

## CHAPEL-EN-LE-FRITH PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on 7<sup>th</sup> March 2018 in Town Hall, Chapel-en-le-Frith.

**Present:** Councillor Mrs M Morrison in the Chair  
Councillors J Brook, FP Harrison, D King, VBG Martin, M Smith  
and T Norton

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

**Apologies:** Councillors M Evanson, C Lawley

#### Open Forum

There were no members of the public present.

#### 18/339 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.

#### HNT/2018/0001

6 Quentin Road, Chapel-en-le-Frith

Single storey rear extension. Proposed extension measures beyond external rear wall by 3.7m proposed maximum height measured externally from natural ground level 3.7m proposed extension, height of the eaves measured externally from the natural ground level 2.7m

No Objection to the building application itself. Committee did raise concerns re any proposed windows that may overlook neighbouring properties. The proposed materials should also match the existing dwelling.

#### HPK/2018/0057

151 Greenroyd, Manchester Road, Chapel-en-le-Frith

Porch extension to front

No Objection

#### HPK/2018/0018

5a Rowton Grange Road, Chapel-en-le-Frith

Application for a lawful development certificate for an existing use of a dwelling house.

No Objection assuming there are to be no boundary changes from those indicated on the site map and also no new access points. The Committee do have concerns as this is a removal of a condition but cannot see any negative issues re the building proposal itself.

**HPK/2018/0064**

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

Variation to condition 14 & 15 in relation to HPK/2016/0657

Objection.

The committee note the comments referring to other properties in the vicinity which have UPVC windows. However it was noted that these properties acquired permission before the area became a Conservation area. As previously stated, wooden windows are preferred within the Conservation area.

**HPK/2017/0615**

Milton Farmhouse, Hayfield Road, Chapel Milton

Proposed change of use of games room/gym to holiday cottage

No Objection, although a condition should be made that the property cannot be sold separately from the main dwelling.

**HPK/2018/0101**

Hilltop Cottage, Eccles Road, Whaley Bridge

Outline planning with same matters reserved for proposed change of use from vacant (previously sheep grazing land) to camping with associated services.

Strongly Object

The level of infrastructure required for the proposed will fundamentally change the character of the area. The site is highly visible from most of the local area as well as from the Peak Park. The proposed would be visually intrusive to an area of natural beauty.

The access to the site also causes great concern as the roads are extremely narrow single tracks with only a few passing points.

**HNT/2018/0002**

The Coach House, Eccles Road, Whaley Bridge

Timber orangery extending 4.85m from the rear wall of the existing dwelling. Max height 3.92m and eaves 2.3m measured from externally from ground level.

No Objection.

**18/340 Appeals**

None.

**18/341 Notifications**

**Permission**

HPK/2017/0193 – Warmbrook Barn, Thornell Close, Chapel-en-le-Frith

HPK/2017/0644 – 7 Midland Road, Chapel-en-le-Frith

HPK/2017/0671 – 148 Manchester Road, Chapel-en-le-Frith

HPK/2017/0652 – 3 The Old Vcarage, High Street, Chapel-en-le-Frith

HPK/2017/0651 – Palm Cottage, Eccles Road, Chapel-en-le-Frith

**Refusal**

HPK/2017/0696 – 9 Dale Road, Dove Holes

**18/342 Correspondence**

It was reported the HPBC Planning Department had discussed the paperless application issue with the Clerk and suggested the Library would be the place for members of the public to view the applications as there are longer opening hours .However, the request has been passed to HPBC IT department. for their consideration.

**18/343 Any Other Business (For discussion only)**

Cllr Norton requested the Assistant Clerk request a copy of the proposed changes to the NPPF from HPBC to allow the Parish Council to make comments.