

Gladman Developments Ltd

Land off Linglongs Road, Whaley Bridge

High Peak Borough Council

Statement of Community Involvement

March 2014

1.0 INTRODUCTION

1.1 Background

- 1.1.1 This statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd to inform a planning application for housing and open space for up to 107 homes on land off Linglongs Road, Whaley Bridge.

1.2 Purpose

- 1.2.1 This statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd (GDL) to inform the planning application on land off Linglongs Road, Whaley Bridge.

1.3 Policy Background

- 1.3.1 The High Peak Borough Council Statement of Community Involvement (SCI) was formally adopted on 25th May 2006 and sets out the Council's approach to stakeholder engagement regarding planning applications within the Borough. The Statement of Community Involvement is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning, over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in the High Peak.
- 1.3.2 The adopted SCI encourage pre-application discussions with Planning Officers, with Paragraph 7.3 stating:

'The Council encourages pre-application discussions with all developers to consider relevant issues to enable the determination of an application, this may involve community consultation. Where a developer has undertaken community consultation, it will form part of the planning application.'

1.4 Gladman's Approach

- 1.4.1 Having considered High Peak Borough Council's SCI, GDL have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development on these sites.
- 1.4.2 This report details the results of the consultation, meeting the requirement to submit such a document as part of a planning application.

2.0 ENGAGEMENT WITH HIGH PEAK BROUGH COUNCIL & STAKEHOLDERS

2.1 Discussions with District Council Officers

- 2.1.1 A Screening Request was submitted to High Peak Borough Council on 18th December 2013 seeking confirmation that an Environmental Statement was not required for the development. A response was received from the Planning Applications Manager on 8th January 2014 and confirmed that an EIA is not required.
- 2.1.2 The applicant has engaged other statutory consultees to discuss key issues raised during the consultation process.
- 2.1.3 Pre application discussions were requested off High Peak Borough Council but the earliest date offered for a face to face meeting was over five weeks away. Whilst our preference would have been to meet the Council in advance of submission a five week delay would be too onerous for applicant's timescales.

2.2 Engagement with other Local Stakeholders

- 2.2.1 GDL both directly and through consultants have proactively engaged with other stakeholders during the pre-application stage including:
- Highway Authority
 - Whaley Bridge Town Council
 - Environment Agency
 - Utility Providers

2.3 Engagement with the Local Community

2.3.1 Initial Consultation Leaflet

2.3.2 Leaflets outlining the development principles and seeking comments were distributed on Thursday 19th December 2013 to over 340 Households & businesses within the proximity of the site. A copy of the leaflet is included at **Appendix A**.

2.3.3 77 people initially responded to this leaflet by post and via email.

2.3.4 All Copies of feedback received are included at **Appendix B**.

2.4 Meeting with Whaley Bridge Town Council

2.4.1 GDL's development team attended a meeting with the Parish Council on 16th January 2014 where a presentation was made to the town council by the Gladman and members were then given the opportunity to ask questions and comment on the proposals. The minutes are attached in **Appendix C**.

2.4.2 Community Consultation Event

2.4.3 A Press Notice was sent to the Buxton Advertiser with the details of the Public Exhibition (**Appendix D**). These were published on 19th December 2013.

2.5 Your-views Website

2.5.1 GDL have a dedicated website for each of its projects. These contain details of the project, copies of the display boards and other information about the particular scheme. Copies of the boards are shown in **Appendix E**. The website also allows feedback to be sent via email to GDL. The Whaley Bridge website is www.your-views.co.uk/whaleybridge and was operational on 17th December 2013 to coincide with the distribution of the leaflet. Extract pages are shown in **Appendix F**.

3.0 CONSULTATION REVIEW

3.1 Consultation Outcomes

3.1.1 GDL is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process. Whilst many respondents objected to the principle of residential development on the site, some expressed support whilst some offered constructive comments.

3.1 Summary of Comments and Responses

3.2.1 Responses to issues which emerged from the various forms of community engagement are detailed in the table below, together with the applicant's response.

