

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Parish Council meeting held at 7pm on 2nd December 2025 at Chapel-en-le-Frith Town Hall

Present: Cllrs J Adshead, M Chantler, T Dales (Chair), Miss M Daniels, Mrs M Drabble, Cllr T Gilfillan, P Ockenden, Cllr J Perkins, C Williams & S Young

In Attendance: Ms G Turner (Clerk)

26/344 Apologies were received from Cllrs A Foreshew-Cain, who requested and was granted, a leave of absence until the New Year and Cllr M Drabble who was unable to attend due to illness.

26/345 To make any Declarations of Interests – None.

26/346 To consider any applications for Dispensations - None

26/347 Matters to be discussed following the exclusion of press and public – It was resolved to exclude members of the press and public, under the Public Bodies (Admission to Meetings) Act 1960 s1, from agenda items 10, 11, 17(c) and (d). It was also resolved to exclude the Clerk from items 10 (26/306) and 15c.

26/348 To agree any variations of order of business – Agenda items where the press and public are excluded will be moved to the bottom of the agenda. Agenda item 12 will be brought forward to after Public Speaking.

26/349 Police matters – none received.

26/350 Public Speaking – there were two members of the public present at the meeting who wished to speak about the planning application at Crossings Road.

The resident noted that this application seems to be being pushed through quickly. The consultation has merely been a letter to residents which has only recently arrived.

There doesn't appear to be any consideration in the application for the increased traffic. It's likely that the number of houses proposed will lead to more than 300 additional vehicles leaving the estate and only one extra road has been proposed.

Water-run off due to the increase in non-permeable surface is likely to increase the risk of flooding towards the bottom of Eccles Pike.

Councillor Gilfillan joined the meeting with Councillor Williams joining shortly after.

26/351 Planning Applications - The following applications were considered:

HPK/2025/0447 - BDW Trading Ltd, Land at Crossings Road, Chapel-en-le-Frith - Outline application for up to 180 dwellings, public open space and associated works (all matters reserved except access)

It was noted that County Councillor Ruth George attended the November Full Council meeting and stated that the bungalows had been removed from the application and the corner field will be left as an open space.

It was also agreed that, if approved, services, facilities and road access will all need to be considered both whilst construction is taking place as well as after.

Traffic flow has been rapidly increasing year on year over the last decade and with only one way into and out of the development, traffic management will need to be carefully considered. It was noted that the Clerk had requested a traffic survey be undertaken at the junction of Crossings Road and Manchester Road. The Clerk will follow this up.

With the potential for an additional 350 – 500 cars on the development it was suggested that more than one access road was needed.

It was suggested that the size and type of houses proposed were not what the local population needed and they would not be able to afford the houses on this development.

It was stated that there are a number of large developments in surrounding towns and it was agreed that the Chair will contact these towns to discuss their approach to the developments.

It was noted that flooding will become more prevalent which will result in houses being uninsurable.

Councillor Adshead proposed and Councillor Gilfillan seconded that a Planning Consultant should be engaged as Councillors do not have the necessary skills to respond to an application of this size. All agreed.

Councillor Chantler proposed and Councillor Gilfillan seconded that the Parish Council should draft an immediate response to the planning application, speedily get professional advice and also involve Whaley Bridge and Adlington. All agreed.

Councillor Dales proposed and Councillor Young seconded that the Chair should contact both Adlington and Whaley Bridge in the first instance, with a response required within one week. All agreed.

It was noted that the application has been referred to the planning committee meeting scheduled for 23rd February 2026 and it was agreed that the Clerk should ask that due to the significant public interest, this meeting be held at Chapel-en-le-Firth Town Hall.

Councillor Adshead proposed and Councillor Dales seconded a motion that the Council ask HPBC for an extension of time to comment until after the full Council meeting on 13th January. All agreed.

Councillor Adshead proposed and Councillor Dales seconded a motion that Councillors think about their own objections before a possible extraordinary meeting on 16th December at 7pm. All agreed.

It was suggested that the Council should contact John Pearce MP to gain his views.

The Chair agreed to put together a road map of actions and Councillors Gilfillan and Williams agreed to produce a template of what constitutes a legitimate objection to a planning application.

It was agreed that the Chair should attend the Planning Committee Meeting.

HPK/2025/0434 - 2 Heath Lane, Chapel-en-le-Frith - Create a new single storey extension at the rear of the property. It was agreed that the Council has no objection to this application.

HPK/2025/0443 - Lilac Cottage, Crossings Road, Chapel-en-le-Frith - Listed Building Consent for internal alterations to Lilac Cottage. It was resolved to ask the Borough Councillors to refer the application to the Development Control Committee.

HPK/2025/0445 - 7 Station Road, Dove Holes - Alterations to the existing shopfront, including replacement of windows and renewal of external wall finishes. Internal refurbishment works are also proposed to improve the layout and facilities. It was agreed that the Council has no objection to this application.

NP/HPK/1125/1107 - Ford House, Unnamed Road from Malcoff to Slack Hall Farm, Chapel-en-le-Frith - To install a new ECO friendly, fit for purpose septic tank and filtration system for Ford House domestic sewage use only. It was agreed that the Council has no objection to this application as long as adequate screening is put in place.

HPK/2025/0450 - 100 Eccles Road, Chapel-en-le-Frith - Change of use of holiday let to a dwelling. It was agreed that the Council supports this application.

