

WHALEY BRIDGE TOWN COUNCIL

Mechanics Institute, Market Street, Whaley Bridge, High Peak, SK23 7AA
Tel: (01663) 733068, Fax: (01663) 734934

Meeting Planning Committee
Date 13th January 2011
Time Following Town Council Meeting
Venue Mechanics Institute (Meeting Room)
Present Councillors Swift (Chair), Bowden, Goldfinch, Jean Horsfall, Lomax, Pritchard, Taylor, A Wild, R Wild and A Winter.

MINUTES

P10/48 Apologies for Absence

Apologies were received from Cllrs Mrs Linda Leather and Mrs Susanne Lomas.

P10/49 Minutes

RESOLVED: That the minutes of the meeting held on 09/12/2010 were a true and correct record and the Chairman was authorised to sign them.

P10/50 Matters Arising - None

P10/51 High Peak Borough Planning Decisions – December 2010

A list of the planning decisions made by High Peak Borough Council in December 2010 was received. The following decisions affecting Whaley Bridge were noted:

Decisions Made by Committee - None

Delegated Decisions

HPK/2010/0506

Extension to terrace at front of house,
pedestrian entrance and link to existing
shared access plus shed to side of house

Malvern, Start Lane

Whaley Bridge

Mrs Claire Watts

HOUSEHOLDERS/FULL

Approved

HPK/2010/0516

Conservatory to rear of existing bungalow
Rake End

Start Lane

Whaley Bridge

Mr & Mrs Lawley

HOUSEHOLDERS/FULL

Approved

HPK/2010/0575

Refused

Installation of Gaia 11KW wind turbine on an 18m monopole mast
Moseley Hall Farm
Whaley Bridge
Mr Robert Lomas

FULL

Peak Park Planning Decisions – None

Derbyshire County Council Decisions - None

P10/52 New Planning Applications

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

Comments

CON/2010/0031

Proposed Greenway
Shallcross Incline
Shallcross Mill Road to Shallcross Road
Whaley Bridge
DCC

MINOR(COUNTY COUNCIL)

Support this application in principle. Request concerns raised by Mr Fox in his letter (attached) be noted and addressed.

HPK/2010/0613

New 2 storey, 4 bed detached property with attached garage
Vacant plot - adjacent to existing house (plot 21) Cotton Close
Cotton Close, Whaley Bridge
Mr David Dean

FULL

See Minute P10/53 below

HPK/2010/0645

Conversion of an existing mill to form a live/work unit
Cadster Mill
Chapel Road
Whaley Bridge
Mr Mark Jacobs & Helen Jacobs

FULL

No Comment

HPK/2010/0646

Four bedroom detached dwelling to replace existing bungalow
12 Bridgemont
Whaley Bridge
Mr Nigel Rowland

FULL

Make sure adequate driveway space provided to enter and exit the site in forward motion.

HPK/2010/0654 No Comment
Proposed change of use of land
Agricultural to domestic
and construction of new garage
Far End Cottage
Fernilee
Whaley Bridge
Mr Martin Shuker
FULL

HPK/2010/0656 No Comment
Retrospective application to
lower gable end window to first floor level
and fit double doors to juliet balcony.
Reposition first floor level window on
rear elevation, fit 2no velux windows,
change garage doors to half glazed and
reposition soil pipe on rear elevation.
1 Mevril Road, Whaley Bridge
Mr Carl Hutton-Watkins
**RETROSPECTIVE/
HOUSEHOLDERS/FULL**

HPK/2010/0655 No Comment
Change of use of barn to domestic dwelling
Folds Farm Barn
Folds Lane
Fernilee
Whaley Bridge
Mr Geoff Middlehurst
FULL

HPK/2010/0671 See minute P10/54 below
Proposed construction of
4no. Starter Warehouse units
Plot 12-13 Bingswood Industrial Estate
Whaley Bridge
Mr Jim Burgess
FULL

HPK/2011/0007 No comment
Re-siting of machine store
previously approved under HPK/2009/0044
Whaley Bridge Cricket Club
New Horwich Park
New Horwich Road
Whaley Bridge
Mr Keith Butrill
FULL

P10/53 HPK/2010/0613 – Proposed New 2 storey, 4 bed detached property vacant plot - adjacent to existing house (plot 21) Cotton Close

Recommend Refusal. Concern expressed that 6 windows in habitable rooms of adjacent home are overlooked by the proposed development. Concern about removal of green space and over-development of the site causing loss of amenity to No. 21 Cotton Close. Request a site visit. Concern about lack of parking provision and inadequate foul water disposal. This is an unadopted road, not maintained and not suitable for further building traffic.

P10/54 HPK/2010/0671 - Proposed construction of 4no. Starter Warehouse units Plot 12-13 Bingswood Industrial Estate

Recommend refusal due to inadequate access and generation of further traffic. Due to lack of construction of the Goyt River Bridge, this council unfortunately is forced to recommend refusal although it supports expansion and provision of jobs on the industrial estate.

P10/55 HPK/2010/0282 – Site at Cadster Mill, Chapel Road

Notification was received from HPBC that an appeal against refusal of planning permission has been made to the Planning Inspectorate in respect of the conversion and extension to form a live/work unit at Cadster Mill.

P10/56 Neighbourhood Notification Letter

It was agreed to write to Mr Mike Green (HPBC) requesting that the notification letter sent to properties adjacent to planning application sites should be revised. It should include a section stating that local ward councillors can be asked to instruct HPBC Development Control to call in an application to be discussed by the committee and not by delegated powers to planning officers. It should also make clear the timescales and deadlines applicable to calling in applications and for comments and objections to be received.

P10/57 Retrospective Applications

It was agreed to write to Mr Mike Green (HPBC) stating that Retrospective Applications should be discouraged and the fees charged for retrospective applications should be adjusted to double or treble those charged for normal applications, to deter the submission of retrospective applications.

Signed as a true and correct record of the meeting

..... **Chairman**