3.1.2 GDL is pleased with the general level of response and the supportive comments that have been expressed.

Summary of Comments	Response
<ul style="list-style-type: none"> The development will result in additional traffic causing further problems on Macclesfield Road. It would be better if the access was from Macclesfield Road. 	<ul style="list-style-type: none"> The development will result in additional traffic onto Macclesfield Road however the Transport Assessment demonstrates that the impact on the local highway network is acceptable. Cycle and Pedestrian access will be provided onto Macclesfield Road
<ul style="list-style-type: none"> There is no space in existing doctors' surgeries and dentists and other local services. All the schools are full, where are all the children going to go? 	<ul style="list-style-type: none"> Consultation will be undertaken with the relevant Health Authority to determine impact of the proposals on local health provision. Consultation will be undertaken with Derbyshire County Council to determine impact of the proposals on local Schools.
<ul style="list-style-type: none"> Brownfield sites should be developed first. Objections to the idea of Greenfield Development. The development will spoil the countryside & views from Linglongs Road. 	<ul style="list-style-type: none"> The government's objective is to bring about sustainable development, the site will provide for the sustainable growth for Whaley Bridge The Landscape and Visual Assessment undertaken on behalf of the Council demonstrates that the proposed development assimilated into the landscape without significant harm.
<ul style="list-style-type: none"> The development would need to bring facilities to the area not just houses i.e. play areas for younger and older children. 	<ul style="list-style-type: none"> The proposed development includes significant areas of open space provision as well as equipped children's play space for the development and surrounding existing

<ul style="list-style-type: none"> The development should include bungalows 	<ul style="list-style-type: none"> community. The properties will be a range of sizes and styles and will predominately be family type accommodation. The size/type/tenure of the new housing is a detailed matter that will be addressed at Reserved Matters stage.
<ul style="list-style-type: none"> This development should not go ahead because there are already houses in the area to rent/buy. 	<ul style="list-style-type: none"> The proposal responds directly to the need identified within High Peak to deliver between 8400 and 9400 over the plan period.
<ul style="list-style-type: none"> The land off Linglongs Road is vital to the drainage of Whaley Bridge and if developed would bring about flooding issues. The site is prone to flooding issues. 	<ul style="list-style-type: none"> The scheme is accompanied by a detailed drainage strategy and flood risk assessment. This demonstrates that the proposals do not give rise to any unacceptable Flood Risk issues.
<ul style="list-style-type: none"> The only benefit from this development will be for the 'fat cat' developer and the council. 	<ul style="list-style-type: none"> This is not a planning material consideration.
<ul style="list-style-type: none"> Is this site protected due to the wildlife and the great crested newts? 	<ul style="list-style-type: none"> The site is not protected. The development will provide for the maintenance of Ecological attributes where possible and also proposes ecological enhancements where possible together with long term management of the site.

4.0 Potential for Community Benefits

- 4.01 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.02 Potential suggestions must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure developers cannot 'buy' consents). However, the applicant will discuss the ideas put forward with the local Town Council.
- 4.03 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 agreement.

5.0 Master Plan Review

- Following the public consultation Gladman Developments too into consideration all comments raised and where possible have incorporated them into the development.

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Appendix A

Consultation Leaflet

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Your Views Whaley Bridge

Gladman House

Alexandria Way

Congleton

Cheshire, CW12 1LB

www.your-views.co.uk/whaleybridge

PUBLIC CONSULTATION

Potential Residential Development

Land off Linglongs Road, Whaley Bridge



Introduction

Gladman Developments are proposing a new residential development of approximately 107 homes on land off Linglongs Road, Whaley Bridge.

This leaflet provides outline details of the scheme and seeks views and comments from the local community on the current proposals.



Site Location



Contains Ordnance Survey data © Crown copyright and database right 2013

We want to hear your views

This is your first opportunity to tell us what is important to you and what you would wish to see in this development should it be built.

Things we would like to hear about include:

- Are you, or is anyone you know, in need of affordable housing in Whaley Bridge?
- Is there a need for housing for first time buyers and/or housing for young professionals in Whaley Bridge?
- Are there any particular types of houses that Whaley Bridge is currently lacking?
- Are there community facilities that you would like to see improved or developed as part of this scheme in Whaley Bridge?

If you are in favour of or opposed to new housing on this site, please tell us why. Your feedback is important to us and will be used to help shape our proposals.

How can you comment?

You can respond by email:

comments@your-views.co.uk (using 'Whaley Bridge' as the subject line)

or by Post:

Your Views Whaley Bridge
Gladman House
Alexandria Way
Congleton
Cheshire, CW12 1LB

Further details and our proposals will be on the website address below:

www.your-views.co.uk/whaleybridge



ILLUSTRATIVE PURPOSES ONLY

The need for new housing

High Peak Borough Council has identified Whaley Bridge as a Market Town, a first tier settlement in the emerging Local Plan. Market Towns are to be a focus for development as access to services, facilities and employment opportunities are more readily available.