HPK/2025/0463 - Windy Walls Farm, Ashbourne Lane, Chapel-en-le-Frith - Detached dependant relative annexe. It was agreed that the Council has no objection to this application.

HPK/2025/0475 - 8 Nearwell Close, Chapel-En-Le-Frith - Construction of front dormer, single storey side extension and porch extension to kitchen. It was agreed that the Council has no objection to this application.

26/352 Planning Appeals – none

26/353 Planning Decision Notices

HPK/2025/0344 – 25 Wood Cutters Way, Chapel-en-le-Frith – Single storey rear extension raised patio and fence line – granted.

HPK/2025/0309 – 2 Heyworth Road, Chapel-en-le-Frith - Construction of a two-storey side extension – granted.

HPK/2025/0369 – Harpur Cottage, Whitehough - Certificate of lawfulness for an existing siting of a caravan for purposes ancillary to Harpur Cottage – granted.

HPK/2025/0352 – Land rear of 53 Beresford Avenue, Chapel-en-le-Frith - Retrospective application for siting of two storage containers for agricultural machinery with associated minimal permeable hardstanding: retention of beehive and small poultry enclosure – refused as the development substantially harms the distinctive landscape character and intrinsic beauty of the countryside by virtue of its prominence from public vantage points and encroachment into the countryside.

HPK/2025/0315 – 10 Netherfield Road, Chapel-en-le-Frith - Demolition of existing garage and erection of new garage in situ with living accommodation – refused as the proposed development would create an outbuilding which would be visually harmful and intrusive within the street scene by virtue of its design, scale, height and use of materials and prominence. In addition, the proposed development is deemed to be overbearing in its nature and would have a detrimental impact upon the neighbouring amenity.

26/354 To approve minutes of the previous meetings. Councillor Dales proposed and Councillor Young seconded that the Chair be authorised to sign as being a true and correct record the minutes of the Council meeting held on 4th November. All agreed.

26/355 The Chair gave the following report:

- a) Both Councillors Adshead and Councillor Foreshew-Cain are taking a leave of absence until the New Year, after which they will communicate their respective futures on the council. (Councillor Adshead has attended tonight's meeting due to the Crossings Road planning application being on the agenda).
- b) The Memorial Park - The 5-a-side pitch is in place and marked out. One set of nets have been installed. Positive feedback has been received from both the friends of the park and the public. Several unofficial matches have been witnessed by both me and the Park Manager. Thank you to Councillor Adshead for sourcing the goal posts.
- c) The Town Hall - Work on repairing the roof has commenced. The main toilet will be out of action until further notice.
- d) MUGA social media since the conviction - There has been reports both at local and national level that costs of £130,000 have been paid to Doctor Jones and Mr Howe. This is not the case, the £130,000 was paid to the solicitors for costs. If you hear comments that Doctor Jones or Mr Howe personally

benefited financially you are within your rights to explain the facts. However, as the abatement order has not yet been resolved, I would advise from saying anything. A further update will be included in the public and press excluded section of the meeting.

- e) The Press - I have been asked by several newspapers and the Channel 5 Jeremy Vine show to be interviewed. I have not responded to these requests. I am aware that several newspapers have been taking photos of the newly landscaped area.
- f) The friends of the park have been more accommodating through their Chair Julie Armshaw. Once again, I reiterate that I am not prepared to comment, until the noise abatement order has been resolved
- g) The Christmas lights switch on - Despite numerous phone calls and efforts by Councillor Sally DePee and I, HPBC let us down by not providing electricity to the Market Place. The lights switch on took place at The Town End Methodist Church with refreshments served in the Town Hall. Thank you to those who attended and assisted with this. A special thanks to our Assistant Clerk Emma and Caretaker Debbie who did the lion share of the setting up and running of the event in the Town Hall. It was a great success and will be the blueprint for future light the switch on in the town.

26/356 Presentation on Budget Preparation – The Clerk made a short presentation on the importance of budgets and the process involved in their presentation.

To receive Actions on updates from previous Minutes

26/306 Motion from Councillor Gilfillan that the Council Implements a triage system for Councillor queries – deferred to January due to the meeting overrunning.

26/315 Motion from Trustees of United Charities to consider appointing Jeanette Saxby as a Trustee of United Charities – deferred to January due to the meeting overrunning.

26/357 Motion from Councillor Gilfillan that Minutes at Committee meetings are taken by Councillors in attendance, to negate the need for Clerks to attend all meetings – deferred to January meeting.

26/358 Reports from Committees/working groups:

- Regeneration & Communications Committee – deferred to January due to the meeting overrunning
- Finance & Town Hall Committee – deferred to January due to the meeting overrunning.
- Personnel Committee – deferred to January due to the meeting overrunning.
- Chapel Memorial Park and MUGA Working Group – deferred to January due to the meeting overrunning.

26/359 Finance

- (a) Councillor Dales proposed and Councillor Chantler seconded that that the schedule of accounts presented for payment totalling £29,960.29 (including VAT) be authorised and the accounts to which they relate be paid. All agreed apart from Councillor Adshead who objected to the payment schedule.
- (b) The year-to-date income and expenditure actual -v- budget schedule, which included full year estimates, was circulated to Councillors and noted.

AT THIS POINT PRESS AND PUBLIC WERE EXCLUDED FROM THE MEETING

26/360 To receive an update on the court case – The Chair updated Councillors on the Abatement Order.

There being no further business the Chair declared the meeting closed at 10pm.

CHAIR