

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 15th November 2016 in the Annexe, 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 Clerk of the Council

Apologies: Councillors FP Harrison

Open Forum

There were no members of the public present.

17/240 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/2016/0563

Workshop adjacent to 47 Station Road, Dove Holes

Proposed 4 x 3 bedroomed dwellings. Change to condition 13 of application HPK/2014/0435

No Objection

Improved use of limited space with adequate parking to compensate for loss of garage facility.

HPK/2016/0564

23 Eccles Road, Chapel-en-le-Frith

Two storey side & front extension and single storey front and rear extension.

Cllr Martin declared an interest and left the room.

No objection

The committee note that the new proposed window on the gable end should be opaque to retain privacy for neighbouring properties.

Cllr Martin returned at 7.11pm

HPK/2016/0567

Land off Southern End of Long Lane, Chapel-en-le-Frith

Application for the approval of reserved matters following outline approval of 105 dwellings, together with an application to discharge conditions 12, 15, 21 and 22.

No Objection

HPK/2016/0570

The Fickle Mermaid, Foresters Way, Chapel-en-le-Frith

New Signage, 3 x externally illuminated internal letters, 2 x externally illuminated double sided twin post signs and 1 x internally illuminated post sign.

No objection

The committee are satisfied with the outcome but disappointed that this application is retrospective and was not submitted with the previous alteration plans.

HPK/2016/0578

47 Warmbrook Road, Chapel-en-le-Frith

2 storey side extension

No objection

There is adequate space for this street corner development. However, concern has been expressed that the proposed new windows are not consistent with the existing windows which should match in appearance and scale.

HPK/2016/0540

14 Laneside Close, Chapel-en-le-frith

Rear dormer extension, rear and side single storey extension and garage conversion.

No Objection.

A number of both front and rear dormer extensions have already been made to create extra space on this bungalow section of the estate. There is ample garden space between the rear of the property and those of Hordens Road.

HPK/2016/0583

16 Hallsteads, Dove Holes

4 Proposed start up adaptable retail/light industrial office/units on a currently vacant site. Use dependant on tenant.

Note the Parish Council are adjacent land owners.

Strongly Object

Although the committee are totally in favour of the development of small start-up industrial units, this is not the site for such a development due to the existing traffic problems and lack of parking for existing businesses close to the road junction. The proposal will only exacerbate this situation.

The proposed is also an over development of the site, providing only 7 parking spaces for 4 units.

HPK/2016/0604

Valley House, Owlgreave Farm, Chapel-en-le-Frith

Proposed application for double garage and shed with home office over relating to previous application HPK/2011/0630 & removal of existing domestic stable and adjacent shed.

Cllr Smith and Cllr Evanson declared an interest.

No Objection

Application has been previously granted permission.

HPK/2016/0568

4 Hallsteads, Dove Holes

Rebuild existing front bay windows with alterations & incorporating new porch extension.

No Objection

Alterations will provide visual improvement to the property.

HPK/2016/0595

Land adjacent to the Jolly Carter, Buxton Road, Chapel-en-le-Frith

The window sills of the new build houses are to be dropped and stone heads are to be installed on all openings.

No Objection to proposed

The committee still object to the change in the overall height of the buildings as it is the gateway to the town and looks out of keeping with the existing buildings - created by the conversion of "The Jolly Carter" to cottages. The committee regret this deviation from the original plans and believe that this is an enforcement issue.

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Appeals

None.

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Notifications

Permission

NP/HPK/0716/0592 – Peaslow Farm, Sparrowpit

NP/HPK/0616/0538 – Lower Thorny Lee Farm, Combs

HPK/2016/0338 - Gorsty Low Farm, The wash, Chapel-en-le-Frith
HPK/2016/0373 - 59 Grange Park Road, Chapel-en-le-Frith
HPK/2016/0490 - Turn Meadow, Whitehough
HPK/2016/0499 - The Fallow Deer, Chapel-en-le-Frith
HPK/2016/0446 - 39 Greggs Avenue, Chapel-en-le-Frith

Refusal

NP/HPK/0816/0834 – Rushup Cottage Farm, Chapel-en-le-Frith
HPK/2016/0457 - Hallsteads Farm, Dove Holes

17/243 Correspondence

17/244 Any Other Business (For discussion only)