

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on the 4th October 2023 In the Annexe, Town Hall, Chapel-en-le-Frith

Present: Councillor Norton in the Chair
Councillors J. Adshead, M. Chantler, I DePee, A.
Foresheew-Cain, J. Perkins and S Young

In Attendance: Mrs E. Howe – Assistant Clerk

Apologies: Cllrs A. Beswick, Mrs. M. Drabble, Mrs. C Mabbott

Absent: Cllr T. Dales

24/233 Public Speaking

There were no members of the public present.

24/234 To receive the minutes of the meeting held on 6th September 2023

Minutes numbered 24/208 to 24/214 were presented.

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

24/235 Plenary Powers

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

HPK/2023/0361

Land adjacent to 67 Meadow Lane, Dove Holes

Change of use of land adjacent to 67 Meadow Lane to residential curtilage.

Objection

The property is the first house in the building line on Meadow Lane, if HPBC were mindful to approve the application, a condition should be applied for the land to remain a domestic garden associated with 67 Meadow Lane, Dove Holes only.

HPK/2023/0342

Laneside Cottage, Charley Lane, Chinley

Listed building consent reroof, replacement windows and repointing.

No Objection to the proposed works to the roof and pointing although the committee would like HPBC Conservation Officer to make comments on the proposed pointing works to ensure the correct materials are used so no damage is caused to the building.

Object – The committee do object to the proposed new window panes, the windows should be replaced like for like.

HPK/2023/0335 & 0336

The Old Hall, Unnamed Road from Tramway Track to Whitehough Head Lane, Whitehough.

Retrospective application for the creation of an opening to the North elevation. Listed building consent for the above.

Object strongly.

The building is Grade II listed and in a conservation area, the building should be repaired to its original state.

HPK/2023/0380

Buxton House Farm, Back Eccles Lane, Whitehough

Roof light

No Objection.

HPK/2023/0369

Pug & Pudding, 3 Market Street, Chapel-en-le-Frith

Erection of freestanding Garden Room to beer garden land to the rear of existing Public House

No Objection however the committee do not welcome retrospective applications. There is a sign for the business attached to two residential properties (No.1 High Street, Chapel-en-le-Frith) that are not related to the business. The sign is also in the conservation area and has created an archway effect between the two buildings which is not in keeping with the area.

HPK/2023/0330

Meadow Bank, Whitehough Head Lane, Whitehough

Installation of solar photovoltaic panels on the front East facing roof and 5 on the back West facing roof.

No Objection.

HPK/2023/0399

The Cedars, Milton Lane, Tunstead Milton

Retrospective application for the retention of stable/agricultural building.

No Objection, the committee do not welcome retrospective applications however if HPBC were mindful to approve the application a condition should be applied stating the structure should be demolished if it stops being used for agricultural purposes.

HPK/2023/0409

Plot 4, Bowden Hey Road, Chapel-en-le-Frith

Proposed continued use of land for the formation of a temporary carpark for a temporary period of 5 years.

No Objection.

HPK/2023/0423

Land of Roebuck Place, Chapel-en-le-Frith

The proposal is to stabilise the retaining bank to the north of the current hardstanding, improve the access way from the north, contain and organise the parking and other open uses adjacent the former garage/engineering works, provide overspill parking and rationalise the operational characteristics of the site.

Object.

The application proposes to improve access to the site from the North however the site does not have legal/adequate access from the North, the drawings do not show the proposed changes in enough detail.

A survey of the materials/soil that is to be removed should be provided due to environmental health concerns.

HPK/2023/0370

Dove Holes Cricket Club, Dove Holes

Retrospective planning application for the temporary multifunctional marquee.

No Objection, however the committee do not welcome retrospective applications. The committee noted the proximity to neighbouring residential properties and the visual impact the marquee has especially being sited on the main A6. If HPBC were mindful to approve the application a condition should be applied that no music is to be played in the marquee only in the main building. Only 12-15 events can take place a year in the marquee and the marquee must be removed or replaced with a permanent structure within 3 years.

24/236 **Appeals**

None.

24/237 **Notifications**

Permission

HPK/2023/0316 – 7 Links Road, Chapel-en-le-Frith
HPK/2023/0298 – 18 South Head Drive, Chapel-en-le-Frith
HPK/2023/0290 – 142 Holmfield, Hallsteads, Dove Holes
HPK/2023/0256 – 144 Hallsteads, Dove Holes
HPK/2023/0248 – 18 Danesway, Chapel-en-le-Frith
HPK/2023/0325 – 162 Manchester Road, Chapel-en-le-Frith
HPK/2023/0283 – 21 Market Place, Chapel-en-le-Frith

Refusal

HPK/2023/0032 – Hardcastle Mews, Terrace Road, Chapel-en-le-Frith
NP/HPK/0723/0878 – Wittons, Long Lane, Combs

24/238 Correspondence

None.

24/239 HPBC Decision Notice Feedback

None.

The meeting closed at 7.56pm

CHAIRMAN