

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 16th January 2014
Time Following the Town Council Meeting
Venue Mechanics Institute (Meeting Room)
Present Councillors Thomas (Chair) , Bowden, Gilmour, Goldfinch, Pritchard, Swift, Taylor, Wild and Mrs A Winter

MINUTES

P13/49 Apologies for Absence

Apologies were received from Cllrs Linda Leather, Mrs Susanne Lomas and Lomax

P13/50 Minutes

RESOLVED: That the minutes of the meeting held on 12th December 2013 were a true and correct record and the Chairman was authorised to sign them.

P13/51 Matters Arising - None

P13/52 High Peak Borough Planning Decisions – December 2013

A list of the planning decisions made by High Peak Borough Council in December 2013 was received. The following decisions affecting Whaley Bridge were noted:

Decisions Made by Committee - None

Delegated Decisions

HPK/2013/0503

Approved

Proposed conversion of house to form
5 apartments and 2 new semi-detached houses
Taxal Edge
184 Macclesfield Road
Whaley Bridge
Palmerston Properties (NW) Ltd
FULL

HPK/2013/0553

Approved

Front porch, two storey side extension
and single storey side extension
5 Stoneheads
Whaley Bridge
Mr Sean Adams
HOUSHOLDERS/FULL

HPK/2013/0566 Withdrawn
Proposed Change of Use of part of site
from Garage to residential for four houses
WB Service Station
Buxton Road
Whaley Bridge
Mr J Davies
FULL

HPK/2013/0571 Approved
Proposed single storey workshop
Furness Vale Marina
Furness Vale
R Purcell Pension Fund
FULL

HPK/2013/0588 Approved
Loft Conversion with dormer to rear
and two individual pitched roofed
dormers to front, plus small single
storey side extension
2 Hill Drive
Whaley Bridge
Mr Paul Mitchell
HOUSEHOLDERS/FULL

HPK/2013/0626 Approved
Demolition of existing building and
erection of a two storey building
with roof space utilised to form a
restaurant and café bar at ground
and first floor and self contained flat
within roof space
Former Taxi Office
Buxton Road
Whaley Bridge
Mr Brett Galley
FULL

DET/2013/0016 Approved
Proposed Road
Start Lane
Mr Robert Statters
AGRICULTURAL/FORESTRY DETERMINATION
Peak Park Planning Decisions - None

Derbyshire County Council Decisions – None

P13/53 New Planning Applications

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

Comments

HPK/2013/0682

Single storey rear extension
4 Hockerley New Road
Whaley Bridge
Mr M Ball

HOUSEHOLDERS/FULL

No comment

HPK/2013/0686

Redevelopment and expansion
of canal boat moorings and
construction of an ancillary building
and associated landscaping
Furness Vale Marina
Furness Vale
Mrs JC Purcell

HOUSEHOLDERS/FULL

Proposed vehicle access is
not obvious.
Seek clarification as to where
vehicle access is to be
provided.
Will banking sustain increased
wash produced by boats using
the proposed development?

HPK/2013/0702

Proposed new driveway entrance
87 Chapel Road, Whaley Bridge
Mr Michael Bromley

HOUSEHOLDERS/FULL

See Minute P13/54 below

P/13/54 HPK/2013/0702 - Proposed new driveway entrance, 87 Chapel Road

Concern expressed about impact on visual amenity entering Whaley Bridge.
Reiterate comments from last refusal (HPK/2012/0046) for this site:

1. Strongly object to this application.
2. Overdevelopment of the site.
3. Site being unstable due to materials being tipped without supporting gabions.
4. Poor access
5. Potential loss of wildlife and trees (with TPOs)
6. Proximity of canal feeder
7. Overlooking and loss of amenities for properties below on The Dell and The Coppice.
8. The plan being misleading about the aspect of height differences.
9. Tree Preservation Order No. 228 covering 23 trees which could not survive if this development takes place.
10. A bat study is required and a report on the effects on wildlife in the area.
11. Request a site visit.
12. Has a thorough neighbourhood consultation taken place this time?
(This was not undertaken for application – HPK/2011/0408)
13. No footway on site side of road.

P13/55 Gladman Consultation on proposed planning application for 107 residential homes on Land off Linglongs Road

It was agreed to defer submitting comments on this proposed application until after the public meeting had taken place on 28th January 2014.

P13/56 High Peak Local Plan

It was agreed to organise an extra WBTC meeting on Thursday 30th January 2014 commencing at 7.30pm, to discuss comments resulting from the above public meeting and also a response to the High Peak Local Plan preferred options additional consultation.

P13/57 Activity at land at Start lane – Application DET/2013/0016

This application was permitted development for an access road off Start Lane it is an Agricultural/Forestry determination and not subject to consultation and publicity. It was approved on 10/12/2013, delegated decision by Robin Forrester. It was noted that Ward Members had received no prior notification. Mrs Huddy from Start Lane registered concern during the Town Council Open Forum Item regarding the new access and preservation of the ancient woodland.

RESOLVED : To send a letter to Monica Gillespie and Les Latham at High Peak Borough Council requesting information about the ancient woodland known as Scar Wood and requesting that all trees in this area be protected by a Tree Preservation Order.

P13/58 Appeals by Treville Properties Ltd, land adjacent to Bridgemont (HPK/2013/0347) and site of former Car Park at Dog and Partridge pub, Bridgemont(HPK/2013/0348)

Notification was received that there is to be a change of procedure regarding the appeal against refusal of planning permission for the above applications. The appeal is now to be decided on the basis of an exchange of written statements by the parties and a visit by the inspector. A hearing will not now take place.

P13/59 Chapel-en-le-Frith Neighbourhood Plan Consultation Version

A copy of the Chapel-en-le-Frith Neighbourhood Plan was received for comments before 31st January 2014.

Signed as a true and correct record of the meeting

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