

# WHALEY BRIDGE TOWN COUNCIL

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Mechanics Institute, Market Street, Whaley Bridge, High Peak, SK23 7AA  
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## **Minutes of the Town Council Meeting held at 7.30pm on Thursday 13<sup>th</sup> December 2018 in The Meeting Room, Mechanics Institute, Market Street, Whaley Bridge**

**Present:** Councillors: Swift (Chair), Bowden, Dean, Gilmour, Hall, Lomax, Pritchard, McCarthy, Taylor, Thomas and Winter

**In Attendance:** Eight members of the public, DCC Cllr Fox and Andrew Fox, Town Clerk.

### **C18/156 Apologies for Absence**

Apologies were received from Cllr Clarke.

### **C18/157 Declarations of Members' Interests and Dispensation Applications**

Cllr Dean declared an interest in application HPK/2018/0552 as the applicant is his neighbour.

### **C18/158 Community Police**

No report was received, the Clerk commented that he had tried to get a report.

### **C18/159 Public Participation**

A member of the public spoke about planning application HPK/2018/0558 to register his objections to this planning application. They commented that High Peak Borough Council Local Plan Policy EQ3 requires strict control for developments in the countryside especially when it involves housing. They also commented that the proposed houses do not fit with the character of the surrounding area and properties and the 3 story development would ruin the street scene in the area. They also commented that the development would lead to the loss of a number of veteran trees and dry stone walls which would further damage the street scene and that the application gives little consideration to the clear environmental issues. They also commented that the access was insufficient for this development and the approval of this application would give an incentive to others to do a similar application. He summarised the application as speculative and that it would result in irreparable damage if granted.

Another member of the public spoke about planning application HPK/2018/0558 they commented that they live at Reservoir Cottage and that it is not a small house as the application suggests rather a historic part of the street scene on Reservoir Road. They commented that the application states that it would have no effect on their property however he disagreed saying the proposed building would overshadow their small property and that they have concerns over downstream run off and flooding from the development. He commented that the application states there are no protected or priority species and that there is no biodiversity, he disputed this stating that the development is only a stone throw away from the SSSI protected Toddbrook Reservoir. He concluded that there is much biodiversity in the area which the application ignores and that it was outside the Local Plan in designated countryside.

Another member of the public spoke about planning application HPK/2018/0558. They commented that they were horrified that this application was put forward and that the proposed development would be an eyesore. They commented that the area is designated as open countryside in the Local Plan and that the application would destroy this countryside. They also commented that the application has given no consideration to the abundance of wildlife in the area and that a previous similar application was refused because of the wildlife. Summarised by saying that this application would set a precedent for application of this type in Whaley Bridge and that Reservoir Cottage could be damaged by heavy machinery required for the development.

A final member of the public spoke about planning application HPK/2018/0558. They commented that all of the properties on that side of Reservoir Road are visible from the Midshires Way and the development would be an eyesore as it does not fit with the style of the surrounding properties. The development shares a drive and they stated that this drive is too steep and narrow to allow for proper access especially considering the application plans to move the garage which is at road level half way up the site. He also commented to widen this inappropriate access road the developers would have to destroy a number of dry stone walls and remove veteran trees. Concluded stating that there is an objection from a lady who lives on Start Lane and that this area can be seen throughout Whaley and the wider impact had to be considered.

**C18/160      Updates from County and Borough Councillors on matters of concern to the Town Council**

High Peak Borough Councillor Pritchard stated he had attended the Annual General Meeting of Community Organising Green Space (COGS) he commented that COGS have a great record of achievements and have put in a planning application for a changing facility at the field in Furness Vale. He commented that he had also attended the full meeting of High Peak Borough Council and that he was dealing with a number of sensitive constituent complaints. Derbyshire County Councillor Alison Fox commented that the trailer on Meadowfield has been removed thanks to the hard work from herself and PSCO Karen Green who have been on to DCC and the Police respectively. She commented that the drains on Eccles Road needed replacing as previous work has not fixed the issue. Finally she commented that DCC are going to monitor the grids and road vibrations on the A6 in Furness Vale. Finally she commented that DCC have fixed 64,000 pot holes and 1,900 street lights. High Peak Borough Councillors Fox and Lomax had nothing to report.

**C18/161      Minutes of previous meeting**

**RESOLVED:** That the Minutes of the last meeting of Whaley Bridge Town Council held on Thursday 8 November 2018 are a true and correct record of the meeting the Chair was authorised to sign them.

