CHAPEL-EN-LE-FRITH PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH PLANNING COMMITTEE

Meeting Held: Tuesday 23rd November 2010 in the Annexe of the Town Hall, Chapel-en-le-Frith

Present: Councillor Martin in the Chair
Councillor Mrs Armstrong, M Harrison, Smith, McCarthy, FP Harrison

Apologies: Councillors Mrs Batterbee, Mrs Young, Clarey, Brookfield,

Absent: Councillor Mrs Bayirli, Norton

11/225 Core Strategy

Councillor M Harrison informed Members that the revised timetable for the Joint Core Strategy work programme will be proposed at the Development Plan Select Committee meeting on 1st December 2010.
Since the Government has revoked the Regional Spatial Strategy, local councils are now able to submit their own housing figures. Thorough studies need to be carried out to determine the amount of houses needed and also how much the infrastructure of Chapel can withhold. If the numbers generated are not sufficient the Government has the right to declare these 'unsound' and enforce their own.

An initial meeting with Rural Action Derbyshire has taken place to discuss how to create a 'Vision Chapel'. Discussions on who should be on the action group will take place at the Full Council meeting.

A proposed interim planning statement has also been received from Federal Mogul concerning the re-development of the site.
The re-development of the site is to include a residential area, which will have a large impact on the number of houses that will be needed in other areas of chapel to fulfil the numbers of new houses required.
The plan also shows that additional allotment land has been allocated.

A hard copy of both of the agenda items are in the Parish office.

11/226 Housing

There has been no response yet concerning the map that was marked for suitable development sites.

Councillor M Harrison left the meeting at 7.50pm

11/227 Plenary Powers

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

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

0558	Mr Nigel Webb
04.11.10	Land off Roebuck Place, Chapel-en-le-Frith 1x 1bed work/live unit 3x 2 bed houses, plus associated parking and landscaping (hard and soft) and works.

Councillor Martin declared an interest as a property owner on Roebuck Place

Members strongly applauded this application as it would drastically improve the area whilst providing much needed houses in the heart of Chapel. The site is currently an eye-sore, and all users of this area, including other residents and business users, would benefit from the development.

The access to the site from the Market Place is unsuitable due to the location and size of the opening. The covered drive-way cannot be used by large vehicles due to the height of the tunnel. There is on-street parking either side of the opening creating a very tight corner to manoeuvre and will obscure the drivers vision.

The entrance to the site from the south western side of the development is much more accessible and should be designated as the approved route for the new development. Members would like to see a condition attached that would guarantee that all residents and business owners of Roebuck Place have 'right of access' at this point. Members would like to stress that had this entrance point not been available and the only access to the site coming from the Market Place, they would have strongly objected to this application. In order for the south-western entrance to be used in a safe manner, the planting by parking spaces 3 and 4 will need to be removed as this creates an impossible corner to manoeuvre in a vehicle.

Members were also concerned by the lack of parking spaces as only four are shown on the plans, but the application form states that there are 9? As one of the premises is a business unit, members would like to see more allocated parking spaces.

0559 Mr Nigel Webb
04.11.10 10 High Street, Chapel-en-le-Frith
Amendment to planning consent HPK/2008/0690

No objection.

0569 Mr Denis Wyatt
12.11.10 Memorial Park, Chapel-en-le-Frith
Multi-use games area with associated fencing.

All members declared an interest as the Memorial Park is owned by the Parish Council.
Councillor FP Harrison also declared an interest as a member of the Chapel Memorial Trust who have donated towards the project.

No objection.

0570 Mr Nigel Webb
12.11.10 property adjacent to 10 High Street, Chapel-en-le-Frith
Conversion to shop unit to residential, with limited alterations.

No objection.

0577 Mr Joseph Wright
12.11.10 The Beeches, Marsh Hall Lane, Chapel-en-le-Frith
Proposed first floor balcony to the Annexe

Given the location, members had no objection to this application.

11/228 Appeals

None

111/229 Notifications

Permission
0436, 0437, 0445, 0466, 0472, 0484
Refused
0450

Councillor FP Harrison left the meeting at 8.45pm.

11/230 Conservation Areas

A resident of Hardcastle Mews has a build-up of rubbish on the curtlidge of their property. As this is Chapels most scenic street, the owner has been asked to remove it, which they have agreed to do.

The wall behind Co-Co's has still not been repaired. A letter will be sent to the owner of the property asking them to fix it.

11/231 Public Footpaths

A letter will be sent to Morrisons to ask them to clear the litter from behind their fences.

HPBC will also be contacted to aske them to tidy the hedges that are obscuring the footpath from Morrisons to the South Head Estate.

11/232 Correspondence

A letter has been received from Peak District National Park Authority asking for the Councillors views on how the Roych track should be managed and improved. Given its high visibility and many different users to consider, Members have asked for a representative to meet them for a site visit.

The solicitors working on behalf of Morrisons have contacted the Parish Council with regards to the licensing panel for the extension of the hours that alcohol can be sold from the premises. One of the reasons Members objected to this proposal was that the opening hours of the store did not fit the hours selected for the sale of alcohol. The original conditions in the planning consent for the store only give specific times that deliveries can take place, and not the hours in which the store can open. Because of this reason, the Full Council will discuss the reasons for the objection and whether they still apply.

11/233 Any Other Business

Members have been informed that it is the policy of the Peak Park not to disclose any information regarding the complaints made that result in enforcement action being taken. HPBC have been asked to inform the parish of their own procedures when dealing with enforcement matters.

The dates for future planning meetings will be revised so that a meeting will take place every three weeks. This is because some of the deadlines for the applications we receive are being missed.
All members who attended the planning meeting had great concern over the number of Councillors who do not attend the meetings and fail to hand in apologies. It would be helpful if all members could attend the planning meeting, especially as the agenda now includes discussions on the Core Strategy.

There being no further business the Chairman declared the meeting closed at 9:20pm

CHAIRMAN