

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 26th July 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, VBG Martin and T Norton.

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

Apologies: Councillors M Smith.

Open Forum

There were no members of the public present.

17/118 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/2016/0355

Land to rear of 47-49 Market Street, Chapel-en-le-Frith

Provision of 6 parking spaces to land at rear of 47 Market Street with associated demolition of outbuilding and alteration to boundary wall.

All council members declared an interest.

No Comments made- Refer to HPBC Development Control.

HPK/0216/0338

Gorsty Low Farm, Unnamed road from T-Junction, The Wash, Chapel-en-le-Frith.

Conversion of existing farmhouse to form 2 dwellings and associated works.

No Objection

The plot is large enough to accommodate two dwellings. Provision of another dwelling of this size is beneficial.

HPK/2016/0325

127 Manchester Road, Chapel-en-le-Frith.

Single dwelling to be used as a house in multiple occupation.

Objection

This plan is an addition to the development already approved at outline and in consideration re reserved matters. There are serious concerns over Increased traffic entering Manchester Road. Members asked for application to be referred to HPBC Development Control.

HPK/2016/0351

Former Sea Scout Hut, unnamed road from Tom Lane, Tunstead Milton

Certificate of lawfulness

Objection

Refer to Committees previous comments on application HPK/2016/0020

The property is situated in open countryside and future development should not be permitted. For the property to be classed as a dwelling, Council tax must have been paid. We would again inquire whether Council tax has been paid for the period the property was used as a primary dwelling. What were the exact dates the property was a primary dwelling?

HPK/2016/0201

The Factory, Sunday School Lane, Chapel-en-le-Frith

Erection of three new outbuildings

Cllr Harrison declared an interest.

Object strongly

There have been serious objections from Park Road residents since the road is unsuitable for heavy vehicles. Questions have been asked about the content and standards of storage and the present derelict state of the existing building.

NP/HPK/0616/0549

Combs County School, Lesser Lane, Combs

New build modular classroom with associated servicing.

Cllrs Harrison and Evanson declared an interest.

The committee welcome the investment from DCC and the additional space a new classroom would provide would be greatly beneficial to the local community. However, the committee are disappointed that the unit is not eco-friendly, The neighbouring Village Hall & Methodist Church are supreme examples of eco-friendly buildings and the submitted plans do not fulfil this criteria.

The additional build should be considered to fulfil its purpose as a temporary addition. Should the building become redundant in the future, then the modular unit must be removed from the site.

Cllr Evanson left the meeting at 8.01pm.

NP/HPK/0716/0592

Peaslows Farm, unnamed road from A623 to Peaslow Lane, Sparrowpit

Proposed agricultural building to house livestock and store fodder and implements.

No Objection

The additional building is on a small scale in comparison with the overall proportion of the farm and cannot be seen from the road.

HPK/2016/0384

1 Ivy Cottage, Whitehough, Chinley

Detached double garage.

No Objection

This is an end property with field space to the rear. Matching materials have been recommended to blend in with those of the row of cottages.

HPK/2016/0313

Former Forge Works, Forge Road, Chinley

Consent of reserved matters for phase 2 of the development.

No Objection

Committee were pleased that at last, this brown field development was to go ahead but insisted that all items relating to access, as recommended at the Public Inquiry, should be completed before work on the housing commences.

HPK/2016/0373

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

2 storey extension & porch. New access to property from Park Road & provision of off road parking.

No Objection

This is a large plot with ample space to accommodate this extension, and matching materials are proposed.

17/119 Appeals

None

17/120 Notifications

Permission

HPK/2016/0112 – Bridgeholme Mill, Industrial Estate, Chinley

HPK/2016/0011 – Old Packhorse Hotel, Chapel

HPK/2016/0272 – 97 Horse Fair Avenue, Chapel

HPK/2016/0296 – Meadow Croft, Laneside Close, Chapel

HPK/2016/0205 – Tunstead House Farm, Tunstead Milton

HPK/2016/0324 – 91 Horse Fair Avenue, Chapel

Refusal

17/121 Correspondence

None.

17/122 Any Other Business (For discussion only)

None.

There being no further business the Chairman declared the meeting closed at 8.40pm

CHAIRMAN