

WHALEY BRIDGE TOWN COUNCIL

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

Meeting Planning Committee
Date 14th August 2014
Time 7.30pm
Venue Mechanics Institute (Meeting Room)
Present Councillors Anne Winter (Chair), Bowden, Goldfinch, Lomax, Swift, and Wild.

MINUTES

P14/22 Election of Chair

The Chair and Vice Chair had sent their apologies for this meeting.

RESOLVED: That Cllr Anne Winter be elected as Chair for this meeting.

P14/23 Apologies for Absence

Apologies were received from Cllrs Gilmour, Linda Leather, Susanne Lomas, Pritchard, Thomas and Taylor.

P14/24 Declarations of Members Interest and Dispensation Applications

Cllr Lomax declared an interest for Agenda Item 9 – Certified Camp Site opposite 19 Bings Road, as a neighbour to the site.

P14/25 Open Forum

Mr Arthur Ashburner and Mr Jonathan Linn registered concerns about the proposal to open a certified camp site (No. 110/182) by the Camping and Caravanning Club, on land opposite 19 Bings Road.

P14/26 Standing Orders

RESOLVED: To move discussion of Agenda Item 9 to the next item to be discussed and suspend Standing Orders to allow public participation in the discussions.

P14/27 Appeal Against Proposed Certified Camp Site Number 110/182 – Land Opposite 19 Bings Road

Objections to this camp site included:

1. Impact on the landscape and visual amenity (greenbelt).
2. This is a protected landscape area.
3. A National Cycle Route passes this location.
4. Traffic and access issues.
5. Previous application for development at this location has been refused.
6. The proposed site is within the conservation area.
7. HPBC confirmed that this proposal would require planning permission.
8. Concern about the issue of Exemption Certificates to the Camping and Caravanning Club without local consultation.

It was felt that HPBC should take the lead in investigating and monitoring such proposals, supported by WBTC.

RESOLVED: To write to HPBC to confirm that this proposal would require planning permission, inform them that groundworks have already commenced, draw their attention to potential traffic and access problems along Bings Road and Old Road which are access only roads, request removal of the agricultural building if this field is no longer used for agriculture and state that this site has never previously been used for camping.

RESOLVED: To write to the Camping and Caravanning Club to request clarification of their proposal for a certificated camp site on land opposite 19 Bings Road and their ability to authorize exempt sites anywhere without recourse to the local planning authority.

P14/28 Standing Orders - RESOLVED: To reinstate Standing Orders.

P14/29 Minutes

RESOLVED: That the minutes of the meeting held on 16th July 2014 were a true and correct record and the Chairman was authorised to sign them.

P14/30 Matters Arising - None

P14/31 High Peak Borough Planning Decisions – July 2014

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

Decisions Made by Committee

HPK/2014/0213

Approved

Demolition of existing building and erection of a two storey building with roofspace, for restaurant, café and flat.
39 Buxton Road, (former taxi office)
Whaley Bridge
Mr Brett Galley

FULL

Delegated Decisions

HPK/2014/0229 Rear 2 storey extension and loft conversion with dormer. Fox Hollow, Walter's Wood, Whaley Bridge Mr Ian Pinches HOUSEHOLDERS/FULL	Approved
HPK2014/0151 Residential development to provide 3no dwellings Whaley Bridge Service Station Buxton Road, Whaley Bridge Mr Philip Johnson OUTLINE	Approved
HPK/2014/0193 Proposed extension to industrial building Rotec House Bingswood Trading Estate Whaley Bridge Rotaflo FV Ltd FULL	Approved
HPK/2014/0243 Redecoration of shop front elements Late Shop Buxton Road, Whaley Bridge The Co-operative Group FULL	Approved
HPK/2014/0143 Change empty butchers shop to incorporate it into 108 Buxton Road. Property originally was two terraced cottages. 108 Buxton Road, Horwich End Mr M Coleman FULL	Approved
HPK/2014/0274 Single storey extension on front of house Paddock Lodge, Paddock Lane Whaley Bridge Dr Michael Bowes HOUSEHOLDERS/FULL	Approved

