

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 10th January 2017 in the Annexe, Town Hall, Chapel-en-le-Frith.

Present: Councillor Mrs M Morrison in the Chair
Councillors J Brook, FP Harrison, VBG Martin, T Norton

In Attendance: Ms E Shiels – Assistant Clerk of the Council

Apologies: Cllr Evanson and Cllr Smith

Open Forum

There were no members of the public present.

17/295 Plenary Powers

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

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

HPK/2016/0430

Lydgate, Eccles Road, Chapel-en-le-Frith

Outline application for the erection of a two-storey building containing 2, two bedroomed apartments for disabled family members.

Objection

Although the committee sympathise with the situation, they object to the erection of a detached dwelling. It would be more acceptable if the proposed development was attached to the existing property. If HPBC were minded to approve the application a condition must be applied to the decision notice stating if the properties are to be sold, they cannot be sold as separate dwellings. There must also be a full tree survey of the site before any works commence.

HPK/2016/0645

4 Frith View, Chapel-en-le-Frith

Single storey extension to side and rear.

No Objection

Although the committee have no objection, they are mindful of the neighbouring properties privacy and as such there is to be no window or a non-opening window in opaque glass on the north elevation of the proposed rear extension.

HPK/2016/0657

1 Reddish Green, Bowden Lane, Chapel-en-le-Frith

New dwelling

No Objection to the development of the area, however the committee have concerns over the proposed use of artificial stone and UPVC in the application as the development is situated within the conservation area and ask that the HPBC Conservation Area Officer to be consulted before any decisions are made.

HPK/2016/0661

Peak Press Building, Eccles Road, Chapel-en-le-Frith

New Industrial Unit

No Objection to the application, the site is in the conservation area and the new building should match the existing industrial units and cladding should not be used as it is uncharacteristic. The HPBC Conservation Area Officer should be consulted before any decisions are made.

HPK/2016/0638

Land to the South of Bowden Hey Farm, Bowden Lane, Chapel

New B8 Units with associated car parking and landscaping. The development will be split into unit 1 and unit 2.

No Objection.

Committee welcome the development of a brownfield site, however the new building must match existing industrial buildings in the area in colour and material usage.

HPK/2016/0664

25 Market Place, Chapel-en-le-frith

Change of use from offices to a B1 childcare day nursery

Objection:

The committee ask for the application be deferred as it was only received 10th January 2017 and its location needs to be established.

HPK/2017/0001

Marsh Green Barn, Marsh Green, Chapel-en-le-Frith

Proposed orangery & window alterations/additions to property with PD rights removed.

No Objection

17/296 Appeals

None.

17/297 Notifications

Permission

HPK/2016/0569 – 3 Sycamore Rd, Chapel-en-le-Frith
HPK/2016/0201 – The Factory, Sunday School Lane, Chapel-en-le-Frith
HPK/2016/0540 - 14 Laneside Close, Chapel-en-le-Frith
HPK/2016/0568 – 4 Hallsteads, Dove Holes
HPK/2016/0595 - Land adjacent to former Jolly Carter, Buxton Rd, Chapel
HPK/2016/0626 – Bridgefield, Combs Rd, Chapel-en-le-Frith
HPK/2016/0576 – Blythe House, Eccles Fold, Chapel-en-le-Frith
HPK/2016/0521 – The workshop, Roebuck Place, Chapel-en-le-Frith

Refusal

None

17/298 Correspondence

Cllr Brook reported a letter had been received from a resident making complaint regarding the development at 129 Manchester Road, Chapel-en-le-Frith. This application has been granted permission from HPBC although the Parish Council did object. It was agreed the chairman would respond accordingly.

17/299 Any Other Business (For discussion only)

None