

## **CHAPEL-EN-LE-FRITH PARISH COUNCIL**

### **Minutes of the Meeting of the Planning Committee held on the 23<sup>rd</sup> November 2021 In Dove Holes Community Hall, Hallsteads, Dove Holes**

**Present:** Councillor S Walters in the Chair  
Councillors Barton, Beswick, Chantler, and Hill.

**In Attendance:** Mrs. E. Howe – Assistant Clerk

**Apologies:** None.

**Absent:** None.

#### **22/333 Public Speaking**

There were 24 members of the public present, 5 wished to speak and object to application HPK/2019/0028

#### **22/334 To receive the minutes of the meeting held on 26<sup>th</sup> October 2021**

Minutes numbered 22/64 to 22/270 were presented.

**RESOLVED:** That the Chairman of the committee be authorised to sign the Minutes as being a true and correct record.

#### **22/335 Variation of business**

**It was resolved to discuss application HPK/2019/0028**

#### **22/336 Plenary Powers**

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

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

#### **HPK/2019/0028**

Land off Hallsteads Close, Dove Holes

Erection of residential development 83 no units including housing, bungalows and flats with substation and pumping station including car parking and associated landscaping with affordable housing.

Strongly Object.

The Planning Committee has deliberated on the documentation on the Planning Portal plus talked to residents of Dove Holes and consulted with some of the architects of the Neighbourhood Plan.

- A major cause for concern is the lack of agreement between the developer and the Highways Authority regarding Section 38 of the Highways Act 1980. It is unreasonable to approve a development of this scale unless and until such an agreement is reached.
- Neighbourhood Plan Policy H3 requires that development should integrate into its surroundings. This Application is not compliant; it would be a visual eyesore with very harsh interfaces with its surroundings (existing houses, fields, and allotments).
- Neighbourhood Plan Policy H3 requires that developers must demonstrate how they have considered vehicular movement. This application is not compliant; it doesn't consider the number of cars from residents and visitors, taking into account the falling topography from the A6 into the development, which would be dangerous in the winter months. The Carr Road Buxton development is similar in this regard, and in times of snow and ice, many cars park on the A53, causing obstruction and increased accident risk. The same is likely to happen on the A6 in Dove Holes, which would be unacceptable.
- Neighbourhood Plan Policy H3 requires that the development should suit local requirements. Local requirements for housing numbers have already been exceeded via 1200+ houses in the last few years. Hence the Application is not compliant.
- Neighbourhood Plan Policy H3 requires the character of the development to be locally inspired. However, this Application is unlikely anything else that exists locally; this is a rural location yet there are no green spaces, for example. Again, demonstrably not compliant.
- Neighbourhood Plan Policy H3 requires buildings to be designed with landscaping to define and enhance streets and spaces. The application is not compliant; it is a densely-packed sea of hard surfaces with insufficient open spaces.
- Neighbourhood Plan Policy H3 requires public and private spaces to be clearly defined, yet this is not the case. There are various open sections for which the status is not clear. Again, not compliant.
- Neighbourhood Plan Policy H3 requires new housing to be of a high quality, yet no mention is made of the insulation characteristics. This is a major omission.
- Neighbourhood Plan Policy CNP1 requires developments to provide adequate and proportional new facilities and infrastructure on site. Residents of Dove Holes are in desperate need to a shop, yet this was

removed from the Application. In the last few years, this Parish has accommodated 1200+ new houses with no increased amenity or infrastructure. This is despite CNP1 requiring amenity before houses.

- Neighbourhood Plan Policy TR1 requires the developer to demonstrate safe cycle routes in the immediate area of the site, i.e. onto the A6. No such information is provided, hence the Application is not compliant.
- The layout, density and visual appearance of the proposed Development are not consistent with Neighbourhood Plan Policy H3. Again, not compliant.
- The Network Rail consultation response indicates that “*All surface waters and foul waters must drain away from the direction of the railway boundary.*”. The topography and lack of other measures means that the Application does exactly the opposite. Surface water would flow over the substantially paved areas directly onto the railway.
- The Network Rail consultation response indicates that: “*The developer must ensure that there is no surface or sub-surface flow of water towards the operational railway.*”. The Drainage Strategy Report does not address this, so the Application (as currently defined) is not compliant.
- The Network Rail consultation response indicates that: “*Rainwater goods must not discharge in the direction of the railway or onto or over the railway boundary.*”. The Drainage Strategy Report does not address this, so the Application (as currently defined) is not compliant.
- The Application does not adequately address footpath 129, which must be retained.
- The Planning statement lists facilities which are no longer present. Other figures appear to be based on the 2009 application, and are thus out of date.
- There is no provision for electric vehicle charging points (becoming law for new developments at the time of writing).
- A resident who lives directly adjoining one of the boundaries of the site has reported the existence of a substantial tunnel under part of the site. This may have archaeological significance, but developer appears to be unaware of it.
- HPBC has failed in its duty to notify Chapel Parish Council and inform local residents of the latest version of the Application. This has created suspicion and ill-feeling.

