

CHAPEL-EN-LE-FRITH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held on 28th May 2019 in Town Hall, Chapel-en-le-Frith.

Present: Councillors P Bann, FP Harrison, M Smith, C Sizeland and Mrs S Walters.

In Attendance: Mrs S Stockdale – Clerk of the Council

Apologies: None

20/41 Election of Chairman

The first item of business transacted was the election of Chairman. Councillor Bann proposed and Councillor Harrison seconded that Councillor Smith be elected as Chairman.

RESOLVED: That Councillor Smith be elected as Chairman of the Planning Committee for the period of 12 months.

Councillor Smith took the Chair and welcomed new members to the committee.

20/42 Appointment of Vice Chairman

Councillor Harrison proposed and Councillor Sizeland seconded that Councillor Bann be elected as Vice Chairman.

RESOLVED: That Councillor Bann be elected as Vice Chairman of the Planning Committee for the period of 12 months.

20/43 Public Speaking

The applicants for planning application HPK/2019/0116 spoke in support of their application.

The application is to convert a two storey garage into a 2 bed holiday let. The property to be converted is detached from the main dwelling and situated in the curtilage of the land owned by the applicant.

The conversion will be open plan upstairs with bedrooms and bathroom downstairs.

There is an existing car parking space and there will be no disruption to land boundaries.

The right of way to the property is accessed via Sparkbottom Lane and the applicants anticipate that they will only be adding one vehicle movement to the lane.

Neighbours have commented about the access road but the applicant feels that it is already used by a working farm and other properties. It is wide enough for vehicles and pedestrians to pass and there are adequate passing places for vehicles in the narrow sections.

20/44 Plenary Powers

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

The Committee considered in turn eleven Applications to carry out developments within the Parish and it was RESOLVED: That the following comments be sent to the relevant Planning Authority.

HPK/2019/0146

Wood Side Farm Barn, Tunstead Milton

Change of use of part of house (previously converted from a barn) to form a self-catering unit.

There is no objection subject to there being no objection from the Highways Authority.

HPK/2019/0150

Natural Stone Surfaces Ltd

Units 1 – 5 Frith Knoll Road, Chapel-en-le-Frith
Erection of a single storey industrial building.

Councillor Sizeland declared an interest in this application as an adjacent landowner and left the room while the discussion took place.

No objection as the land is allocated for employment use and will provide additional jobs.

NP/HPK/0519/0463

Blackbrook House, Blackbrook Lane, Chapel-en-le-Frith

Creation of a new ground floor apartment and new full height sized window in lieu of existing previously approved window.

No objection.

HPK/2019/0213

Land adjacent to 105 Horsefair Avenue, Chapel-en-le-Frith

Detached Dwelling with details of access and layout

There was no objection in principle but given the geography of the site and the plot size, it was suggested that a site visit takes place to assess the possible impact on neighbours.

NP/HPK/0519/0477

Allstone Lea Farm Cottage, Combs

Alteration to extend existing dwelling into adjacent storage building to provide additional bedroom, bathroom and sitting area. Replacement of windows and door within existing openings.

Members had no objection and felt that the proposal was a sympathetic treatment to an existing building and was an appropriate way for providing a need for a dependant relative.

HPK/2019/0208

Danewood, Combs Road, Chapel-en-le-Frith

Single storey front and side extension, first floor extension and creation of holiday let accommodation.

Members noted that this is currently a single storey building which will increase in height substantially. However, given the isolated nature of the site they did not feel that this was inappropriate and were satisfied with the proposed development.

HPK/2019/0218

Chapel-en-le-Frith Methodist Church

Communal area with low wall and flat seating stones. Canopy 2m x 4m x 2m high with green corrugated roof to catch rainwater leading to 2 tanks for garden.

Councillor Sizeland declared an interest in this application as he has previously made an offer to the Church to create a Trust for additional graveyard space which this land would have provided. He took no part in the discussion.

Members were cognisant of the fact that this land is allocated in the Neighbourhood Plan as a Local Green Space.

Although the proposed development would take away the possibility of extending the existing graveyard members felt that this was an imaginative conversion to a community area.

There was concern expressed about the location of the canopy area in a dark corner of the site as this could become a gathering area and its location for community safety should be nearer the path that runs alongside the site.

If it was felt that if the canopy was inappropriate, water could be gathered from existing buildings adjacent to the graveyard.

Members were concerned that there were no proposals for future maintenance included in the application.

HPK/2019/0206

14 The Crescent, Chapel-en-le-Frith

Two storey rear and single storey side extension

Members felt that this was an innovative design for a difficult hipped property and had no objection subject to there being no adverse impact on No 13 The Crescent.

NP/HPK/0519/0524

Hazelhurst Farm. Lesser Lane Combs

2 storey side extension and single storey rear extension

Members had no objection subject to the planning authority agreeing that the proposed changes to the windows would have no adverse impact on the overall aspect of the property.

HPK/2019/0116

Naze View Farm, Sparkbottom Lane, Tunstead Milton

Change of use of an existing garage and storage to a 2 bed holiday let

As an existing garage the property would attract vehicle movements. Members felt that this was a good conversion of an existing building and that the access road to the property was adequate with space for vehicles and pedestrians.

There is no objection subject to there being no objection from the Highways Authority.

HPK/2019/0177

Valley House, Owlgreave Farm, Combs

Councillor Smith declared an interest in this application as a family member had drawn the plans. He left the room and took no part in the discussion.

Councillor Sizeland declared an interest in this application as he knows the applicant.

Change of 4 caravan/tent pitches to one shepherds hut and 3 camping pods.

Members had no objection as they felt that this would be an upgrade to the site, subject to the use being limited for holiday purposes and not permanent.

20/45 Appeals

None.

20/46 Notifications

Permission

HPK/2019/0110 – 11 Park Road, Chapel-en-le-Frith

Refusal

None

20/47 Correspondence

The Clerk was asked to pass on correspondence to the Conservation Officer received from a resident regarding a property in the Chapel Conservation Area.

20/48 Consultation on Planning Application for land off Long Lane, Chapel-en-le-Frith

Planning Consultants acting for the owners of land off Long Lane had asked to present an application to the Planning Committee prior to submitting an application to High Peak Borough Council.

Members felt that due to the planning history for the site it would be useful for the public to have the chance to give feedback as well as the Council.

The Planning Consultants have indicated that they would be happy to do this and it was suggested that this could take place in the evening on 18 June in the Annexe of the Town Hall.

20/49 Any Other Business (For discussion only)

It was agreed that the Planning Committee Agenda and list of applications should be posted on the Council website and Facebook page.

20/50 Part 2 – Planning Non Compliance

To be updated at the next meeting.

Date of next meeting Tuesday 25th June 2019

The meeting closed at 21.05 hours

CHAIRMAN