

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 30th May 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

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

Apologies: Cllr M Evanson, T Norton & M Smith

Open Forum

There were no members of the public present.

18/50 Plenary Powers

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

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

NP/HPK/0417/0419

Existing base station, land at Peaslow Farm, Sparrowpit

Installation of a back-up generator & gas bottle store within a secure container & development works ancillary thereto.

No Objection

Given the sites remote location, sound and visibility of the proposed will pose no cause for concern.

HPK/2017/0139

2 Cross Street, Chapel-en-le-Frith

Change of use from a shop/flat to a nursery for children aged 0-5 yrs.

The committee have no objection in principle to the change of use of this building but have serious reservations about the traffic and parking problems that could occur at drop off times. Cross Street is extremely busy and only has limited parking with time restrictions. The committee also have concerns about children's safety whilst being dropped off/collected from the nursery especially as it is proposed the nurse could have up to 40 children in its care.

HPK/2017/0217

Brookfold, Unnamed Road from Rose Cottage to Sheffield Road, The Wash, Chapel-en-le-Frith

Erection of a single storey rear extension

No Objection

From the location plan submitted, the committee cannot identify the exact location of the property. If the property is within the Chapel Parish then the committee have no objections as there is adequate space for this minor extension to an already large property.

HPK/2017/0154

Bowden Hey Mill, Bowden Lane, Chapel-en-le-Frith

New portal framed unit to the rear of the property

Object

The proposed unit is on the border of one of the Chapel Neighbourhood Plan designated Local Green Spaces (LGS4). With this in mind, the committee object to the proposed blue colour of the unit. The colour should be in keeping with the Local Green Space and be of a dark green or brown.

HPK/2017/00248

129 Castle House, Manchester Road, Chapel

Extensions & alterations

Strongly object

The committee have asked for HPBC planning officers to perform a site visit as they have concerns regarding the proposed and the impact it could have on the new adjacent development which is now in the building process.

HPK/2017/0215

Wilshaw, Whitehough Head Lane, Whitehough

Removal of existing timber garage

Object

The committee have been made aware of possible asbestosis in the building as it was built pre-World War 1. If asbestosis is present the committee would want to be assured that a method statement for its removal was available and subject to inspection.

HPK/2017/0239

Pyke House, Eccles Road, Chapel

New detached double garage

No Objection

Although the committee have no objection to the building of a garage to serve the property, there are concerns that the proposed site does not follow the building line of neighbouring properties.

HPK/2017/0231

52 Eccles Road, Chapel

Single storey front porch extension & render of existing brickwork

No Objection

Property is not visible from the road, would not have any visual impact.

HPK/2017/0206

114 Manchester Road, Chapel

Construction of rear extension linked to existing garage. Removal of protruding wall. Change of pebble dash render to smooth render, matching neighbouring property (112)

Strongly Object

The committee would not object to a single storey extension. Unfortunately the pitched roof leading from the original property to join the proposed extension is incongruous in design and out of keeping with neighbouring properties. This is especially important as the rear of the property can be seen from Eccles Pike. The committee have no objection to the proposed rendering works.

Councillor Harrison left at 8pm

HPK/2017/0244

37 Netherfield Road, Chapel

Single storey rear extension, 3.5m x 3m internal measurements.

No Objection

Matching materials to be used

HPK/2017/0184

117 Hallsteads, Dove Holes

Extension of dropped kerb by 1.5m to allow access for neighbouring properties.

Object

The committee request more details regarding the reason/need for the kerb to be dropped.

HPK/2017/0243

Daneheys, Combs Road, Combs

Demolition of single storey garage, construction of side extension including room in the roof, single storey double garage. Demolition of rear flat roofed room, covered terrace & construction of rear extension with room in the roof, single storey kitchen extension with lantern roof light. Demolition of 3 outbuildings/sheds.

No Objection

Committee believe that the removal of outbuildings and the proposed extensions will create a visual improvement to what at present is a large and sprawling enclosure.

HPK/2017/0238

25 Thornbrook Road, Chapel-en-le-Frith

Two storey side extension & single storey front extension, dropped kerb with new vehicle access.

No Objection

The committee have no objection to the proposed extension providing there is still adequate access to the rear of the property from the front.

HPK/2017/0200

Headfall outfall at Warm Brook, Brookside Road, Chapel-en-le-Frith

Proposed temporary closure of footpaths to repair river bank erosion in 4 places identified along the river.

No Objection

The committee have no objection as the works are necessary. As this is a significant pathway within the Chapel Neighbourhood Plan, the committee wish to ensure full restoration of any areas which may be damaged during the works.

18/51 Appeals

APP/M9496X/16/3144521 – The Coach House, Blackbrook Lane, Blackbrook – REFUSED

HPK/2016/0232 – The Royal Oak, Manchester Road, Chapel

Since HPBC did not inform the Parish Council of the above appeal, the date for comments has now been extended by the inspectorate to 7th June 2017. The Committee did not object to the original application and therefore have no further comments to make.

18/52 Notifications

Permission

HPK/2017/0136 – 15 Long Lane, Chapel-en-le-Frith
HPK/2017/0048 – 38 Frith View, Chapel-en-le-Frith
HPK/2017/0144 – 3 Eaves Avenue, Chapel-en-le-frith
HPK/2017/0091 – 2 Hallsteads Close, Dove Holes
HPK/2017/0120 – 13 Horderns Park Road, Chapel

Refusal

None.

18/53 Correspondence

None.

18/54 Any Other Business (For discussion only)

None.

There being no further business the Chairman declared the meeting closed at 8.14pm

CHAIRMAN