

## **CHAPEL-EN-LE-FRITH PARISH COUNCIL**

### **Minutes of the Meeting of the Planning Committee held on the 29<sup>th</sup> November 2022 In the Annexe, Town Hall, Chapel-en-le-Frith**

**Present:** Councillor Saxby in the Chair  
Councillors Chantler, Hill and DePee

**In Attendance:** Mrs E. Howe – Assistant Clerk

**Apologies:** Cllrs Sizeland and Young

**Absent:** Cllrs Adshead, Barton, Beswick, Shepherd and Wetters-Gourlay.

#### **23/366 Public Speaking**

There were six members of the public, two of whom wished to speak. One spoke in favour of application HPK/2022/0443 the other against application HPK/2022/0484.

#### **23/367 To receive the minutes of the meeting held on 3<sup>rd</sup> November 2022**

Minutes numbered 23/351 to 23/357 were presented.

**RESOLVED:** That the Chairman of the committee be authorised to sign the Minutes as being a true and correct record.

#### **23/368 Plenary Powers**

Applications seeking Planning Permission or Approval to carry out developments at locations within the Parish.

#### **HPK/2022/0510**

Windy Walls Farm, Ashbourne Lane, Chapel-en-le-Frith

To establish that the lawful use of land is incidental domestic use/residential garden land use and that the lawful use of the stone outbuilding within the application site is incidental domestic use and the conservatory extension to the outbuilding and standalone summerhouse are both lawful operation development.

No Objection.

#### **HPK/2022/0443**

CJK Packaging, Bridgeholme Mill, Chinley

Proposed warehouse extension for B2/B8 mixed use development.

Object.

The committee require HPBC Planning department to bring the application before the Development Control Committee for consideration.

The committee refer to the councils comments from 2016 relating to application HPK/2016/0112: –

*Concerns still exist over access to the site for large vehicles. If permission is granted some form of screening should be put in place at the rear of the proposed building to soften the view and a contribution be sought from the developer to tidy up the existing footpath to the side of the site. Also a condition be put in place that no further extensions can be made of the site as the proposal already encroaches the Green Belt.*

The proposed extension was subject to an upheld appeal decision in 2021, the adopted Chapel-en-le-Frith Neighbourhood Plan Policy EP7 states:

*This site comprises a development site within the Green Belt. Proposals which lead to the improvement, modernisation or upgrading of the buildings on the site will be welcomed and supported, subject to their meeting Green Belt requirements. No extension into the Green Belt will be permitted.*

The committee have considered the possible increase in employment associated with an extension to the building but feel there are still no exceptional circumstances provided to justify an extension into the Green Belt and as such policy EP7 of the Neighbourhood plan should be adhered to.

#### **HPK/2022/0484**

Land off Long Lane South of Chapel-en-le-Frith High School, Chapel

Proposed glamping site, to include 10 glamping units, 5 units for facilities and covered parking for 10 cars.

Object.

The committee require HPBC Planning department to bring the application before the Development Control Committee for consideration.

The committee refer to the councils comments from 2021 relating to application HPK/2021/0388: -

*The proposal do not conform to the adopted Chapel-en-le-Frith Neighbourhood Plan.*

*The proposal will be visible from important local areas like Eccles pike and the committee feel it is an intrusion into open countryside.*

*There are concerns regarding access, parking, and increased traffic especially with the local High School being adjacent to the field, drainage, waste disposal, noise and the effect it would have on local residents.*

The committee have been made aware there are no planning notices on the site and therefore request the date for comments be extended by a month to allow residents the opportunity to voice their opinions. A gate has also been erected allowing access to the site, this gate appears to be sited outside of the boundary shown on the application?

The site has no access, Bank Hall Drive is a private road not a public road as stated in the application. There are still concerns regarding the noise levels from the site, where waste is to be store/collected from and increased traffic. Given this the application does not comply with policy TM2 of the adopted Chapel-en-le-Frith Neighbourhood Plan which states:

*Sites should be well screened, have appropriate access to the road network and not adversely affect the existing living conditions of neighbours.*

The entrance to Bank Hall Drive is a designated local green space in the neighbourhood plan, accessing this site and having waste collected from the site via Bank Hall Drive would have a visually detrimental effect on the local green space.

**23/369                      Appeals**

None

**23/370                      Notifications**

**Permission**

HPK/2022/0391 – 127 Manchester Road, Chapel  
HPK/2022/0021 – Morrison's, Market Street, Chapel  
HPK/2022/03304 – 31 Orchid Drive, Chapel  
NP/HPK/1022/1264 – Barns at Pinfold Farm, Bagshaw Hall, Bagshaw

**Refusal**

None.

**23/371                      Correspondence**

None.

**23/372                      Any Other Business (For discussion only)**

None.

The meeting closed at 7.17pm

CHAIRMAN