The Peak Sub Region Joint Housing Needs Survey (2007) identified that High Peak and Derbyshire Dales have a need to plan for between 443 and 591 per annum for new affordable dwellings to meet their housing backlog and emerging needs.

It is clear that there is a substantial shortage of housing to meet the present and future needs of the community within the Borough of High Peak.

What is proposed?

- A residential development (shown highlighted on the above plan) to include approximately 107 new homes of varying sizes, types and tenures.
- 30% of these new homes would provide affordable housing for local people.
- On site Public Open Space with recreational facilities.
- The opportunity to provide new landscape planting to complement the existing hedgerows and trees and footpaths.

Why is the site suitable for development?

Whaley Bridge is considered to be a sustainable location to accommodate a proportion of the Council's future housing growth.

The site is suitably located with good access to existing community facilities and to the local public transport network. The proposal will provide new homes to sustain the vitality and viability of the local community.

Where can you get more information?

More information on our proposals can be viewed on our website at:
www.your-views.co.uk/whaleybridge

What are we doing now?

This consultation provides the community with their first opportunity to comment on and help shape the development proposals. As well as seeking your views we are currently contacting a number of organisations and groups in the local area.

Please aim to submit your comments on this leaflet as soon as possible. We consider comments whenever they are received and there will be further opportunities to comment during the planning process.

What happens next?

Your comments and suggestions will be taken into account when formulating our planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to High Peak Borough Council who will take these into account before making their decision on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments:

www.your-views.co.uk/whaleybridge

Should you be unable to access the internet and need to request a printed copy, please write to:

Your Views Whaley Bridge
Gladman House, Alexandria Way, Congleton, Cheshire, CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). When a Planning application is submitted, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name and address where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

Appendix B

Feedback from the Leaflet

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62 Macclesfield Road
Whaley Bridge
High Peak
SK23 7DH

Your Views Whaley Bridge
Gladman House
Alexandria Way,
Congleton
Cheshire CW12 1LB

23th Jan 2014

Dear Sir / Madam

re: **Land off Linglongs Road Whaley Bridge**

Thank you for the opportunity to comment on your proposals.

Please find enclosed a letter which I have sent to the local planning authority giving the reasons why I believe this development should not take place. Could I also say I am not against development generally but there is a 'bigger picture' of which you may not be aware.

Could I also point out that that there is little evidence to support the statement in your consultation document that the development would sustain the 'vitality and viability of the local community'. In fact there is compelling evidence that since the war exactly the opposite has happened, in spite of the number of developments similar to the one proposed by yourselves. The reasons why this has happened are complex but there is little doubt that lack of local job opportunities has been a major factor. This has forced many people to move or commute and the result has been a massive increase in car ownership and usage as opposed to walking or public transport. The centre of Whaley Bridge has suffered as a result and is now dominated by the car and has a poor choice of independent retail.

The solution to this is widely recognised as a strong local economy build around tourism and retail rather than the traditional industries. In fact we have some unique industrial archaeology in Whaley Bridge which should make us a focus for tourism but instead lies neglected and forgotten.

Regrettably I do not believe our planning system is helping to support our heritage, the local economy or the situation on the roads.

I strongly believe in democracy and free enterprise and I believe that if local people and developers were given the opportunity to work together I believe both parties would benefit hugely.

For example if you analyse land in central Whaley Bridge you will find that there are there are many vacant or under used sites (at least thirty) which are classified as industrial or 'built up' Often these are former industrial sites where access is poor for HGV's but they could be used for mixed development including residential. I believe many owners of these sites would welcome the opportunity to develop their land.

In addition there are huge areas of land within walking distance of the centre which could be developed. For example, there has been a long standing wish to provide a new HGV access over the Goyt to develop the Bingswood industrial estate. But is this really the right location for a modern industrial estate ? Surely we need facilities for tourism in the centre of town with manufacturing relocated on the periphery adjacent to major roads ?

The potential of Bingswood as a mixed retail and residential site is enormous and I believe this could be done without a 'second bridge'; certainly of the magnitude proposed. I believe this would provide not only the sort of business opportunities you would find of interest but more importantly would be a popular proposal and a huge leap forward for the future of this town.

I have already explained how this could be done technically to the Neighbour hood Planning Committee chaired by Martin Thomas (local politician and chair local council) and I am quite happy to explain it to yourselves.

I hope you find this response helpful.

