

WHALEY BRIDGE TOWN COUNCIL

Mechanics Institute, Market Street, Whaley Bridge, High Peak, SK23 7AA
Town Clerk: Mr K Bradshaw Tel: 01663 733068 e-mail: towncouncil@whaleybridge.com

Minutes of the Town Council Meeting held at 7.30pm on Friday 11th August 2017 in The Main Hall, Mechanics Institute, Market Street, Whaley Bridge.

Present: Councillors: Goldfinch, Pritchard, Simpson, Thomas, and Wild.

In Attendance: 29 members of the public, County Councillor A Fox and Borough Councillor A Fox.

In the absence of the Town Clerk, Mr K Bradshaw, it was **RESOLVED** that Councillor Thomas would record the minutes for this meeting.

C17/071 Apologies for Absence

Apologies for absence were received from Councillors Bowden, Clarke and Winter.

Apologies were also received from the Town Clerk, Mr K Bradshaw, indisposed because of illness.

C17/072 Declarations of Members Interests and Dispensation Applications

Declarations of Members Interests were received from Councillors Lomax (Chair of HPBC DC), Swift (Personal Acquaintance of interested party to HPK/2017/0247), Taylor (Resident of adjoining property subject of HPK/2017/0247).

C17/073 Public Participation

The following representations were received with regard to planning application HPK/2017/0247:

Mr K Worthington (on behalf of Whaley Bridge Matters) noted that no updates from DCC Highways had been provided with regarding traffic since 2014 (filed on HPK/2014/0119), despite this being an application for Reserved Matter: Access. In fact, very little information has been provided at all regarding proposed access, and no swept path analyses had been disclosed (agenda 4/9/17); all this despite the period of public consultation having now closed.

Concern was also expressed about the suitability of meeting the affordable housing need, in part, by the provision of a row of flats at the part of the site adjoining Clover Chemicals; and with regards to the removal of mature trees.

Mr J Hooley expressed concern regarding the onsite and off-site run-off drainage provision. In particular, changing to Crown Flow control devices has not been critically reviewed in the Flood Risk Assessment. He asserted that Crown Flow Controllers do NOT MIMIC the processes of a greenfield.

Furthermore an undisclosed soak-away exists from the cross-drain entering at the centre of the north-west field, and an excavation is required to determine the

location of all drains in the vicinity and pipework to identify all soakaways on the site.

He also suggested that a survey of air-quality needs to be obtained or investigated.

Mr D Dugate noted that Tree Number 74 has disappeared from the plans. He also highlighted the need to protect the buried Roman Road where it is intersected by internal roadways. Also the new Peak Park Boundary Walk passes through the site.

He was also concerned regarding the height of some of the properties being in conflict with each other and adjoining properties.

Mr R Pettingale expressed concern that the development would put strain on the inadequate infrastructure of Whaley Bridge, lead to worsening traffic congestion and that the (supposed, but not disclosed) access was dangerous.

Ms A Wittington expressed concern that the existing pavements on Lower Macclesfield Road were dangerous, and these did not provide adequate access to the development.

Mrs A Worthington also expressed concern as to unsuitability of the design of the row of 3-storey flats adjoining the boundary with Clover Chemicals. Also Macclesfield Road is too narrow to sustain additional flows created by this development.

Ms S Stubbs expressed concern that any further development towards Taxal Lodge should not take place as the road is too narrow. She also stated that the field acts as an important soak-away from the Linglongs area.

Ms J Brown expressed concern that the safety of children crossing Macclesfield Road in the direction of the Memorial Park be safeguarded. Where is the submission for DCC Highways? There do not appear to be any recent/relevant surveys of traffic flows. She was also concerned about the conflict of interest created by the New Homes Bonus.

Mr M Wood was aware of numerous incidents on Macclesfield Road in winter conditions and reported that as a consequence DCC had installed an anti-skidding surface to part of the road.

