

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 15th January 2015
Time Following the Town Council Meeting
Venue Mechanics Institute (Meeting Room)
Present Councillors Pritchard (Chair), Gilmour, Goldfinch, Taylor, Thomas, Wild and Anne Winter.

MINUTES

P14/68 Apologies for Absence

Apologies were received from Cllrs Bowden, Linda Leather, Susanne Lomas, Lomax and Swift.

P14/69 Minutes

RESOLVED: That the minutes of the meeting held on 11th December 2014 were a true and correct record and the Chairman was authorised to sign them.

P14/70 Matters Arising

HPK/2014/0119 – Land Off Linglongs Road (C9) This application by Gladman for proposed construction of up to 107 dwellings, is to be reconsidered by HPBC Development Control Committee on 16th February 2015.

HPK/2014/0546 - Proposed two-storey detached house with attached garage. Land adjacent 21 Cotton Close. Application withdrawn by agent on 8/1/2015.

P14/71 High Peak Borough Planning Decisions – December 2014

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

Decisions Made by Committee - None

Delegated Decisions

HPK/2014/0519

Addition of free standing garage to Unit 2
Reddish Farm
Reddish Lane
Whaley Bridge
Mr Roger Stevenson

Approved

FULL

<p>HPK/2014/0439 Proposed Installation of Raised Wrought Iron Balcony opening out from French Doors on Ground Floor to replace a Larger Structure & Installation of Steps from Rear Utility Room Door. 2A Reservoir Road Whaley Bridge HOUSEHOLDERS/FULL</p>	Approved
<p>HPK/2014/0559 Proposed new porch to front elevation of existing house 6 Charlesworth Crescent Furness Vale Mr & Mrs S&J Owen HOUSEHOLDERS/FULL</p>	Approved
<p>HPK/2014/0523 Proposed Outline Planning Permission – Redevelopment of Shallcross Foundry and Development of 9 Houses with Car Parking and Access Shallcross Foundry Elnor lane Whaley Bridge F Morris & Son OUTLINE</p>	Approved
<p>HPK/2014/0565 Side & rear extension plus loft conversion Jodrell meadow, Whaley Bridge Mr Dale Jones HOUSEHOLDERS/FULL</p>	Refused
<p>HPK/2014/0589 Two storey gable extension and first floor addition to single storey element of Croft Barn Croft Barn, Hockerley Hall Farm Hockerley Lane, Whaley Bridge Mr Mark Lomas HOUSEHOLDERS/FULL</p>	Refused
<p>Peak Park Planning Decisions</p>	
<p>NP/HPK/0814/0889 Use of part of out-building as ancillary accommodation to Fernilee Hall Fernilee Hall Fernilee, Whaley Bridge Mr & Mrs L & B Jones HOUSEHOLDERS/FULL</p>	Granted

NP/HPK/0914/0986

Granted

Change of use of existing 'Coachmen's Cottage',
currently used as garage/workshop and storage,
into 1 bed holiday let
The Old Coach House
Fernilee
Whaley Bridge
Mrs Clare Beswick
HOUSEHOLDERS/FULL

Derbyshire County Council Decisions - None

P14/72 New Planning Applications

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

Comments

HPK/2014/0558

No comment

Extensions to side, front and rear
66 Yeardsley Lane
Furness Vale
Mr Alan Waring
HOUSEHOLDER FULL

HPK/2014/0646

No comment

Single storey side extension
Station House, Station Road
Furness Vale
Mr Phillip Walker
HOUSEHOLDER FULL

HPK/2014/0660

See Minute P14/73

Residential development of 23 apartments
Land at Hogs Yard, Buxton Road
Whaley Bridge
**HIGH PEAK DEVELOPMENTS LTD
OUTLINE**

HPK/2014/0674

Concern expressed about loss
of amenity to neighbouring
property at 26 Whaley Lane
by the proposed overlooking
balcony.

Demolition of existing garage and conservatory.
Construction of new side extension,
conservatory and balcony
28 Whaley Lane
Whaley Bridge
Mr & Mrs JBP Jones
HOUSEHOLDER FULL

HPK/2014/0677

No comment

Proposed change of use
from Post Office and retail unit
to become part of a single dwelling
73-75 Buxton Road
Furness Vale
Mt Terry Bright
CHANGE OF USE

**P14/73 HPK/2014/0660 – Proposed Residential development of 23 apartments
Land at Hogs Yard, Buxton Road**

Concern was expressed about highways access. It would mean a 3rd access off the entrance road to Tesco's.

The proposed access must not jeopardise the proposed access to the construction of the Goyt River Bridge. This application is not in accordance with the HPBC emerging replacement Local Plan. A high proportion (30%) of this development should be allocated for affordable housing. All roads must be constructed to adoptable standard and this should be a condition of any approval and a bond put in place to ensure the roads are adopted prior to the completion of the development or sale of houses.

P14/74 Appeal against Certified Campsite No. 110/182 - Land opposite 19 Bings Road

This item was deferred to the February meeting.

Signed as a true and correct record of the meeting

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