**C18/162      Clerk's Report**

**RESOLVED:** To note the Clerk's report.

C18/163

**Finance etc****RESOLVED:** That the Accounts for Payment listed below are paid.

	Dec-18	Payments	13/12/2018
Cheque Number	Payee	Description	Amount £
<b>Whaley Bridge Town Council</b>			
	Salaries	Net salaries	£2,826.35
	HMRC	PAYE	£364.85
	Dean Longden	Work on footpaths 10 and 29	£500.00
	Petty cash	Postage, office supplies	£12.88
DD	TalkTalk Business	Telephone/Broadband	£29.40
DD	Trusted IT	Backup/365 Lic/Website	£96.72
	Shelter Maintenance Ltd	Cleaning of 4 bus shelters	£42.00
	Martin Thomas	Reimbursement Land Reg searches	£24.00
	David Lomax	Expenses Remembrance Day event	£549.01
	AK Products	Waterproof Non tear Xmas posters	£22.20
	AK Products	Winter Newsletters	£200.40
	S Drinkwater & Son	Allotments taps and materials	£117.83
	Peak & Northern Footpaths Society	Membership Renewal	£22.50
	High Peak Borough Council	Fernilee by election cost	£4,927.18
	High Peak Borough Council	Furness by election cost	£5,333.21
	P Robinson	Two small Christmas trees	£70.00
	Mechanics Institute	Room hire	£598.17
	Mechanics Institute	New Mills U3A wrongly received	£48.00
	<b>Whaley Bridge Town Council</b>	<b>Total</b>	<b>£15,784.70</b>
<b>Mechanics Institute</b>			
	Whaley Bridge Town Council	Wages offcharge - Sweetmore/Lugg	£713.27
	Stanway & Hallows	Christmas tree lights	£21.60
	Whaley Bridge Town Council	Drinkwater paid by TC should be MI	£103.80
	Shorrocks Trichem	Mop and cleaning materials	£43.76
	Fran Frodsham	Replanting Window boxes	£60.00
DD	High Peak BC	Non-domestic rates	£54.00
DD	Opus Energy	Electricity	£97.40
DD	Gazprom	Gas	£204.60
DD	United Utilities	Water	£51.60
	Alliance Fire Protection Ltd	Fire extinguisher service	£127.75
300033	McColl's	Newspapers	£62.81
	<b>Mechanics Institute</b>	<b>Total</b>	<b>£1,540.59</b>
<b>Sports Association</b>			
DD	SAGE	Sage One Accounts	£18.00
589	Whaley Bridge Town Council	Wages offcharge - Sweetmore/Lugg	£499.03
591	S Drinkwater & Son	New verges for Pavilion	£40.20
DD	HPBC	Non-domestic rates	£156.00
590	Total Gas & Power Ltd	Electricity Oct + Nov	£311.71
DD	Water Plus	Water	£11.91
	<b>Sports Association</b>	<b>Total</b>	<b>£1,036.85</b>
	<b>Total Expenditure</b>	<b>Total</b>	<b>£18,362.14</b>

**RESOLVED:** to note the Financial Reports for November 2018 which had been circulated to all members, and the bank balances at 30th November stood at:

<b>Whaley Bridge Town Council</b>	£
CCLA Deposit Fund	88,000.00
Unity Trust - Current Account	10,636.42
Unity Trust - Deposit Account	35,380.50
Petty Cash	33.28
	134,050.20
<b>Mechanics Institute</b>	£
Unity Trust - Current Account	9,229.68
Unity Trust - Deposit Account	28,054.34
	37,284.02
<b>Sports Association</b>	£
Current Account	2,810.00
Deposit Account	66,974.71
Petty Cash	0.00
	69,784.71

**C18/164 Budget for the Financial Year 2019/2020**

Comments were provided to the Clerk and noted for January's meeting.

**C18/165 Christmas office opening times**

**RESOLVED:** That the office would close on the 21<sup>st</sup> December and reopen on the 2<sup>nd</sup> January.

**C18/166 Off Road Parking Buxton Road**

**RESOLVED:** The Clerk would contact DCC asking is the rigid application of the regulation that cars have to be able to turn around on a drive necessary and if DCC would work with individual Homeowners to try and reach a solution.

**C18/167 Furness Vale COGS (Community Organising Green Space) funding request**

**RESOLVED:** To defer this decision to a later meeting.

**C18/168 Mechanics Institute floor repairs**

**RESOLVED:** To accept the quote from Jackson's Carpet for ripping up and replacing the flooring at a cost of £335.00 plus VAT.

**C18/169 Friends of Memorial Park request for funding**

**RESOLVED:** To ratify the request which was approved in principle at the previous meeting.

**C18/170 Mechanics Institute Clock**

Received and noted a report from Cllr Swift that the matter was on going and to agenda the item for the next meeting.