Mr T Prime expressed concern on the further pressure on services in the town and upon traffic pinch-points. He was concerned that HPBC should learn from the past mishandling of application HPK/2014/0119 as identified by the ombudsman.

Ms A Mankovich expressed concern regarding errors in the travel plans regarding bus routes and frequencies, and with regards to local services.

The field in question is water-logged and the loss of oak trees adjoining the PDNP has not been justified.

Mr M Sweetmore was concerned that the affordable homes plans made no allowance for local people to acquire outright ownership of any of the properties being developed. He was also concerned that the development would exacerbate access for local children to Chapel High School.

Mr Barrie Taylor (in his personal capacity as a resident) expressed concern at the plan to needlessly widen Linglongs Road beyond the proposed junction with the site, which would lead to the unnecessary loss of trees. He was also concerned that no detail was provided on traffic matters. The appearance and design of the development needs proper scrutiny. In particular, the white rendering of certain properties was unsuitable.

Mr P Ferriday also expressed concern at the plan to widen Linglongs Road.

C17/074 Planning

Councillor David Lomax left the meeting, and did not return.

Councillors Swift and Taylor left the meeting while HPK/2017/0247 was discussed.

With regards to the new application HPK/2017/0247 it was RESOLVED: to comment as follows:

Whaley Bridge Town Council **OBJECTS** to application HPK/2017/0247 on the following grounds:

Access: no report from the statutory highway authority (DCC Highways) has been provided, and that previously filed on HPK/2014/0119 is now out-of-date.

Macclesfield Road is a single carriage-way at the junction with Linglongs Road and the proposed junction will be dangerous, and inadequate. Also Linglongs Road is below standard at this intersection and is too narrow to carry the envisaged traffic flows.

A Pelican Crossing is required at the point of the pedestrian with Macclesfield Road and Reddish Road in order to provide a safe walk to school, services and sustainable transport.

The car parking plan is inadequate given that the likely displacement of existing cars from Macclesfield Road will radically exceed the eleven spaces identified.

Adequate provision should be made to secure the adoption of all roadways and drainage (as well as other services). No surety bond should be released until this is **DONE**.

Appearance: The use of white rendering is considered unsuitable in the context of existing developments in Whaley Bridge.

Generally, the design aesthetics are unimaginative and could be improved, especially given the fact that this development adjoins the PDNP. The property finishes will not readily assimilate themselves into the surroundings and will therefore prove unsightly from adjoining areas of the PDNP and open space.

Landscaping: Despite an acknowledgement that existing amenity value should be maintained and the boundary not encroached upon, the development planned does exactly this with dense building right up to the northern boundary.

No arboriculturalist's report was provided despite the proposed removal of protected trees, especially TP 74 which should be PRESERVED. A report is required and should be made publicly available.

No explanation is provided as to how the green areas within the site will be protected from the encroachment of parked vehicles.

The use of Crown Flow controllers should be investigated and their suitability determined.

Concern also regards future covering of garden spaces upon the drainage run-off from this site.

Layout: Certain of the proposed affordable homes are located too close to the existing site of identified noise at the adjoining industrial estate (Clover Chemicals).

As regards how the effects of this development might be ameliorated, it was felt that the following s106 contributions were required:

- Upgrade of the six bus-stops on Macclesfield Road in proximity of the site to provide foul weather protection
- A significant contribution to improve car-parking in the centre of the town, as the area in vicinity of the railway station is fully occupied during working hours
- Aforementioned pelican crossing opposite Reddish Road
- A contribution or provision of a children's play area

Lastly, the proposed excavation of the Roman Road at the intersection with the internal roadways should be supervised and properly documented.

High Peak Borough Planning Decisions

Councillors Swift and Taylor returned to the meeting.

RESOLVED: to note the following decisions.

