

**Minutes of the Meeting of the Planning Committee held on  
12<sup>th</sup> January 2016 in the Annexe of the Town Hall, Chapel-en-le-Frith.**

**Present:** Councillor Mrs M Morrison in the chair.  
Councillors J Brook, M Evanson, VBG Martin, T Norton and M Smith.

**In Attendance:** Ms E Shiels – Assistant to the Clerk.

**Apologies:** Councillors FP Harrison

**Open Forum**

**Councillor Morrison declared an interest in HPK/2015/0651 and left the meeting for the duration of the Public Speaking and discussion of this Planning Application. Councillor Martin assumed the Chair for this item.**

There was one member of the public present who spoke.

**16/304 Plenary Powers**

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

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

**HPK/2015/0651**

Land off Long Lane, Chapel-en-le-Frith

Outline planning application for residential development of land off Long Lane, Chapel-en-le-Frith (resubmission of HPK/2015/0058)

**Decision - Objection.**

Bank Hall Development — Land off Long lane, south of Chapel-en-le-Frith High School

Outline planning application for residential development.

Cllr Morrison declared an interest and left the room, Cllr Martin chaired the meeting for this item only.

**Object.** The committee strenuously object to this application for the following reasons:

The number of approvals for new housing in Chapel-en-le-Frith has already exceeded the target number of new housing required for the next fifteen years; there is no local need for additional housing at this time.

The land identified in the proposal is part of the rural setting of the town and is clearly outside the defined boundary of the built-up area of the town.

Any housing development on this land will have a negative impact on the landscape setting of the town.

All the access options proposed in the plan have already met with objections.

All the access options are inappropriate or unsatisfactory.

One option passes through land accepted by the Examiner of the Neighbourhood Plan as a protected 'Green Space', in contravention of Policy C1.

Since any access off Long Lane is the only available egress to proposed site, this would put further disruption to a narrow country road already beset with parking problems.

This will be further exacerbated when Seddon Homes commence work on the larger site to the west of Long Lane.

All proposed access routes would cause road issues in terms of traffic congestion, vehicle access and road safety.

Amenities and infrastructure of Chapel-en-le-Frith would not be sustainable as they are already at limits even before completion of sites on Long Lane, Manchester Road and Hayfield Road.

The Chapel-en-le-Frith Parish Area Neighbourhood Plan has been approved at Referendum, and therefore the highest possible weight must be given to the Neighbourhood Plan before any decision regarding this application is made.

We make the following comments:

### **Flood Risk Assessment:**

No consideration appears to have been given to the increase amount of water which will flow towards Combs Reservoir, the existing ground water levels have been a concern to residents over recent years due to the increased height of the overflow level, which is resulting in problems to the outflow from septic tanks and any increase in the runoff caused by the amount of impermeable landscape generated by the development will have severe effect on the local residents whose property is adjacent to the Reservoir.

We have concerns that given the proximity of the proposal to the feeder brook to the Combs Reservoir SSSI we would need to be certain of the proposals for surface water management to prevent any deterioration of water quality to the SSSI. We

note that on the previous application (HPK/2015/0058) that the applicant submitted additional information regarding surface water management. However we are unable to find this additional information within the current application. We have concerns that appropriate mitigation to prevent pollution to the SSSI has not been fully considered.

Combs Reservoir water level

Concerns over increased water level and knock on effects

Canal and Rivers trust modified Combs Dam in 2010

Top Water height increased

Now holds 100 million litre's more water

The feeder culverts and prime drain systems which supply the Combs reservoir have not been maintained since the 1980's and in some cases they have been blocked and diverted, no apparent attempt to check the water input system condition and rectify any potential water flow problems has been observed.

The result of this neglect is that the land which feeder drains and culverts pass through becomes completely saturated consequently this results in ground surface flooding during rain storms.

During these periods the Combs road becomes a prime water course

This surface water flooding can detrimentally effect operation of Combs resident's household waste systems.

Access paths on periphery of golf course flooded for walkers and anglers.

Normal beaching and boat storage area for Combs Sailing club now covered by water

Combs is a SSI for Mosses and Lichens area donated for this now under water

Concerns and observed effects of this increased water level on both the reservoir feeder fields/ grounds and house-holds has been expressed to C&RT.

**Refer to attached Documents:**

**Combs Road Flood – photographs 1 & 2**

**Environmental Agency Combs Risk of Flooding Map**

Combs Reservoir is a mecca for local wildlife and, as stated previously, site of a SSSI.

