

# WHALEY BRIDGE TOWN COUNCIL

Mechanics Institute, Market Street, Whaley Bridge, High Peak, SK23 7AA  
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**Meeting** Planning Committee  
**Date** 14<sup>th</sup> March 2013  
**Time** Following the Town Council Meeting  
**Venue** Mechanics Institute (Meeting Room)  
**Present** Councillors Mrs Anne winter (Chair), Bowden, Gilmour, Goldfinch, Lomax, Pritchard, Swift and Thomas .

## MINUTES

### P12/62 Apologies for Absence

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

### P12/63 Minutes

**RESOLVED:** That, following the correction of minute P12/59 to read 5 Stoneheads and not 5 Whaley Lane, the minutes of the meeting held on 14<sup>th</sup> February 2013 were a true and correct record and the Chairman was authorised to sign them.

### P12/64 Matters Arising - None

### P12/65 High Peak Borough Council Planning Decisions - February 2013

The following decisions affecting Whaley Bridge were noted:

#### Decisions Made by Committee - None

#### Delegated Decisions

##### HPK/2012/0649

Approved

Removal of landing window to be replaced with a door and erection of 9' x 4'6" balcony  
8 Lake View  
Furness vale  
Mr Michael Mather  
FULL

##### HPK/2013/0007

Approved

Proposed two storey side extension and single storey front extension  
Folds Farm  
Fernilee  
Whaley Bridge  
Mr John Mackenzie  
HOUSEHOLDERS/FULL

*A. Winter*  
04.04.13

**Peak Park Planning Decisions - None**

**Derbyshire County Council Decisions - None**

**P12/66 New Planning Applications**

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

	<b>Comments</b>
<b>HPK/2013/0003</b> Porch (single storey) to front of existing property 1 Cadster Cottage Chapel Road Whaley Bridge Mr Kenneth Locke <b>HOUSEHOLDERS/FULL</b>	No comment .
<b>HPK/2013/0063</b> Single storey kitchen dining room extension to rear. Two storey Garden Room/ Study/ Utility Room with Bedroom over to side. 4 Orchard Road Whaley Bridge Mr Patrick Gundry-White <b>HOUSEHOLDERS/FULL</b>	No comment .
<b>HPK/2013/0124</b> Proposed 2no. semi detached houses (to replace existing 2no. cottages) Land adjacent to 36 Bridgemont Whaley Bridge Traville Properties Ltd <b>FULL</b>	Development should be in keeping with the style and manner of the surrounding properties. Existing stone from within the existing cottages must be used to face the new proposed cottages.

**P12/67 Appeals**

**Application No. HPK/2012/0605**, Appeal against refusal of application for demolition of Existing Workshop and Garage and Construction of One Dwelling and Detached Garage at Site adjacent 5-7 Stoneheads, WB. Awaiting decision.

**Wharf Road ( Map 34 C8)**

1. The Town Council welcomes the inclusion of this area in the High Peak Local Plan.
2. Development must be sympathetic to surrounding land and buildings.
3. Priority should be given to finding and working in partnership with appropriate Housing Association to provide housing for elderly and vulnerable local residents.
4. Dickson Wharf Flats are not shown on your map 34 and should be added as this development will affect access.

**Land between Old Road and Buxton Road (Map 36 )**

1. The Town Council strongly objects to including this area in the High Peak Local Plan.
2. The proposed access crosses the Linear Park, which is a Public Right of Way, and designated Safe Walk To School Route by Derbyshire County Council.
3. The land is in the heart of the Conservation Area and therefore any proposed development must be in keeping with surrounding properties.
4. This proposal would have a detrimental effect on parking along Buxton Road.
5. Visibility splays are poor at the proposed junction with Buxton Road.
6. The access road would be unadoptable with the consequent effect on the development.
7. This is also a preferred pedestrian and mobility scooter route from Cromford Court to Horwich End Post Office, which is used by elderly residents.
8. The location of the bus stop at the exit of the proposed access road is well used by schoolchildren.
9. The topography and shape of the proposed site would mean that far fewer houses could be built than allocated on the list (16).
10. The limited access from Buxton Road would make an increase in traffic unmanageable, both in terms of traffic flow to any new development and also in terms of pedestrian safety on the Linear Park and the single carriageway track from Buxton Road.
11. Increasing the number of vehicles using the unsuitable single track from Buxton Road would significantly increase the risk of accidents.
12. The current single carriageway track is used by houses either side for access to parking and cars reverse into this track and would risk collision with vehicles going up or down the track.
13. Access and visibility at the junction with Buxton Road is often hampered by parked vehicles close to the junction.
14. The available space for wheelie bins on Buxton Road is already overcrowded with four houses leaving bins next to the gate to the field adjacent to the road.

**Land Opposite Tescos along Railway Embankment (Map 37)**

1. The access to this proposed site would be problematic and a separate feeder road should be provided.
2. Vehicles should leave and enter the A5004 in the forward gear.
3. The proposal for 15 dwellings is overdevelopment of the site and fewer properties should be considered for this awkward site.
4. Consideration should be given to extending the proposed site further towards Bridgemont, along the A5004.

**Green Belt Boundary Amendment – Furness Vale (Map 26)**

1. Land at the southern end of this proposed site should be reserved for allotments in Furness Vale in response to local demand.
2. The Town Council supports this area being removed from the Green Belt.

**P12/69 Planning Committee Meeting on 4<sup>th</sup> April 2013**

**RESOLVED:** To hold a Planning Committee Meeting on Thursday, 4<sup>th</sup> April 2013 to discuss the Town Council's response to the High Peak Local Plan Consultation in respect of the Bingswood Industrial Estate and the Callico Lane Industrial Estate at Furness Vale.

**Signed as a true and correct record of the meeting**

..... *A. Winter* ..... **Chairman**