

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 28th June 2016 in the Annex, Town Hall, Chapel-en-le-Frith.

Present: Councillor Mrs M Morrison in the chair
Councillors J Brook, M Evanson, FP Harrison, and M Smith

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

Apologies: Councillors VBG Martin and T Norton.

Open Forum

There was one member of the public present who queried whether full consideration had been given to the advice from Derbyshire Wildlife Trust re the proximity of protected areas to the proposed development HPK/2016/0217
Land at 127 Manchester Road.

17/89 Plenary Powers

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

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

HPK/2016/0217

127 Manchester Road, Chapel-en-le-Frith

Outline plan for new development with matters reserved.

No objection in principle since the initial outline approved within the Neighbourhood Plan but committee made the following recommendations:-

Attention should be paid to the biodiversity and preservation of species within the sensitive wildlife site within 400 metres from the proposed development with reference to the Neighbourhood Plan.

The proposed site layout should be altered to keep the development totally enclosed by removing the extension of the road to the south west of the site and with no prospect of further expansion permitted.

The site must be fully screened from the surrounding countryside and Marsh Lane.

Intended building materials are appropriate to the area but the design and height of the chimneys of LT52 houses is incongruous with the rest of the estate and with the Chapel en le Frith area.

HPK/0216/0237

13 Eccles Road, Chapel-en-le-Frith

Construction of bedroom/kitchen side extension & convert lower ground floor level into living accommodation.

No Objection

There is no substantial increase on footprint or height of existing property and the plot is large enough. However, since a site visit has not been performed it is impossible to tell if neighbours at number 15 Eccles Road and on Horse Fair Avenue will be overlooked by the new extensions. A site visit is recommended.

HPK/2016/0296

Meadow Croft, Laneside Close, Chapel-en-le-Frith.

Application for lawful development of a double garage with hardstanding.

No Objection

This site is adequate to accommodate the design of the building. Since lawful development is requested, committee would query whether any previous planning applications have been submitted.

HPK/0416/0232

Royal Oak Public House, Market Street, Chapel-en-le-frith

Erection of 4 apartments following demolition of the garages.

No Objection

The proposal will not overlook anything at the rear and will be a visual improvement, providing an infill of smaller homes within the urban area.

HPK/2016/0275

13 Warmbrook Road, Chapel-en-le-Frith

Proposed development of infill site into one detached dwelling.

No Objection in principle to the infill of the site providing that the design of the dwelling is in keeping with the area.

The present design as it does not match the existing street scene. The height of the property must not exceed neighbouring properties.

HPK/2016/0324

91 Horse Fair Avenue, Chapel-en-le-Frith

Single storey extension to rear, internal rearrangement, and block off side entrance to building & replace existing windows.

No objection

Neighbouring properties already have similar extensions.

HPK/2016/0320

Land off Eccles Road, Chapel-en-le-Frith

Housing development of 4 houses

Strongly Object

The site lies outside of the urban boundary and therefore fails to comply with Policy H2 of the Neighbourhood Plan for smaller sites. The site also fails to comply with the HPBC Local Plan which already has a 5 year housing supply.

HPK/2016/0261

Kings Arms Hotel, Market Place, Chapel-en-le-Frith

Alteration to flat roofed section of existing single storey extension on part of Eccles Road elevation of Kings Arms Hotel by extension of existing sloping roof to cover the whole of the single storey side extension as shown on submitted drawings.

No Objection

The proposed will be an improvement to the neighbourhood of the market place and the conservation area.

NP/HPK/0616/0538

Lower Thorney Lee Farm, Long Lane, Combs

Proposed agricultural building to house livestock and store fodder

No Objection

The colouring of the building should comply with National Park guidance.

HPK/2016/0350

8 Gisbourne Drive, Chapel-en-le-Frith

Single storey rear conservatory

No Objection

17/90 Appeals

None

17/91 Notifications

Permission

HPK/2016/0215 – 9 Anchor Avenue, Chapel-en-le-Frith
HPK/2016/0189 – Turn Meadow, Eccles Terrace, Whitehough
HPK/2016/0195 – Frith Lee, Crossings Road, Chapel-en-le-Frith
HPK/2016/0230 – Long Willows, Crossings Road, Chapel-en-le-Frith
NP/HPK/0316/0275 – Higher Hey Lee Farm, Combs

Refusal

Appeal – HPK/2015/0058 Bankhall Development, Land off Long Lane, Chapel

17/92 Correspondence

None.

17/93 Any Other Business (For discussion only)

None.

There being no further business the Chairman declared the meeting closed at 8.35pm

CHAIRMAN