

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 12 AUGUST 2014

PRESENT

The Mayor – Councillor Swift
The Deputy Mayor – Councillor Adams
Councillor Baddeley
Councillor Davies
Councillor Deane
Councillor Ellsum
Councillor Harper
Councillor Hart
Councillor Hawley: Chair
Councillor Rogers
Councillor Whilding

24.14 APOLOGIES

Apologies were received from:
Councillor Deaville
Councillor Redfern

25. DECLARATIONS OF INTEREST

- a Disclosable Pecuniary Interests and Dispensations: Councillor Hart – 4 sites in Site Allocations and in SMD/2014/0453, as this is near to his partner's property.
- b Other Interests: Councillors Adams and Rogers in DET/2014/0032 as neighbours; Councillor Whilding in SMD/2014/0419 – as he knew applicant. Councillor Davies left the meeting before discussion took place on SMD/2014/0375 and returned afterwards, as he knew the applicants.

26. MINUTES

The Minutes of the meetings held on 8 and 22 July 2014 were approved and signed.

27. FORGE WORKS & OTHER SITE INFORMATION

Ben Weatherley from Knights LLP and Lee Dawkin from Renew Land Developments had been invited to attend to update the Committee about the Forge Works site, plus some information regarding forthcoming applications for the Hurst Quarry site and the Jacksons Nursery/Meadows School site.

Mr Weatherley began by talking about plans soon to be resubmitted for the Forge Works site. Currently there are 21 proposed housing units, which may be reduced to 19 following discussions with the planning case officer. The Refusal for 26 units last year was under Delegated Powers and on green belt grounds, despite the site being a brownfield site. It was felt that the benefits of development would give environmental benefits and reduce pressure on other greenfield sites in the area. The scheme included a set-aside bio diversity/ecological area. Mr Weatherley wanted this new application to be reported to the District Council Planning Committee and would like the support of the Town Council for this to happen. Another reason against the application put forwards by the case officer was that this site was not sustainable as it was too far away from town centre. However, some years ago a brownfield site was permitted for development further away from the town centre, (Whitegates). This application now had Environment Agency support. The applicant may propose 19 open market homes

but provide contribution towards affordable housing elsewhere, as this may not be the best site for affordable housing. This will prove that the site can be delivered from a development point of view. Site would not be visually prominent – members felt the site was very suitable for development and were not sure why the planning officer would feel this site was unsustainable – there was a bus stop by the site and very good road access, plus the Cycle way (Route 55) very close by. Councillor Harper proposed that this application be supported, seconded by Councillor Rogers and all were in favour.

Hurst Quarry

This is an active quarry with up to 30 years permission left. The site had a history of problems with HGV movements and visual amenity. The developers feel that there is an opportunity to remove this as a problem site and redevelop as an executive housing site – possibly 22 units. The purpose of attending this meeting was to introduce this concept and seek an initial response. At present there was permission for 60 HGV movements per day, plus approximately 10 staff. The proposal would result in early reinstatement of the site, plus the bridleway. They would look to connect to the main sewer – otherwise install own services within the site. The scheme would tier the land and terrace the steep quarry faces. There would be an environmental improvement and the developer would look for a way to work by incorporating local history – ie the historic sand washing building. The houses wouldn't be visible from the road.

Jacksons Nursery

Mr Dawkin said that his company owned the nursery outright and was in the process of acquiring the school to put an extra care facility onto the site. It was too early to give more detail, but there would also be amenities for involving local people and a plan to get the football pitches back into use. This would be brought back to the committee when more information was available.

28. PLANNING APPLICATIONS

HNT/2014/0014 15 Redwing Drive Single storey rear extension to form dining area

NO ADVERSE COMMENTS: SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS

HNT/2014/0019 1 Plover Drive single storey rear extension

NO ADVERSE COMMENTS: SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS

DET/204/0032 Marsh Green Proposed agricultural building for horticulture
Nursery storage
Well lane

NO ADVERSE COMMENTS - SUPPORT LOCAL BUSINESS

SMD/2014/0274 Land off Heath St new 4 single bedroom flats and parking area

NO ADVERSE COMMENTS

SMD/2014/0365 152 John Street Erection of a two storey dwelling

NO ADVERSE COMMENTS: SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS

Councillor Davies left the room before discussion on the following item, returning afterwards:

SMD/2014/0375 Lane End Farm Installation of 1 very small scale Evance R9000

Cowallmoor Lane 5kw wind turbine with a hub height of 15m and a blade radius of 2.75m

REFUSE – INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT WHERE VERY SPECIAL CIRCUMSTANCES HAVE NOT BEEN DEMONSTRATED; OVERLARGE FOR DOMESTIC USE; ADVERSE EFFECT ON TOURISM

SMD/2014/0391 8 Trentley Drive Single storey side and rear extension resubmission of 0089

NO ADVERSE COMMENTS: SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS

SMD/2014/0411 76 Portland Drive Rear single storey kitchen extension

NO ADVERSE COMMENTS: SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS

SMD/2014/0419 19 Congleton Road extension of existing garage
Mow Cop

NO ADVERSE COMMENTS

SMD/2014/0423 5 Greenway Road Proposed garage extension to form domestic workshop

NO ADVERSE COMMENTS: SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS

SMD/2014/0436 Wesleyan Chapel Conversion and extension of former chapel to form 7
Station Road apartments with new vehicular access and car parking

APPROVE

SMD/2014/0453 2 Akesmore Lane Demolition of existing single storey side conservatory
And living room extensions and erection of two storey
side living room and bedroom extension and single
storey side porch extension

NO ADVERSE COMMENTS: SUBJECT TO NO VALID NEIGHBOUR OBJECTIONS

SMD/2014/0337 51 Briarswood Construction of new single storey lean to side extension
Application for a Certificate of Lawfulness for proposed
development comprising the construction of a new
single storey lean-to-side extension

First application to Town Council Planning Committee June 2014 – No Adverse Comments

NO ADVERSE COMMENTS

SMD/2014/0281 Land east of Proposed installation of a 500kw wind turbine with
Bemersley Road a hub height of 45m and a blade diameter of 44m
Brown Edge and associated infrastructure including installation
of an access track of approximately 390m length; a
crane pad 25m x 40m and substation

REFUSAL RECOMMENDED ON GROUNDS OF DETRIMENTAL VISUAL IMPACT TO THE AREA

29. DECISIONS AND NOTICES RECEIVED FROM THE DISTRICT COUNCIL

Decisions were received.

30. PLANNING APPEAL NOTIFICATION

Notification was received of an appeal against refusal of planning permission for 4 Crossfield Avenue.

The meeting closed at 7.05 pm

Signature

Date