

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

### **Minutes of the Meeting of the Planning Committee held on 26<sup>th</sup> May 2020 via Zoom.**

**Present:** Councillor C Cobb in the chair  
Councillors J Adshead, P Bann, C Sizeland and S Walters

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

**Apologies:** Cllr Green and Cllr Harrison

#### **21/1 Public Speaking**

One member of the public was present during the zoom meeting.

#### **21/2 Plenary Powers**

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

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

##### **HPK/2020/0141**

The Cress, Whitehough Head Lane, Whitehough

Proposed change of use of domestic property to provide expansion of the existing public house.

No Objection.

The committee welcome expansion of local businesses.

##### **NP/HPK/0420/1139**

Benneston Hall, Unnamed Road from Higher Hallsteads to Sparrowpit.

Removal or variation of condition 2 of NP/HPK/1116/1139

No Objection.

##### **NP/HPK/0420/0298**

Chestnut Centre, Sheffield Road, Chapel

Removal of some animal enclosures, demolition of ticket office, removal of overspill car park, erection of one residential dwelling, installation of package treatment plant, change of use of land around the site to residential, reinstatement of parkland, works of hard and soft landscaping and other works incidental to the application.

Objection, the Planning Committee request a site visit be undertaken to fully assess the impact a new dwelling would have on the area especially the woodland.

The committee have concerns regarding the requested change of use of land to residential.

**NP/HPK/0420/0301**

Chestnut Centre, Sheffield Road, Chapel

Conversion of the large barn to one residential dwelling, conversion of the small barn to ancillary accommodation/holiday accommodation to Chestnut Farmhouse, internal and external works to the barns and house, change of use of the associated land to residential, reinstatement of parkland, works of hard and soft landscaping and other works incidental to the application.

Objection, the Planning Committee request a site visit be undertaken to fully assess the impact the proposed would have on the area.

The committee have concerns regarding the requested change of use of land to residential.

**NP/HP/0420/0302**

Chestnut Centre, Sheffield Road, Chapel

Listed building consent - Conversion of the large barn to one residential dwelling, conversion of the small barn to ancillary accommodation/holiday accommodation to Chestnut Farmhouse, internal and external works to the barns and house, change of use of the associated land to residential, reinstatement of parkland, works of hard and soft landscaping and other works incidental to the application.

Objection, the Planning Committee request a site visit be undertaken to fully assess the impact the proposed would have on the area.

The committee have concerns regarding the requested change of use of land to residential.

**HPK/2020/0137**

6 Poplar Terrace, Chapel

Erection of one a storey garage

No Objection, committee felt it may improve the overall appearance of the area.

**NP/HPK/0420/0355**

Barns at Pinfold Far, Unnamed Road from Peaslow Lane to Bagshaw Hall, Bagshaw

Demolition of later extensions and conversion of barn and workshop to dwelling.

No Objection.

**Cllr Adshead joined the Zoom meeting.**

**HPK/2020/0047**

Natural Stone, Land adjacent to Sheffield Road, Chapel

New industrial Unit

Cllr Sizeland declared an interest and was returned to the Zoom waiting room whilst the application was discussed.

Object.

The proposed does not meet the requirements listed in policy EP2 of the adopted Neighbourhood Plan.

Policy EP6 of the adopted Neighbourhood Plan is site specific:

Site ES1 Former Longson's Transport Yard:

- No unacceptable impact on neighbouring properties through noise, vibration, smell, smoke, dust, fumes, lighting, litter, traffic and other disturbance, and no unacceptable impact on residential amenity including consideration of hours of operation.
- Minimisation of opportunities for crime and anti-social behaviour
- Improving the access from either Sheffield Road or Buxton Road.
- The neighbouring historic Peak Forest Tramway must not protected in the form of a buffering zone.
- 

The proposed application does not confirm to site specific policy ES1 of the Neighbourhood Plan, the Committee have concerns regarding the effluent, noise, disturbance to neighbouring properties, proposed access to the site and object to the proposed building by virtue of its scale, colour and visibility.

The Committee require the existing wall at the entrance to the site be reinstated promptly.

**HPK/2020/0146**

11 Thomas Meadows, Chapel

Rear single storey extension

No Objection.

**21/3            Appeals**

None.

**21/4            Notifications**

**Permission**

HPK/2020/0086 – 21 Woodlands Road, Chapel

HPK/2020-0078 – 6 Twayblade Crescent, Chapel

**Refusal**

None.

**21/5            Correspondence**

None.

**21/6            Any Other Business (For discussion only)**

None.

The meeting closed at 8.23pm.

CHAIRMAN

**NOTES FROM PLANNING MEETINGS – 31<sup>st</sup> March 2020 & 28<sup>th</sup> April 2020**

Attached.

### **Notes - Planning Committee Decisions taken on 31<sup>st</sup> March 2020.**

The Planning Committee considered the following applications via email and reported any concerns to the Chairman of the Planning Committee.

The majority decisions were upheld and the Committee had no objections.

#### **HPK/2020/0086**

21 Woodlands Road, Chapel-en-le-Frith

Conversion of existing detached garage.

No Objection

#### **HPK/2020/0093**

Barn Cottage, Ashbourne Lane, Chapel-en-le-Frith

Two storey side extension, single storey rear extension and alterations of an existing opening to provide patio doors.

No Objection

### **Notifications**

#### **Permission**

NP/HPK/0120/0023 – The Jays, Lesser Lane, Combs  
HPK/2020/0030 – Walton House, Unnamed Road from Eccles Rd to Coal Yards, Chapel  
HPK/2020/0013 – 8 Becketts Wood, Chapel  
HPK/2020/0035 - 19 Little Horderns, Horderns Road, Chapel  
HPK/2020/0046 – 71 Horsefair Avenue, Chapel  
HPK/2020/0005 – 9 Wains Close, Dove Holes  
HPK/2020/0028 – 20 Brookside Road, Chapel  
HPK/2019/0574 – 2 Summerfield, The Avenue, Combs  
HPK/2019/0557 – 4 St Anns Close, Chapel  
HPK/2019/0581 – 1 Hollins Drive, Chapel

### **Notes - Planning Committee Decisions taken on 28<sup>th</sup> April 2020.**

The Planning Committee considered the following applications via email and reported any concerns to the Chairman of the Planning Committee.

The majority decisions were upheld and the Committee had no objections.

#### **HPK/2020/0114**

Bank Hall, Chapel-en-le-Frith

New agricultural unit/stable

No Objection

### **Notifications**

#### **Permission**

HPK/2020-0001 – 86 Hallsteads, Dove Holes  
NP/HPK/0120/0023 – The Jays, Lesser Lane, Combs  
HPK/20200059 – 11 Horsefair Avenue, Chapel  
HPK/2020/0045 – 52 Eccles Road, Chapel

#### **Refused**

HPK/2019/0454 – Bowden Hall, Bowden Lane, Chapel  
HPK/2019/0453 – Bowden Hall, Bowden Lane, Chapel