoltaic solar panels to roof

Recommendation: APPROVAL

Subject to the panels not being visible at street level.

PA/331626/11 Mrs M Moores 74 High Street, Uppermill
Change of use from shop (Class A1) to an education centre providing one to one and small group tuition.

Recommendation: APPROVAL

Subject to no change in external appearance

LB/331462/11 Bullen Conservation Ashfield House, Cooper Street, Springhead
Installation of 2 no. new rooflights

Recommendation: REFUSAL

Insufficient information, the proposal appears to be significantly different from the description

LB/331682/11 Mrs Frost 2 Laureates Place, Woodbrook, Scouthead
Sub-division of existing dwelling to form 2 no. dwellings.

Recommendation: APPROVAL

Subject to the new doorway being constructed in matching material. The lack of a Heritage impact statement is very much regretted.

PA/331683/11 Mrs Frost 2 Laureates Place, Woodbrook, Scouthead
Sub-division of existing dwelling to form 2 no.
dwellings.

Recommendation: See above

OTHER APPLICATIONS

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

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.

PA/331488/11 Mrs J Furnell Springfield Farm, Friezland Lane, Greenfield
Erection of stable block and tack/implement store.

Recommendation: REFUSAL

Inappropriate materials in the green belt

CL/331575/11 Mr E Stacey 26A Carr Lane, Greenfield
Certificate of lawfulness for proposed single
storey rear extension

Recommendation: NOTED

PA/331592/11 Mr David Howcroft Holly Cottage, Hollins Lane, Greenfield
Conversion of and extension to barn to form
dwelling with photography studio including
creation of curtilage.

Recommendation: REFUSAL

Inappropriate development in the green belt and unacceptable design

HH/331611/11 Ms Gemma Crathern 1 The Meadow, Delph
Two storey rear extension

Recommendation: APPROVAL

HH/331625/11 Mrs J Bray 5 Thornley Crescent, Grotton
1) Single storey rear extension
2) Vehicle access and driveway

Recommendation: APPROVAL

PA/331627/11 Environmental Evaluation Ltd 6 Lawton Square, Delph
Change of use of dwelling to provide temporary office. (Resubmission of previously approved PA/056702/09)

Recommendation: APPROVAL

Subject to no changes to the external appearance

PA/331634/11 Mr M Demstader Tatchins Barn, Church Road, Uppermill
1) Change of use from holiday let to artists studio/living accommodation
2) Erection of wooden shed

Recommendation: REFUSAL

Originally only approved because it was a holiday let, tourism need still applies

PA/331645/11 Holy Trinity Primary School Holy Trinity C Of E School, Delph New Road, Dobs Cross
Covered play area with electronically operated roller shutters on the front and side elevations

Recommendation: APPROVAL

PA/331676/11 Mrs Hadfield Land at Thurston Clough Road, Delph
Erection of detached timber stables

Recommendation: APPROVAL

PA/331702/11 Greenfield Primary School Greenfield Primary School, Shaw Street, Greenfield
Erection of security fencing

Recommendation: APPROVAL

HH/331747/11 Mr & Mrs Jones Noon Sun Farm, Lane Head Lane, Greenfield
Erection of a first floor side and rear extension

Recommendation: REFUSAL

This traditional and historic farm building is highly visible on the hillside, the proposed side extension is completely out of character

HH/331760/11 Mr Corrigan 18 Primrose Avenue, Uppermill
Erection of front and rear dormers.

Recommendation: APPROVAL