Yours sincerely



Barry James

Cc letter dated 14 Jan to LA planning authority

A Response to Gladman's document re development of land off Linglongs Road Whaley Bridge
We list below our objections to this development on the following grounds

1. We object to the way that you distributed the leaflets in that those most affected by this development did not receive copies directly from you. It appears that you attempted to avoid getting adverse responses.
2. We object to the wording of the leaflet in that it leads people to make generalised statements about planning rather than to this specific development.
3. The Goyt Valley has been described as the most beautiful valley in England and this development would be a major incursion into the start of the open country of the valley and would threaten the integrity of the ancient and historic hamlet of Taxal.
4. The proposed access onto Linglongs Road would not be safe and neither would any other proposed access junction.
5. Macclesfield Road and the lights at Horwich End are already gridlocked at times and this development would add to the traffic issues.
6. Macclesfield Road is virtually one way due to parking of cars down most of its length. The increase in traffic from this development would make it more dangerous for cyclists and pedestrians. This is especially true of the area adjacent to the school.
7. Red deer, badgers and a host of other wildlife use these fields and the development would effectively threaten them and push them further up the valley.
8. The development would be highly visible from a number of iconic viewpoints in the National Park to the north and east and therefore would have a negative landscape impact due to this. The development at one point is within 100 metres of the National Park boundary.
9. Such a large development would put a great strain on the public and other services in Whaley Bridge.
10. Affordable housing needs to have good public transport links or be within easy walking distance of local facilities. The majority of these facilities are a mile or more away from this site down a steep hill with a bus service that is hourly during the week and which does not run after 9am on a Sunday. Whaley Bridge has many small affordable terrace houses and there is a regular turnover of these properties.
11. All of the local schools are full and their sites are crowded due to extra classrooms already having been added to them over the years. Adding more would make their sites even more crowded and other facilities within them such as the hall and play areas would become more overcrowded to the detriment of the children's education and welfare.
12. It is unlikely that residents on the development would obtain employment locally and so this would add to the already overcrowded roads in the wider area but especially the A6 to Stockport.
13. This land has already been rejected once for inclusion in the local plan for many of the reasons listed above. There are brown field sites in the area far more suitable for sustainable development that were included in the local plan when this site was rejected.

Dave and Jean Dugate

SHEILA STUBBS,
1, LODGEWOOD COTTAGES,
TAXAL, HIGH PEAK,
SK23 7DU; 28.12.13.

DEAR SIR/MADAM,
RE PROPOSED PLAN TO BUILD HOUSES ON THE SPECIAL
LANDSCAPE AREA AT THE REAR OF MACCLESFIELD ROAD,
UP TO LINGLONGS ROAD, TAXAL. [WHALEY BRIDGE SUBJECT 9]

I AM WRITING TO OBJECT IN THE STRONGEST POSSIBLE
TERMS TO THE PROPOSAL TO DESTROY THIS BEAUTIFUL
'GREEN' LANDSCAPE WHICH IS LOCATED IN CLOSE PROXIMITY
TO THE ANCIENT BEECH & BLUEBELL WOODLAND KNOWN AS
'LODGWOOD'. THERE IS NO SHORTAGE OF HOUSES IN WHALEY BRIDGE.
ALSO THE PLAN TO CONSTRUCT AN ACCESS ONTO LINGLONGS
ROAD IS TOTALLY INAPPROPRIATE. THIS HIGHWAY IS NARROW
AND THE ADDITION OF HUNDREDS OF ADDITIONAL VEHICLES
WILL CAUSE A NUISANCE AND A HEALTH & SAFETY HAZARD
AT THE JUNCTION WITH MACCLESFIELD ROAD.

THERE ARE ALREADY ONGOING PROBLEMS WITH TRAFFIC USING
MACCLESFIELD ROAD FROM THE DEREGISTRATION & DOUBLE BEND
SIGNS AT THE TOP, TO THE TRAFFIC LIGHTS AT THE BOTTOM.
RESIDENTS HAVE TO PARK THEIR VEHICLES ALL DOWN MACCLESFIELD
ROAD, ESSENTIALLY CAUSING THE HIGHWAY TO NARROW TO A
SINGLE WIDTH IN SEVERAL PLACES.

AT PEAK TIMES; THE AM & PM COMMUTE; SCHOOL RUN MORNING
& EVENING; & THE ACCESS TO THE BOTANY INDUSTRIAL
ESTATE, MACCLESFIELD ROAD OFTEN BECOMES GRIDLOCKED.

