

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

### **Minutes of the Meeting of the Planning Committee held on 8<sup>th</sup> December 2015 in the Annexe of the Town Hall, Chapel-en-le-Frith.**

**Present:** Councillor Mrs M Morrison in the chair.  
Councillors J Brook, VBG Martin, T Norton and M Smith.

**In Attendance:** Ms E Shiels – Assistant to the Clerk.

**Apologies:** Councillors M. Evanson, FP Harrison

#### **Open Forum**

There were no members of the public present.

#### **16/272 Plenary Powers**

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

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

#### **HPK/2015/0610**

4 Frith View, Chapel-en-le-Frith

2 storey side extension.

No objection

The proposed extension would help improve the street scene. It is essential that off road parking is retained.

#### **HPK/1015/627**

4-6 Market Place, Chapel-en-le-Frith

Change of use of redundant office space and former flat to form a 3 bedroom dwelling.

Cllr Brook & Cllr Smith declared an interest.

No Objection

No alteration to exterior of building and good use of redundant office space.  
Parking facilities comply with arrangements within a conservation area.

**HPK/2015/00607**

Top O the Plane, Ashbourne Lane, Chapel-en-le-Frith

Lawful development certificate for land that has been used as a garden

Object strongly

The land at the Top O the Plane is of great historic and archaeological value and contains relics of the former marshalling yard of the Peak Forest Tramway including sidings. The redevelopment of this very significant tramway with its local industrial history is currently under review. Should HPBC grant, a certificate of lawfulness for continuous use as a garden, a condition should be included to ensure no permanent buildings are to be erected on the site and that the line of the tramway continues to be protected for the future,

**HPK/2015/0621**

Lower Courses Farm, Crossings Road, Chapel-en-le-Frith

Change of use of agricultural building

No Objection

Committee wish to ensure there are arrangements in place for drainage and the removal of waste included within the application.

**HPK/2015/0645**

87 Horsefair Avenue, Chapel-en-le-frith

Loft extension with dormer windows

No objection

Neighbouring properties have a similar extension.

**HPK/2015/0616**

Unit 4 Industrial Estate, Bowden Hey Road, Chapel-en-le-Frith

Use of land for the formation of a temporary car park for a temporary period of 5 years.

Object strongly

The site has planning permission for an industrial unit. If used as a car park even in a temporary situation it could lead to the loss of a potential industrial unit. Potential Industrial units are essential to the Chapel-en-le-Frith Economic Regeneration Plan.

**HPK/2015/0629**

4 Grange Park Road, Chapel-en-le-Frith

Proposed rear extension and loft conversion to form extended living accommodation for disabled client.

Cllr Smith declared an interest  
No Objection

The round window at the top of the gable end should be of opaque glass to limit any possible over view of the neighbouring property.

**HPK/2015/0593**

Jolly Carter Inn, Buxton Road, Chapel-en-le-Frith

Change of use of the Jolly Carter Inn to form three 2 bedroom houses and construction of three 2 bedroom houses with associated car parking and landscaping.

No Objection in principle to the use of this space for the infill development of two bedroom homes. However, the proposed materials do not match the existing building (former Jolly Carter Inn). In addition, the proposed windows on the new build dwellings do not match the existing building. The walls should be built of natural stone and the roof of slate to match existing. The sub division of the windows should also match existing build so that continuity of street scene is maintained.

**16/273                      Appeals**

None

**16/274                      Notifications**

**Permission**

NP/HPK/0915/0849

HPK/2015/0535

HPK/2015/0415

**Refusal**

HPK/2015/0523

**Withdrawn**

HPK/2015/0488

**16/275                      Correspondence**

Complaint received regarding fly tipping in the lay by on Whitehough Head Lane and concern expressed over causes of flooding in Whitehough.

DCC.to be contacted on both matters.

A complaint has been received regarding the street lights not working on Tom Lane, Tunstead Milton. DCC have been informed and a response has not yet been received.

It has also been reported the first interpretation panel on the way to Buxworth from Whitehough has been smashed by a falling tree and needs repairing. HPBC to be informed.

**16/276                      Any Other Business (For discussion only)**

None

**16/277                      Planning Non Compliance**

It was reported there are still issues with enforcement of planning decisions, in particular the following:

27 South head Drive, Chapel – Removal of shed

Caravan site on Station Road, Chapel

Illuminated sign above Chapel Garage on Hayfield Road, Chapel.

Since no action had been taken on any of these items, it was agreed that these issues should be forwarded to the HPBC Chief Executive.

There being no further business the Chairman declared the meeting closed at 8.05pm

CHAIRMAN