**C18/171 Grit Bin Beech Rise**

**RESOLVED:** Cllr Swift would inspect this bin with the decision deferred to the next meeting.

**C18/172 Proposed Pavilion Extension**

A report was received and noted from Cllr Gilmour, the item would come back for formal approval and expenditure in the New Year.

**C18/173 Whaley Bridge Neighbourhood Plan**

A report was received and noted from Cllr Pritchard. **RESOLVED:** To agree a budget of £100.00 for minor expenses of the steering group.

**C18/174 Recommendations from Whaley Bridge Sports Association Meeting**

A report was received and noted from Cllr Gilmour

**C18/175 Allotments working group**

A report was received and noted from Cllr Swift **RESOLVED:** To reimburse Cllr Swift £30.00 for extra materials needed on the day of the working group.

**C18/176 Reports from Committees and representatives on outside bodies**

a) Regeneration Committee

The minutes of the Committee's meeting of 28<sup>th</sup> November were noted.

**RESOLVED:** To approve the following budget proposals by the Regeneration Committee.

- 1) Up to £100.00 expenditure to repair the bench on Elnor Lane.
- 2) To approve a £700.00 budget for Fernmoss Pets Supplies Shop Front Scheme application subject to due diligence.
- 3) To approve a £4,225.00 budget for Angels Shop Front Scheme application with a grant cap of £1,500.00, subject to due diligence.

b) Personnel Committee

There was nothing to report.

c) Whaley Bridge Canal Group

There was nothing to report.

d) High Peak & Hope Valley Community Rail Partnership

Cllr Pritchard reported that he attended the Rail Partnership meeting as Cllr Winter was unable to attend. He commented that the access issues at Chinley Station were being taken up by Ruth George MP. Also that Andrew Walker was delighted with the awards that High Peak Friends groups had won. Finally he added Andrew Walker will provide details about a wild flower campaign and the group had composed a 17 page action plan. Cllr Winter thanked Cllr Pritchard for attending in her absence.

e) Whaley Bridge Allotments Working Group

There was nothing further to add.

f) Whaley Bridge Sports Association

There was nothing further to add.

## C18/177 Correspondence

**RESOLVED:** To note correspondence received from 8 November:

1. Hilary Jackson – request for a Memorial Bench for her late mother Jean Bellis, to be situated on Woodbrook or around the Canal Basin. **RESOLVED:** To pass on suggested locations to DCC and CRT respectively with the Town Council's support.
2. David Cotton – request for Whaley Bridge Town Council to ask Derbyshire County Council for a Grit Bin on Cotton Close.
3. High Peak Borough Council – inability to carry out works on the Bus Stop on Market Street on the Canal Street side until the next financial year.
4. Taxal and Fernilee School – request for assistance from other organisations for the visitors from Poland in regards to the Twinning. **RESOLVED:** To organise a meeting of interested parties.
5. **DALC/NALC**  
Derbyshire Association of Local Councils Circular 15/2018
  - i. DALC Spring Seminar 2019
  - ii. Clerk Essential Training 10 January 2019 – 10 am -12:30pm, Cromford
  - iii. General Power of Competence Update
  - iv. Exemption of Public Toilets from Business Rates – Supported requested
  - v. Subscription fees 2019/20
  - vi. Latest Guidance on Accessibility to Websites and Mobile Devices
  - vii. NALC Digital Mapping Toolkit
  - viii. Weather Ready
6. Robert and Andrea Whitworth – objections to planning application HPK/2018/0558.
7. Campaign to Protect Rural England – Membership Renewal request.
8. Peter Allen and Jo Stoneman – Objections to planning application HPK/2018/0558.
9. Derbyshire County Council – Proposed creation Agreement for a Public Footpath from Whaley Bridge Public Footpath No. 56 to Taxal Moor Road.

## C18/178 Planning

**RESOLVED:** To note the following decisions of High Peak Borough Council:

### Committee Decisions - None

### Delegated Decisions

Application	Decision
<b>HPK/2018/0457</b> Proposed Livestock Shed for housing sheep and cattle Land At Cadster Croft, Chapel Road, Whaley Bridge. Mr Jason Butler <b>FULL</b>	Approved
<b>DOC/2018/0096</b> Discharge of condition 4 relating to HPK/2017/0642 256 Buxton Road, Furness Vale. Mr & Mrs Chaisty <b>DISCHARGE OF CONDITIONS</b>	Discharge of condition approved
<b>HPK/2018/0503</b> 127, Bings Road, Whaley Bridge. Mr James Gregory <b>CERTIFICATE OF LAWFULNESS</b>	Certificate of Lawfulness approved