The HPBC Development Control Officer's Report dated 08 November makes some inaccurate / potentially misleading statements:

- In the 'Policy Officer' section, it is misleading to justify this Application based on the Neighbourhood Plan, given that Chapel Parish has already been over-developed. This site was included in the Neighbourhood Plan as one of the 'Housing Commitment' sites based on the 2013 planning application which lapsed. In the meantime, over 1200 units have been built in this Parish, i.e. far in excess of the local need, and far in excess of the target provided by HPBC at the time the Local Plan and Neighbourhood Plan were prepared. So, it's unreasonable to add a lapsed application on top of the already excessive housing developments in this Parish. We suggest no more major housing developments for the remaining duration of the Neighbourhood Plan, i.e. until 2028 at the earliest.

Additionally, we note the following suggested proposed conditions on any approval:

- DCC Highways suggested items to be included (items 1-11 on page 6 not addressed in the current version of the Application).
- County Archaeology proposal for a condition to secure a written scheme of investigation and reporting.
- Lead Local Flood Authority, various proposals in an attempt to achieve adequate drainage (noting the Network Rail condition above).
- S106 contributions to be made at the start of the development.
- Ecological Plan, recommended with full implementation of provisions.

HPK/2019/0028 does not align with many elements of planning policy, and in some cases with its own 'supporting' documents.

Accordingly, we request that the Development Control Committee take a fresh look at the Application and comments from local residents.

For the reasons given above, we request the application is **REFUSED**.

In the event that this Application is granted, we will seek to see all of the proposed conditions being satisfactorily fulfilled.

**HPK/2021/0592**

8 Market Street, Chapel-en-le-Frith

Replacement of windows and doors to front elevation

Agreed to defer the decision until clarification is received from HPBC Conservation Officer regarding replacement windows and doors within a conservation area.

**NP/HPK/1021/1122**

Kinder Farm, Unnamed Road, Chapel-en-le-Frith

Alterations to outbuilding and use of the outbuilding as a residential annexe.

No Objection

**HPK/2021/0619**

Cowhey Barn, Eccles Road, Chapel

Certificate of lawful existing use to confirm that the land identified at Cowhey Barn is in lawful residential use as part of the curtilage of the dwelling.

No Objection

**HPK/2021/0607**

Toddbrook Reservoir, Reservoir Road, Whaley Bridge

Planning permission for the construction of a replacement spillway & associated dam infrastructure, replacement sailing club facilities including new access, replacement play equipment and park landscaping.

No Objection

**HPK/2021/0610**

2 Cross Street, Chapel

Change of use from Pre0school nurse's into two dwellings and a small single storey rear extension.

Object, the ground floor should be for commercial use, the boundaries are also unclear on the submitted application and there are concerns regarding parking if the property was to be converted into residential dwellings.

**HPK/2021/0627**

Bowden Hall, Bowden Lane, Chapel

Roof lights to stable (retrospective)

No Objection

**HPK/2021/0626**

Cherry Tree, Combs Road, Combs

Hip to gable alteration and extension on principal elevation to create first floor en-suite.

No Objection

**HPK/2021/0608**

Forge House, Beech Lane, Dove Holes

Demolition of the forge building to be replaced with 2 new detached dwellings to the site.

No Objection

**22/337                      Appeals**

None.

**22/338                      Notifications**

**Permission**

NP/HPK/0420/0298 – Chestnut Centre, Sheffield Road, Chapel  
HPK/2021/0480 – 55 Crossings Road, Chapel  
HPK/2021/0354 – Burnside, Bellot Lane, Combs  
HPK/2021/0501 – 43 Bowden Lane, Chapel  
HPK/2021/0271 & 272 – 9 Market Street, Chapel  
HPK/2021/0544 – 16 Meadow Lane, Dove holes  
HPK/2021/0241 – Kyrke Barn, Whitehough Head Lane, Whitehough

**Refusal**

None.

**22/339                      Correspondence**

None.

**22/340                      Any Other Business (For discussion only)**

None.

The meeting closed at 7.20pm.

CHAIRMAN