

WHALEY BRIDGE TOWN COUNCIL

Mechanics Institute, Market Street, Whaley Bridge, High Peak, SK23 7AA
Tel: (01663) 733068, Email: towncouncil@whaleybridge.com

Meeting Planning Committee
Date 8th May 2014
Time Following the Town Council Meeting
Venue Mechanics Institute (Meeting Room)
Present Councillors Pritchard (Chair), Bowden, Goldfinch, Lomax, Swift, Thomas and Winter.

MINUTES

P14/01 Apologies for Absence

Apologies were received from Cllrs Gilmour, Linda Leather, Mrs Susanne Lomas, Taylor and Wild.

P14/02 Minutes

RESOLVED: That the minutes of the meeting held on 10th April 2014 were a true and correct record and the Chairman was authorised to sign them.

P14/03 Matters Arising

Clough Field Close

It was noted that no response had been received from High Peak Borough Council regarding the issue of affordable housing and permitted development (P/13/78).

P14/04 High Peak Borough Planning Decisions – April 2014

A list of the planning decisions made by High Peak Borough Council in April 2014 was received. The following decisions affecting Whaley Bridge were noted:

Decisions Made by Committee – None

Delegated Decisions

HPK/2013/0585

Proposed removal of existing front door, fill in block work to match existing, replace existing rh front window with new front door and side light. Replace lh front window to match existing. Build summerhouse on river bank.

David Graham
3 Goyt Place, Whaley Bridge

HOUSEHOLDERS/FULL

Approved

HPK/2013/0702 Approved
Proposed new driveway entrance
87 Chapel Road
Whaley Bridge
Mr Michael Bromley
HOUSEHOLDERS/FULL

HPK/2014/0016 Refused
Development of one domestic dwelling
254 Buxton Road
Furness Vale
Mrs Pat Llewellyn
OUTLINE

HPK/2014/0029 Approved
Extension by addition of second floor
to existing extension to gable end of
terraced house to create bedroom to
release room to become upstairs bathroom.
Eccentric mono-pitch roof will become
dual pitched roof which will more closely
harmonise visually with existing roof
8 Wheatsheaf Cottages
Whaley Bridge
Mr Mark Shelley
HOUSEHOLDERS/FULL

HPK/2014/0081 Approved
Construction of a new rear
extension to existing bungalow
13 Crescent Drive
Furness Vale
Mr & Mrs D Porter
HOUSEHOLDERS/FULL

HPK/2014/0088 Approved
Two storey side extension to provide
Family/Home Office & Upper floor bedroom
2 Clough Field Close
Whaley Bridge
Mr & Mrs D Ecob
HOUSEHOLDERS/FULL

Peak Park Planning Decisions - None

Derbyshire County Council Decisions - None

P14/05 New Planning Applications

The following planning applications were received and the undermentioned comments recorded:

	Comments
<p>HPK/2014/0051 Proposed replacement of existing Club House & erection of storage shed Toddbrook Sailing Club Reservoir Road, Whaley Bridge Mr Christopher Gay FULL</p>	Recommend approval
<p>HPK/2014/0055 Two storey extension to side and rear. Attic conversion and front porch extension 34 Jodrell Meadow, Whaley Bridge Mr Dale Jones HOUSEHOLDERS/FULL</p>	No comment
<p>HPK/2014/0090 Retention of split level Double Garage and Garden Store in grounds of Leigh House Leigh House Eccles Road, Whaley Bridge Mr & Mrs Sean & Tina Quinney HOUSEHOLDERS/FULL</p>	Garage should be used for domestic use only.
<p>HPK/2014/0095 Single Storey side extension which adds to existing single storey side extension (NB Resubmission of HPK/2013/0588 for side extension element) 2 Hill Drive, Whaley Bridge Mr Paul Mitchell HOUSEHOLDERS/FULL</p>	No comment
<p>HPK/2014/0106 Construction of single storey Larch clad garden studio for bike storage and artist studio space 14 New Horwich Road Whaley Bridge Miss Sarah Poynter HOUSEHOLDERS/FULL</p>	No comment

HPK/2014/0119

Proposed construction of up to 107 dwellings,
site access, highways works, landscaping,
public open space and associated works

Linglongs Road

Whaley Bridge

Gladman Developments Ltd

OUTLINE

Cllr John Swift declared an
interest and left the meeting
for this item.

See Minute P14/06

HPK/2014/0145

Single storey side extension

1 Reservoir Road

Whaley Bridge

Mr & Mrs B Prophet

HOUSEHOLDERS/FULL

No comment

HPK2014/0151

Residential development to provide

3no dwellings (1no detached and

2no semi-detached houses)

Whaley Bridge Service Station

Buxton Road

Whaley Bridge

Mr Philip Johnson

OUTLINE

No comment

P/14/06

Planning Application HPK/2014/0119 – Linglongs Road

Whaley Bridge Town Council strongly recommends refusal of this application
and submits the following comments:

1. This planning application does not conform to the original footprint of land referred to as C9 in the new HPBC Local Plan document.
2. The proposed development would extend the urban footprint of Whaley Bridge towards neighbouring hamlets.
3. Lack of local infrastructure to support a new development both in terms of highways and general infrastructure in the town.
4. Increased flooding risk due to loss of water absorbitive capacity of existing wetland.
5. Dangerous and inadequate access on to Linglongs Road and additional traffic which would be created along Macclesfield Road causing congestion.
6. Loss of amenity for surrounding residents and users of the Midshires Way.

7. Concern about light pollution generated by new development.
8. Close proximity to the Peak District National Park and detrimental visible appearance from key points.
9. Relevant information for the site may not be in the application as the associated documents do not match the application site.
10. There are no bus services along Macclesfield Road at peak times.
11. The effects on this potential archaeological site need to be investigated.
12. The new Planning Policy Guidelines (NPPF) have not been adequately addressed.
13. The Town Council supports the comments sent to Jane Colley by email from Chris Smyton on 17th April 2014.
14. The proposed development would create a significant detrimental impact on the Midshires Way which is a major tourist attraction to Whaley Bridge. There is inadequate screening between the proposed housing development and the Midshires Way.
15. Inadequate attention has been paid to the drainage patterns which would affect the land below the application site, especially through the Botany Business Park and also inadequate drainage capacity through other site ownership. There is a lack of information regarding drainage proposals.
16. **Request a site visit.**

P/14/07 High Peak Local Plan Consultation

There is a formal six week period when representations can be made regarding its legal compliance and soundness from 23rd April to 6th June 2014 (**now revised to 23rd June due to correction made to submission document by HPBC**).

Signed as a true and correct record of the meeting

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