IN ADDITION TO THIS, BUSES, H.G.V.'S & FARM VEHICLES OFTEN
BECOME 'JAMMED' & HAVE TO MOUNT THE FOOTPATH &
CREATE A HAZARD TO PEDESTRIANS.

THERE IS BASICALLY NO FOOTPATH ON ONE SIDE OF LOWER
MACCLESFIELD ROAD.

IN WINTER, THE STEEP INCLINE OF MARCUSFIELD ROAD SOON BECOMES IMPASSABLE FOLLOWING A SLIGHT SNOW-FALL & VEHICLES ARE ABANDONED ALL AROUND THE ENTRY TO THE INDUSTRIAL ESTATE.

LAST YEAR, LINGLONGS ROAD WAS COMPLETELY BLOCKED WITH DEEP SNOWDRIFTS FOR SEVERAL DAYS.

IN MY OPINION THERE IS NO 'LOCAL REQUIREMENT' FOR SUCH A LARGE NUMBER OF NEW HOUSES.

IT WOULD APPEAR THAT YET ANOTHER WEALTHY LANDOWNER IS SEEKING TO CAPITALISE ON THE "PLANNING VOID" WHICH HAS BEEN CREATED BY THE GOVERNMENT. THIS IS IN DIRECT CONTRADICTION OF PUBLIC OPINION AS EXPRESSED AT WELL ATTENDED MEETINGS IN WHARF BRIDGE REGARDING THE PREPARATION OF THE 'LOCAL PLAN'.

THERE IS ALREADY PLANNING PERMISSION AVAILABLE TO BUILD APARTMENTS FROM THE DERELICT BUILDINGS OF THE FORMER 'TAXAL LODGE SCHOOL'.

IF APPROVAL IS ALSO GIVEN TO BUILD ALL THESE HOUSES IT WILL SERVE TO SET A PRECEDENT AND ALL THE OTHER OWNERS OF LAND ALONG THE LENGTH OF LINGLONGS ROAD WILL REJOICE BECAUSE THEY MUST THEREFORE ALSO BE GIVEN PLANNING PERMISSION TO CONVERT THIS BEAUTIFUL AREA OF OUTSTANDING NATURAL BEAUTY INTO A MAZE OF TICKY-TACKY NEW BUILT, LOW QUALITY HOUSES OF ABSOLUTELY NO ARCHITECTURAL MERIT.

THERE ARE PLENTY OF LOCALLY AVAILABLE BROWN-FIELD SITES AVAILABLE IN WHARF BRIDGE WHICH HAVE BEEN INCLUDED IN THE DRAFT 'LOCAL PLAN' DOCUMENT, THEREFORE IT IS NOT NECESSARY TO DESPOIL THESE GREENFIELDS.

Yours Sincerely Sheila Stubbs.

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Appendix C

Town Council Meeting Minutes

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WHALEY BRIDGE TOWN COUNCIL

Mechanics Institute, Market Street, Whaley Bridge, High Peak, SK23 7AA
Tel: (01663) 733068, Email: towncouncil@whaleybridge.com

Meeting Planning Committee
Date 16th January 2014
Time Following the Town Council Meeting
Venue Mechanics Institute (Meeting Room)
Present Councillors Thomas (Chair) , Bowden, Gilmour, Goldfinch, Pritchard, Swift, Taylor, Wild and Mrs A Winter

MINUTES

P13/49 Apologies for Absence

Apologies were received from Cllrs Linda Leather, Mrs Susanne Lomas and Lomax

P13/50 Minutes

RESOLVED: That the minutes of the meeting held on 12th December 2013 were a true and correct record and the Chairman was authorised to sign them.

P13/51 Matters Arising - None

P13/52 High Peak Borough Planning Decisions – December 2013

A list of the planning decisions made by High Peak Borough Council in December 2013 was received. The following decisions affecting Whaley Bridge were noted:

Decisions Made by Committee - None

Delegated Decisions

HPK/2013/0503

Approved

Proposed conversion of house to form
5 apartments and 2 new semi-detached houses
Taxal Edge
184 Macclesfield Road
Whaley Bridge
Palmerston Properties (NW) Ltd
FULL

HPK/2013/0553

Approved

Front porch, two storey side extension
and single storey side extension
5 Stoneheads
Whaley Bridge
Mr Sean Adams
HOUSHOLDERS/FULL

