

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 8th March 2016 in the Annexe of the Town Hall, Chapel-en-le-Frith.

Present: Councillor Mrs M Morrison in the chair.
Councillors J Brook, M Evanson, VBG Martin, T Norton and M Smith.

In Attendance: Ms E Shiels – Assistant to the Clerk.

Apologies: Councillors FP Harrison

Open Forum

There were no members of the public present.

16/357 Plenary Powers

Applications seeking Planning Permission or Approval to carry out developments at locations within the Parish.

The Committee considered in turn six applications to carry out developments within the Parish and it was RESOLVED: That the following comments be sent to the relevant Planning Authority.

HPK/2016/0065

4 Grange Park Road, Chapel-en-le-Frith

Re-submission of withdrawn application HPK/2015/0629 for proposed rear extension & loft conversion.

Cllr Smith declared an interest.

No Objection

Proposed extension is of a similar footprint to the existing conservatory.

HPK/2016/0058

Wilshaw, Whitehough Head Lane, Whitehough

New dwelling

No Objection in principal, however the committee feel a bat survey should be undertaken before any decision is taken.

The roof of the building should be grit stone slab to match the existing Wilshaw dwelling and other buildings in the surrounding area which forms part of the conservation area.

Concerns over the proposed 15 parking spaces have been raised, this would be a considerable increase in the traffic flow on to Whitehough Head Lane.

The submitted design, access & heritage statement makes no reference to the adopted Chapel-en-le-Frith Neighbourhood plan. Although the application conforms to the small sites allocation of the Neighbourhood Plan, it does misrepresent the housing supply.

The committee also feel aggrieved that trees have already been felled without prior permission in a conservation area.

HPK/1016/0078

1 Horderns Lane, Chapel-en-le-frith

Removal of existing garages and replace with 2 storey side extension.

No Objection

Improvement to the facade of the building.

HPK/2016/0070

5 Park Cottages, Park Road, Chapel-en-le-Frith

Demolition of existing utility room, rebuild to include W.C. Erect new conservatory to the rear of the property.

No Objection

Any windows overlooking neighbouring properties should be of opaque glass.

HPK/2016/0094

29 South Head Drive, Chapel-en-le-Frith

Application to vary a S106 Planning Obligation

Cllr Martin declared he has emailed Derbyshire Wildlife Trust about this application.

Strongly Object

The committee make reference to the Inspectors comments re application HPK/2014/0192 & HPK/2014/0550 at number 27 South Head Drive.

The previous comments made by the committee on application HPK/2015/0059 remain relevant:

There should be no variation to the S106 agreement as the Brook forms part of a wildlife corridor and should remain as public land.

Application HPK/2014/0192 has been refused on appeal based on the adverse effect fencing has had on the wildlife corridors ecological and biodiversity value. As this property is directly next to the one in

HPK/2014/0192 any works would also have the same effect on the wildlife corridor.

Also the previous comments from application HPK/2015/0418 are still relevant:

There is no objection to the proposed change of use but the fence enclosing the Public Open Space at the rear of the property leading to Smithy Brook should be removed before approval is granted.

HNT/2016/0010

37 Horseshoe Avenue, Dove Holes

Proposed single storey rear extension to form a dining room.

No Objection

Plot is large enough to accommodate extension, matching materials to be used.

16/358 Appeals

None

16/359 Notifications

Permission

HPK/2015/0593

HPK/2015/0380

HPK/2015/0699

Refusal

None

16/360 Correspondence

None.

16/361 Any Other Business (For discussion only)

Committee are to be provided with hard copies of the Government 'Consultation on implementation of planning changes to read before making comment.

Committee are also to read and make comment before 29th March 2016 on H.P.B.C. 'Design Guide'

Cllr Norton has queried the decision notice on application HPK/2015/0593, matching stone is to be used in the construction. HPK/2015/0380 no mention of public footpaths 115 & 117, these must be retained and remain open.

There being no further business the Chairman declared the meeting closed at 8.10pm

CHAIRMAN