**Ecological Tree Assessment:**

It is all too clear from the Assessment that trees & hedgerows will have to be removed not only effecting bats but also other wildlife such as birds, insects and other small mammals.

Farmland Wader Survey:

The report is flawed in that it refers to a Camp & Caravan site and the implication that this site is heavily used by hikers and walkers from the site using the lane to the south of the site – in fact this camping & caravan site is very lightly used and on many occasions it has been observed that there are no tents or caravans what so ever on the site!

The point made of heavily grazing by sheep on the fields in question make one wonder if for some reason why excessive numbers of sheep were present during the period when it was known the survey was to take place.

The report makes it clear that "The intensively managed and species-poor sward ... have poor invertebrate fauna associated with it. Farmland waders rely on invertebrates for food".

Obviously the excessive grazing has caused this and a lower level of grazing might well bring back the missing waders.

If the proposed development went ahead, domestic animals from the properties would have an adverse effect on the local wildlife.

### **Heritage Statement:**

8.2 Quote "The proposal will not result in any direct harm to this listed building (Marsh Hall & barn). The report also states "The heritage asset most likely to be affected... Marsh Hall and barn"

Whilst it must be accepted that no substantial harm such as damage to foundations etc. but will cause significant urbanising affect to this Grade 2 Listed Building.

The stated provision of "open public spaces" will brings persons from the proposed development much closer to Marsh Hall and the adjacent properties reducing their enjoyment of their countryside position and chosen isolated position.

The Heritage Statement has included the agricultural history and rail transport history of the site area but recommendations have been based only on the Conservation Area of the town which is a considerable distance from the proposed development.

### **8.3 The High School.**

To suggest that this development would soften the impact of the school building on the environment is a perverse attempt to disguise the fact that this development would integrate the school building into a large and unacceptable urban intrusion into the countryside.

The proposed development, if approved would undermine the strategic objectives of the Chapel-en-le-Frith Neighbourhood Plan. It is considered that the development would have a significant and demonstrably adverse impact on the outcome of the neighbourhood plan process, which would not be outweighed by the benefits of the scheme. As such the development fails to comply with Policies H1 & H2, S3 and EQ3 of the emerging Local Plan, Policy OC1 of the High Peak Saved Local Plan 2008 and the provisions of the National Planning Policy Framework, as well as Policies C1, H1 & H2 of the Chapel-en-le-Frith Parish Area Neighbourhood Plan.

Paragraph 198 of the Framework states that where a planning application conflicts with a Neighbourhood Plan that has been brought into force, planning permission should not normally be granted. Notwithstanding the overall benefits of the proposed development, if approved, it would undermine and have an extremely significant and demonstrable adverse impact on the objectives, aims and vision of the Chapel-en-le-Frith Neighbourhood Plan and be contrary to Policies H1 and H2.



Finally the application is contrary to Policy CMP1 of the Chapel-en-le-Frith Neighbourhood Plan TR4, H9, CF3 of the adopted High Peak Saved Local Plan Policies 2008 and advice contained within the National Planning Policy Framework Paras: 183-185 regarding Neighbourhood Planning.

#### **COMBS ROAD FLOOD PICTURES 1 & 2**







## **ENVIRONMENTAL AGENCY MAP**

Cllr Morrison returned to the room chair the meeting.

**HPK/1015/513**

Hayfield Road, Chapel-en-le-Frith

Re plan to Plots 60-63 & 71-73 (7 plots) replace with 60-63, 71-73 & 165-170 (13 plots). Single garages to plots 80 & 81 moved forward by 2 metres due to an existing retaining wall. Plots 66-68 moved forward less than a metre to allow for re plan.

No Objection in principal to 6 additional houses. The style of houses planned are in popular demand, However, given the fact that this development already falls below the accepted proportion of affordable homes, the additional development should include a proportion of accessible and affordable homes. In addition, the increase in the number of houses should be met by additional provision of Open Spaces for the area under the S106 agreement.

**16/305                      Appeals**

None

**16/306                      Notifications**

**Permission**

HPK/2015/0567  
HPK/2015/0543  
HPK/2015/0406  
NP/HPK/1015/0963  
HPK/2015/0560  
HPK/2015/0497  
HPK/2015/0585

**Refusal**

None

**16/307                      Correspondence**

None.

**16/308                      Any Other Business (For discussion only)**

None.

There being no further business the Chairman declared the meeting closed at 7.45pm  
CHAIRMAN

