

## CHAPEL-EN-LE-FRITH PARISH COUNCIL

### Minutes of the Meeting of the Planning Committee held on 4<sup>th</sup> April 2018 in Town Hall, Chapel-en-le-Frith.

**Present:** Councillor Mrs M Morrison in the Chair  
Councillors J Brook

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

**Apologies:** Councillors M Evanson, FP Harrison, D King, C Lawley, VBG Martin, M Smith and T Norton.

#### Open Forum

2 members of the public attended to discuss their proposals for application HPK/2018/0133.

#### **18/364 Plenary Powers**

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

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

#### **HPK/2018/0011**

Street Crane Co Ltd, Sheffield Road, Chapel-en-le-Frith

Construction of a new bespoke paint bay.

No Objection

The proposed will be situated in the centre of the site and would therefore have no adverse visual impact. Investigations re flood damage arising from water waste have been followed up and found to be adequate within the factory's drainage system.

#### **HPK/2018/0108**

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

Erection of 3 dwellings.

Strongly Object

The original plan for the entire site at outline plan and reserved matters cited 105 houses to be built on a relatively small plot of land adjacent to green space. The present developer proposes to add three more private houses on a remaining green

tract which was intended to enhance the appearance of the overall development, removing an established oak tree to accommodate the build. Justification for the additional houses has been assessed in terms of H2 of the Neighbourhood Plan as if the 3 houses are a new and separate small development or infill and not an alteration or amendment to the original agreement, which was approved within the final calculations relating to the Neighbourhood Plan, One of the original concerns when the first plans for the site were surveyed was access to a fairly narrow country road and additional parking and this problem would increase with any permission for further housing.

**HPK/2018/0122**

37 Links Road, Chapel-en-le-Frith

Two storey side extension

Objection

The proposed would leave no access to the rear of the property and the proposed is of a large scale considering the size of the plot.

**HPK/2018/0133**

143 Windy Haugh, Manchester Road, Chapel-en-le-Frith

Erection of detached dwelling and associated works.

No Objection

Given that the original plans for further developments within this plot were for multi-use, the present proposal, surrounded on both sides by large houses provides a parallel ribbon development to the south side of Manchester Road, with gable end presentation, well camouflaged by existing trees and retaining one entrance to the site.. The land has been in the possession of the property owners for over 30 years.

The proposed is a good design and the impact on the surrounding area has been thought through carefully. If HPBC were mindful to approve the application, a condition should be included to retain the plot as a whole in that the dwellings could only be sold together.

**NP/HPK/0318/0242**

Ford House, Unnamed Road from Malcoff to Slack Farm, Chapel-en-le-Frith

Proposed conservation/renovation of curtilage listed outbuilding to form ancillary habitat accommodation and proposed new build link to main dwelling.

No Objection

The outbuilding replacement will provide a visual improvement.

**HPK/2018/0107**

Owlgreave Farm, Combs Road, Combs

Lawful development certificate for the existing use of land for the storage of caravans.

No Objection

Although the committee have no objection to caravans being stored on the plot, there should be a condition for a maximum number of caravans that can be stored along with definitive perimeters outlined for the storage area. Also the area would benefit from some form of screening as the caravans can be seen from most of the surrounding area.

**18/365 Appeals**

HPK/2016/0580A – Lakefield Developments, land off Combs Road, Combs

**18/366 Notifications**

**Permission**

NP/HPK/1217/1302 – Maglow Farm, Sheffield Road, Chapel-en-le-Frith  
NP/HPK/1217/1261 – Lower Thorney Lee, Long Lane, Combs  
HPK/2018/0017 – Wilshaw, Whitehough Head Lane, Whitehough  
HNT/2018/0001 – 6 Quentin Road, Chapel-en-le-Frith  
HPK/2018/0018 – 5a Rowton Grange Road, Chapel-en-le-Frith  
HPK/2018/0020 – Swan Cottage, Whitehough Head Lane, Whitehough  
HPK/2018/0010 – Acklam, Eccles Road, Chapel-en-le-Frith  
HPK/2017/0636 – 23 Greggs Avenue, Chapel-en-le-Frith  
HNT/2018/0002 – The Coach House, Eccles Road, Whaley Bridge  
HPK/2018/0026 – Buxton House Farm, Back Eccles Lane, Whitehough

**Refusal**

None.

**18/367 Correspondence**

The Peak Park have extended an invitation to attend a hearing on 22<sup>nd</sup> May 2018 to discuss representations on the Peak District National Park Development Management Policies Document.

**18/368 Any Other Business (For discussion only)**

None.

There being no further business the Chairman declared the meeting closed at 7.59pm.

CHAIRMAN