

# 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** 12<sup>th</sup> February 2015  
**Time** Following the Town Council Meeting  
**Venue** Mechanics Institute (Meeting Room)  
**Present** Councillors Pritchard (Chair), Goldfinch, Lomax, Thomas, Swift, Wild and Anne Winter.

## MINUTES

### P14/75 Apologies for Absence

Apologies were received from Cllrs Bowden, Gilmour, Susanne Lomas and Taylor.

### P14/76 Minutes

**RESOLVED:** That the minutes of the meeting held on 15<sup>th</sup> January 2015 were a true and correct record and the Chairman was authorised to sign them.

### P14/77 Matters Arising - None

### P14/78 High Peak Borough Planning Decisions – January 2015

A list of the planning decisions made by High Peak Borough Council in January 2015 was received. The following decisions affecting Whaley Bridge were noted:

#### Decisions Made by Committee - None

#### Delegated Decisions

##### HPK/2014/0558

Extensions to side, front and rear  
66 Yardsley Lane  
Furness Vale  
SK23 7PS  
Mr Alan Waring  
**HOUSEHOLDER FULL**

Refused

##### HPK/2014/0594

Proposal for gymnastics club  
and fitness studio with a tuck shop.  
Unit 14-16, Bingswood Trading Estate  
Bingswood Avenue, Whaley Bridge  
Mrs Julia Hawthorne  
Hothouse Pension Fund  
**FULL**

Approved

**HPK/2014/0546**

Withdrawn

Proposed two-storey detached house  
with attached garage  
Land adjacent 21 Cotton Close  
Whaley Bridge  
Traville Properties Ltd  
**FULL**

**Peak Park Planning Decisions – None**

**Derbyshire County Council Decisions - None**

**P14/79 New Planning Applications**

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

**Comments**

**HPK/2014/0657**

No comment

Excavation of a small below ground tank  
and subsequent infilling  
National Grid Site, New Road  
Whaley Bridge  
National Grid  
**FULL**

**HPK/2014/0658**

**See Minute No P14/80**

Proposed new access off highway and  
construction of 6No houses with associated  
access road and parking  
New Horwich Road  
Whaley Bridge  
Mr Jonathan Devereaux  
**FULL**

**HPK/2015/0037**

No comment

Proposed single storey rear extension  
12 Bingswood Avenue  
Whaley Bridge  
Mr C Hopwood  
**LAWFULL DEVELOPMENT CERTIFICATE**

**HPK/2015/0044**

No comment

Extension to existing front and rear dormers  
1 Beech Rise, Whaley Bridge  
Mr & Mrs Baldwin  
**HOUSEHOLDER FULL**

**P14/80**

**HPK/2014/0658 - Proposed new access and construction of six houses with associated access road and parking, New Horwich Road, Whaley Bridge**

Whaley Bridge Town Council strongly objects to planning application HPK/2014/0658 for the following reasons:

1. The proposed site is in close proximity to the Conservation Area and will adversely affect it.
2. The height of the proposed development is unacceptable.
3. The proposed rendering is out of character with the surrounding property and is an inappropriate building material.
4. Parking provision is inadequate and insufficient spaces allowed to replace the lost parking spaces for existing residents.
5. Panoramas included with these plans are positively deceptive.
6. A site visit is **essential** as the views provided are deceptive.
7. New Horwich Road is too narrow for further development.
8. The paperwork is inconsistent - Are four or five parking spaces proposed?
9. Overdevelopment of the site.
10. Loss of amenity for residents – car headlights will shine through windows.
11. Proposed style of the houses is out of character with the surrounding area. Materials should be stone and sympathetic to surrounding properties.
12. The proposed development would have an adverse effect on Old Road which is an access only, single track road.
13. This application does not conform with the emerging new High Peak Local Plan.
14. New Horwich Road is signed “No HGV’s”.
15. This proposed development would exacerbate existing dangers to pedestrians as there are no pavements along New Horwich Road or Old Road in this location.
16. New Horwich Road and Old Road are unsuitable for site traffic.

Cllr John Pritchard stated that he would be calling in this application for determination by the full Development Control Committee.

**P14/81**

**HPK/2015/0030 – proposed new Aldi supermarket for New Mills**

Cllr Jon Goldfinch suggested that a Section 106 agreement be imposed.

**RESOLVED:** To request a Section 106 Agreement be imposed as a condition for approving this application in New Mills, to provide for measures to reduce the impact on businesses in Whaley Bridge Town Centre.

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

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