HPK/2013/0566 Proposed Change of Use of part of site from Garage to residential for four houses WB Service Station Buxton Road Whaley Bridge Mr J Davies FULL	Withdrawn
HPK/2013/0571 Proposed single storey workshop Furness Vale Marina Furness Vale R Purcell Pension Fund FULL	Approved
HPK/2013/0588 Loft Conversion with dormer to rear and two individual pitched roofed dormers to front, plus small single storey side extension 2 Hill Drive Whaley Bridge Mr Paul Mitchell HOUSEHOLDERS/FULL	Approved
HPK/2013/0626 Demolition of existing building and erection of a two storey building with roof space utilised to form a restaurant and café bar at ground and first floor and self contained flat within roof space Former Taxi Office Buxton Road Whaley Bridge Mr Brett Galley FULL	Approved
DET/2013/0016 Proposed Road Start Lane Mr Robert Statters AGRICULTURAL/FORESTRY DETERMINATION Peak Park Planning Decisions - None	Approved

Derbyshire County Council Decisions – None

The following planning applications were received and the undermentioned comments recorded:

Comments

HPK/2013/0682

Single storey rear extension
4 Hockerley New Road
Whaley Bridge
Mr M Ball

HOUSEHOLDERS/FULL

No comment

HPK/2013/0686

Redevelopment and expansion
of canal boat moorings and
construction of an ancillary building
and associated landscaping
Furness Vale Marina
Furness Vale
Mrs JC Purcell

HOUSEHOLDERS/FULL

Proposed vehicle access is
not obvious.
Seek clarification as to where
vehicle access is to be
provided.
Will banking sustain increased
wash produced by boats using
the proposed development?

HPK/2013/0702

Proposed new driveway entrance
87 Chapel Road, Whaley Bridge
Mr Michael Bromley

HOUSEHOLDERS/FULL

See Minute P13/54 below

HPK/2013/0702 - Proposed new driveway entrance, 87 Chapel Road

Concern expressed about impact on visual amenity entering Whaley Bridge.
Reiterate comments from last refusal (HPK/2012/0046) for this site:

1. Strongly object to this application.
2. Overdevelopment of the site.
3. Site being unstable due to materials being tipped without supporting gabions.
4. Poor access
5. Potential loss of wildlife and trees (with TPOs)
6. Proximity of canal feeder
7. Overlooking and loss of amenities for properties below on The Dell and The Coppice.
8. The plan being misleading about the aspect of height differences.
9. Tree Preservation Order No. 228 covering 23 trees which could not survive if this development takes place.
10. A bat study is required and a report on the effects on wildlife in the area.
11. Request a site visit.
12. Has a thorough neighbourhood consultation taken place this time?
(This was not undertaken for application – HPK/2011/0408)
13. No footway on site side of road.

P13/55 Gladman Consultation on proposed planning application for 107 residential homes on Land off Linglongs Road

It was agreed to defer submitting comments on this proposed application until after the public meeting had taken place on 28th January 2014.

P13/56 High Peak Local Plan

It was agreed to organise an extra WBTC meeting on Thursday 30th January 2014 commencing at 7.30pm, to discuss comments resulting from the above public meeting and also a response to the High Peak Local Plan preferred options additional consultation.

P13/57 Activity at land at Start lane – Application DET/2013/0016

This application was permitted development for an access road off Start Lane it is an Agricultural/Forestry determination and not subject to consultation and publicity. It was approved on 10/12/2013, delegated decision by Robin Forrester. It was noted that Ward Members had received no prior notification. Mrs Huddy from Start Lane registered concern during the Town Council Open Forum Item regarding the new access and preservation of the ancient woodland.

RESOLVED : To send a letter to Monica Gillespie and Les Latham at High Peak Borough Council requesting information about the ancient woodland known as Scar Wood and requesting that all trees in this area be protected by a Tree Preservation Order.

P13/58 Appeals by Treville Properties Ltd, land adjacent to Bridgemont (HPK/2013/0347) and site of former Car Park at Dog and Partridge pub, Bridgemont(HPK/2013/0348)

Notification was received that there is to be a change of procedure regarding the appeal against refusal of planning permission for the above applications. The appeal is now to be decided on the basis of an exchange of written statements by the parties and a visit by the inspector. A hearing will not now take place.

P13/59 Chapel-en-le-Frith Neighbourhood Plan Consultation Version

A copy of the Chapel-en-le-Frith Neighbourhood Plan was received for comments before 31st January 2014.

Signed as a true and correct record of the meeting

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Appendix D

Press Advert

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