<p><b>HPK/2018/0495</b>  New single garage in location of existing container and retaining wall moved back by 1m.  The Nook, Start Lane, Whaley Bridge. Mr Medway  <b>HOUSEHOLDERS/FULL</b></p>	Approved
<p><b>HPK/2018/0450</b>  Proposed demolition of existing conservatory with balcony and metal escape stair and construction of single storey extension in its place.  Spire House, Bings Road, Whaley Bridge. Emiko Kent  <b>HOUSEHOLDERS/FULL</b></p>	Approved

**Peak Park Planning Decisions – None**

**RESOLVED:** That the Council had the following comments on the new applications:

<b>New Applications Received since 8<sup>th</sup> November 2018</b>	
<b>Application</b>	<b>Comments</b>
<p><b>DOC/2018/0110</b>  Discharge of Conditions 5,6,7,9,12,13,14,15,16,18,21,29,32,33 in relation to HPK/2017/0247.  Land Off, Linglongs Road, Whaley Bridge. Mrs Aleksandra Drinkwater BDW Trading Ltd  <b>DOC</b></p>	<b>No Comment</b>
<p><b>DOC/2018/0117</b>  Discharge of conditions 5 of HPK/2018/0100.  The Corn Mill, New Road, Whaley Bridge. Mr Tim Adlington  <b>DISCHARGE OF CONDITIONS</b></p>	<b>No Comment</b>
<p><b>HPK/2018/0552</b>  Listed Building Consent for proposed change of use to A3 Restaurant and for replacement windows.  Outram House, Canal Street, Whaley Bridge. Mr Nick Stott  <b>LISTED BUILDING CONSENT - ALTERATION</b></p>	<b>No Comment</b>
<p><b>HPK/2018/0548</b>  Proposed change of use to A3 Restaurant and Listed building consent for replacement windows.  Outram House, Canal Street, Whaley Bridge. Mr Nick Stott  <b>FULL</b></p>	<b>No Comment</b>
<p><b>HPK/2018/0528</b>  New Dwelling, Double Garage and Extended Access Road  Land Between Randall Carr Brook And, Chapel Road, Whaley Bridge. Mr Darren Hague  <b>FULL</b></p>	<b>Application was withdrawn</b>
<p><b>HPK/2018/0536</b>  Proposed installation of gabion baskets and backfilling of gardens to raise the site levels  Shire Croft, Reservoir Road, Whaley Bridge. Mr Matt Sharp - Mellor Homes  <b>FULL</b></p>	<b>No Comment</b>

<p><b>HPK/2018/0558</b>  Addition of 2 four bed detached houses. Demolition and relocation of existing garage on site.  Craigside, Reservoir Road, Whaley Bridge. Mr Gerard &amp; Mrs Jane Lennox  <b>FULL</b></p>	<p><b>The Town Council strongly objects to this planning application</b>   <b>See Minute C18/179 below</b></p>
<p><b>HPK/2016/0516/A</b>  Outline planning permission with all matters reserved (except access) for proposed residential dwellings and associated works.  Land Associated with, Elnor Farm, Elnor Lane, Whaley Bridge. Site Plan UK  <b>OUTLINE/APPEAL</b></p>	<p><b>To reiterate the Town Councils Previous comments</b></p>
<p><b>HPK/2017/0515/A</b>  Construction of private dwelling house.  Reddish Barns, Reddish Lane, Whaley Bridge. Mr Adrian McCay  <b>FULL/APPEAL</b></p>	<p><b>To reiterate the Town Councils previous comments</b></p>
<p><b>HPK/2018/0576</b>  Two storey rear extension to a dwelling house.  37, Reddish Avenue, Whaley Bridge. Mr Amison  <b>HOUSEHOLDERS/FULL</b></p>	<p><b>No comment</b></p>
<p><b>HPK/2018/0588</b>  Loft Conversion with rear dormer window.  67, Bings Road, Whaley Bridge. Stokes  <b>CERTIFICATE OF LAWFULNESS</b></p>	<p><b>No Comment</b></p>

**C18/179 Planning Application HPK/2018/0558 - Craigside, Reservoir Road, Whaley Bridge**

The Town Council strongly objects to this planning application on the following grounds.

Local Plan Policies EQ2 and EQ3 allow for limited development in open countryside if it would help the area. This application would only significantly damage the frontage and street scene which can be seen from a large area of Whaley Bridge and from the Midshires Way and therefore is contrary to policies EQ2 and EQ3.

The proposed access is also too narrow for this development and it does not have the required vision splays.

The application also has little consideration for the surrounding wildlife.

The Town Council request that this decision is called into the Development Control Committee.

The meeting closed at 9:25 pm

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

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Chairman

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Date