

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 July 2014
Time Following the Town Council Meeting
Venue Mechanics Institute (Meeting Room)
Present Councillors Pritchard (Chair), Mrs Susanne Lomas, Lomax, Swift, Taylor, Thomas, Winter and Wild.

MINUTES

P14/15 Apologies for Absence

Apologies were received from Cllrs Goldfinch, Linda Leather.

P14/16 Minutes

RESOLVED: That the minutes of the meeting held on 12th June 2014 were a true and correct record and the Chairman was authorised to sign them.

P14/17 Matters Arising

Cllr Lomax reported that P14/13, Planning Application No. HPK/2014/0213 had been approved and P14/14, the wall had been rebuilt at the house near Nimbus Antiques, Old Road.

P14/18 High Peak Borough Planning Decisions – June 2014

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

Decisions Made by Committee – None

Delegated Decisions

HPK/2014/0195

Single storey rear extension
12 Bingswood Avenue
Whaley Bridge
Mr C Hopwood
HOUSEHOLDERS/FULL

Permitted
Development

HPK/2014/0207

Proposed Single storey side extension and
rear treated timber decking (to match existing)
35 Yeadsley Lane
Furness Vale
Mr & Mrs Nickolas Mottram
HOUSEHOLDERS/FULL

Withdrawn

HPK/2014/0208

Approved

Loft conversion with introduction of gable windows and rooflights, conversion of garage into family room, single storey porch and internal alteration
17 Stoneheads, Whaley Bridge
Mr & Mrs D Carden-Howe
HOUSEHOLDERS/FULL

Peak Park Planning Decisions - None

Derbyshire County Council Decisions - None

P14/19 New Planning Applications

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

Comments

HPK/2014/0114

Demolition of existing office and storage warehouse. Construction of new office and warehouse. Extension of existing factory to create new manufacturing space.
Carr Brook Works
Elnor Lane
Whaley Bridge
Vista Engineering
FULL

Recommend approval –
Welcome this investment in Whaley Bridge.

HPK/2014/0143

Change empty/vacant butchers shop. Incorporate it into 108 Buxton Road and make a kitchen/dining room.
Property originally was two terraced cottages.
108 Buxton Road
Whaley Bridge
Mr M Coleman
FULL

Any development must be in keeping with the Conservation Area requirements.

HPK/2014/0243

Redecoration of shop front elements on the front elevation of the store.
Late Shop, Buxton Road
Whaley Bridge
The Co-operative Group
FULL

Any development must be in keeping with the Conservation Area requirements.

HPK/2014/0274

No comment

Single storey extension on front of house
 Paddock Lodge
 Paddock Lane
 Whaley Bridge
 Dr Michael Bowes

HOUSEHOLDERS/FULL**HPK/2014/0119**

See minute number P14/20 below.

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/REVISION**HPK/2014/0172**

Cllr Pritchard declared an interest and left the meeting.
 Cllr Thomas chaired the meeting for this item.

Redevelopment of Shallcross Foundry
 and development of 9 no. houses.
 Shallcross Foundry, Elnor Lane
 Whaley Bridge
 Shallcross Foundry

OUTLINE

See minute number P14/21 below.

HPK/2014/0282

Strongly support this application.
 Recommend approval.

Proposed village entry/welcome signs
 plus strap board for advertising events locally
 – two posts & sign
 Village entry points Bridgemont, Long Hill,
 Chapel Road & Whaley Lane/Start Lane
 Whaley Bridge Town Council

FULL**P/14/20**

**Planning Application HPK/2014/0119 – Linglongs Road
 Gladman Developments Ltd – Revised Plans**

Whaley Bridge Town Council strongly recommends refusal of this application
 and submits the following comments in addition to the comments previously
 submitted in WBTC Planning Committee Minute No: P/14/06.

1. This planning application does not conform with the adopted draft Local Plan as submitted to the Planning Inspector.
2. Object to the proposed new entry point off Macclesfield Road. This is a dangerous option with poor sight lines, inadequate and insufficient pavements and to the close proximity to adjacent residential properties.
3. The proposed one way only system will not be policed or monitored and is likely to be ignored and misused and there is no space available to widen this entrance at this point.

4. None of the revisions addresses or improves the safety issues.
5. Object on the grounds of Environmental issues. The existing track may be a Roman Road and is the pedestrian route of the proposed public footpath.
6. Inadequate parking provision. Parking is currently predominantly on the left-hand side of Macclesfield Road at this location. Parking will therefore become restricted here where there is already inadequate parking for local residents. This will lead to further obstructive parking elsewhere. Additional parking in Reddish Road (used as displacement parking from Macclesfield Road) will be a problem.
7. The proposal will create a dangerous cross-roads junction on Macclesfield Road.
8. Pedestrians crossing opposite Reddish Road will cause traffic to stop on a dangerous and steep section of Macclesfield Road
9. Contravenes the principles of the Safer Routes to Schools Scheme which aims to provide safe walking routes to our local primary schools for pupils. Non-existent pavements.
10. The revised entrance off Macclesfield Road is not sustainable and children's safety will be jeopardised.
11. **Request a site visit.**

P14/21 HPK/2014/0172 - Redevelopment of Shallcross Foundry

Whaley Bridge Town Council endorses the points in the Peak Associates Environmental Consultants Ltd report 'Phase 1 Investigation' regarding contamination issues and point 8.0: Recommendations.

Any development must adhere to any recommendations resulting from the investigation.

WBTC welcomes the use of the Brownfield Site for development subject to the above.

Signed as a true and correct record of the meeting

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