Peak Park Planning Decisions - None

Derbyshire County Council Decisions - None

P14/32 New Planning Applications

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

	Comments
<p>HNT/2014/0019 Proposed single storey rear kitchen extension 11 Craig Drive Whaley Bridge Mr George Smith NOTIFICATION OF PROPOSED LARGER HOME EXTENSION</p>	No comment
<p>HPK/2014/0265 Replacement of existing garage flat roof with new tiled pitched roof 11 Craig Drive Whaley Bridge Mr David Marmion FULL</p>	This development must be for residential purposes and not for business purposes.
<p>HPK/2014/0279 Proposed erection of a lean to roof over existing flat roof, over extension, garage and porch 28 Meadowfield, Whaley Bridge Mr & Mrs M Vernon HOUSEHOLDERS/FULL</p>	No comment
<p>HPK/2014/0264 Proposed Conversion of Navigation Inn into two one bedroom and one two bedroom residential properties. Demolition involves removing 2 existing brick out buildings which do not form part of the original building and an existing lean-to forming part of the existing building. The lean-to will be reconstructed to match the existing arrangements. Navigation Inn, Johnson Street Whaley Bridge Mr Gary Dignan FULL</p>	No comment
<p>DOC/2014/0053 Discharge of conditions 3, 4, 5 & 6 relating to HPK/2010/0613 Land adjacent to 21 Cotton Close Whaley Bridge Traville Properties Ltd DISCHARGE OF CONDITIONS</p>	See Minute No. P14/33

DET/2014/0008

Proposed agricultural building
to store fodder & implements
Moseley Hall Farm
Eccles Road
Whaley Bridge
Mr R Lomas

No comment

AGRICULTURAL/FORESTRY DETERMINATION

HPK/2014/0387

Extension to existing front dormer
11 Linglongs Avenue
Whaley Bridge
Mr & Mrs S & J Hughes
HOUSEHOLDERS/FULL

This is a retrospective
application.

HPK/2014/0394

Demolition of existing conservatory and
construction of 2 storey extension to rear
11 Hill Drive
Whaley Bridge
Miss Nicola Dawes
HOUSEHOLDERS/FULL

No comment

DOC/2014/0060

Discharge of conditions 3,4,5 & 22
Relating to HPK/2004/0590
Hogs Yard
Buxton Road
Whaley Bridge
Mr Mohammed Waheed
DISCHARGE OF CONDITIONS

Seek clarification between
removal and discharge of
conditions placed on planning
applications. Conditions
should not be removed or
discharged if they affect
highway safety or if they are
protecting the environment.

DOC/2014/0061

Discharge of condition 3
Relating to HPK/2013/0268
Hogs Yard
Buxton Road, Whaley Bridge
Mr Mohammed Waheed
DISCHARGE OF CONDITIONS

This condition should not be
removed or discharged in the
interests of visual amenity

HPK/2014/0368

Outline planning permission
with some matter reserved (access)
for proposed agricultural worker dwelling
Horwich Farm, Eccles Road
Whaley Bridge
Mr RF and Mrs HE Hinchcliffe
OUTLINE

Confirmation should be
obtained that the development
is just for an agricultural
worker's use only. Is there a
proven need for an agricultural
worker to be living on this farm

P14/33 DOC/2014/0053 – Discharge of conditions 3,4,5 &6 relating to HPK/2010/0613 Land adjacent to 21 Cotton Close

It was noted that these conditions had already been discharged by HPBC. Concern was expressed that this decision had been rushed through proper procedures and affected neighbours had not been notified of changes and another property would be built on an unadopted road with possible damage to road surfaces and subsequent discharge of water into an unadopted drainage system. Any consequential problems would remain unsolved.

RESOLVED: To write to HPBC expressing concern about the discharge of these conditions and the way in which this procedure had been handled with lack of consultation and consequential problems for neighbouring residents.

P14/34 Planning Application HPK/2014/0119 – Land Off Linglongs Road (C9) Section 106 Agreements

It was noted that this application had been approved but various sums would be required for the Section 106 Agreement with Gladman Developments which would need to be agreed prior to 1st September 2014, towards the provision of education, health, highways, play areas and public open spaces and affordable housing, or Planning Permission would not be granted.

RESOLVED: To write to HPBC stating that WBTC would be considering referring this matter to the Ombudsman as permission had been granted for land to be developed off Linglongs Road which was not in accordance with the Draft Local Plan. The matter to be discussed at the September Planning Committee Meeting.

P14/35 Village Entry Sign for Furness Vale

Cllr Bowden stated that a replacement village entry sign was required on the A6 to indicate the boundary between Bridgemont and Furness Vale just after the railway bridge, as its absence was causing confusion for delivery drivers.

Signed as a true and correct record of the meeting

.....