Application	Decision
DOC/2017/0048 Discharge of Condition 4 and 5 of application HPK/2017/0112. 20, Old Road, Whaley Bridge. Mr Michael Wilde. DISCHARGE OF CONDITIONS	Approved
HPK/2017/0257 Single Storey Rear extension. 24 Meadowfield, Whaley Bridge. Mr & Mrs Stead - HOUSEHOLDERS/FULL	Approved
HPK/2017/0166 Conversion of roof space above existing garage and porch and two storey extension to side to create habitable ancillary accommodation. 1 The Dell, Whaley Bridge. Mr & Mrs M & A Wassell HOUSEHOLDERS/FULL	Approved
HPK/2017/0230 Proposed replacement pavilion.	Refused

New Horwich Road, Whaley Bridge. Mr Roger Hinchliffe FULL	
HPK/2017/0280 Raise height of roof with new dormer windows. 14 Elnor Lane, Whaley Bridge. Mrs Fox HOUSEHOLDERS/FULL	Approved
HPK/2017/0277 Extension over existing garage and kitchen to form bedroom and shower/wc 5 Meadow Close, Whaley Bridge. Mr John W Harris HOUSEHOLDERS/FULL	Refused
HPK/2017/0266 Single storey and infill extensions. Lodge Cottage, Calico Lane, Furness Vale Mr Simpson - HOUSEHOLDERS/FULL	Approved
HPK/2017/0160 Removal of two unauthorised greenhouses and retention of a greenhouse and timber storage shed. Land east of Linglongs Road, Whaley Bridge. Mr & Mrs Brooks HOUSEHOLDERS/FULL	Approved

RESOLVED: to comment as below on new Planning Applications received:-

Application	Comments
HPK/2017/0247 Reserved matters application for 107 dwellings and associated works. Land off Linglongs Road, Whaley Bridge. BDW Trading as Barrett Homes RESERVED MATTERS	Objection
HPK/2017/0321 Proposed replacement dwelling, landscape works & erection of new agricultural building Sunart, Eccles Road, Whaley Bridge. Mr & Mrs Geoff & Rachel Evatt HOUSEHOLDERS/FULL	Attention is required to prevent surface water drainage on to Eccles Road
HPK/2017/0338 Certificate of proposed lawful development for the conversion of the existing garage to habitable space. 12, Reddish Road, Whaley Bridge. Mrs Beryl Jackson CERTIFICATE OF LAWFULNESS	No Comment
HPK/2016/0501 Proposed conversion of barn into dwelling house, construction of chimney breast, single storey side extension and detached garage Barn South of Silk Hill, Buxworth. Mr & Mrs Dennis Green Note: Property in CB&B Parish but access track in WB. HOUSEHOLDERS/FULL	No Comment
HPK/2017/0385 Construction of new single storey garage and associated works. 7 Hill Top Rise, Whaley Bridge. Mr Gerard Boardman HOUSEHOLDERS/FULL	No Comment
HPK/2017/0371 Change of use of area of Green field to domestic use with new dwelling Land adjacent 31, New Horwich Road, Whaley Bridge. Mr Andrew Medley HOUSEHOLDERS/FULL	No Comment

<p>HPK/2017/0414 Revised application - Enlargement of previously approved rear extension and extension to rear elevation at first floor level. 3 Meadowfield, Whaley Bridge. Mr Robert Heathcote HOUSEHOLDERS/FULL</p>	<p>No Comment</p>
<p>HPK/2017/0350 Proposed replacement signage 1-3 Buxton Road, Whaley Bridge. Co-op Food - Food Programme Delivery Orchid Group ADVERTISEMENT CONSENT</p>	<p>Coop Sign needs to be approved by the Conservation Officer. Also please can the redundant sign at the Goyt River end of the building be REMOVED as it is an eyesore</p>
<p>HPK/2017/0425 Lawful development certificate for proposed single storey rear extension and the single storey front porch extension. 4, 48 Trinity Mews, Buxton Road, Whaley Bridge Mr & Mrs D Holt CERTIFICATE OF LAWFULLNESS</p>	<p>Defer to next meeting</p>

The meeting closed at 9.50 pm

Signed as a true and correct record of the meeting

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Chairman

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Date