



DEVELOPMENT CONTROL COMMITTEE AGENDA

Date: Monday, 24 March 2025

Time: 1.30 pm

Venue: The Arts Centre, Pavilion Gardens, Buxton

You can view the agenda online by using a smart phone camera and scanning the code below:



14 March 2025

PART 1

4. Update Sheet (**Pages 3 - 6**)

MARK TRILLO

EXECUTIVE DIRECTOR AND MONITORING OFFICER

Membership of Development Control Committee

Councillor R McKeown (Chair)

Councillor A Barrow

Councillor C Farrell

Councillor A Hopkinson

Councillor P Roberts

Councillor G Scott

Councillor D Lomax (Vice-Chair)

Councillor S Evans

Councillor S Gardner

Councillor I Huddlestone

Councillor J Todd

Councillor L Grooby

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24th MARCH 2025

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATES REPORT

ITEM 1 – HPK/2024/0265 – Hillhead Quarry, Hillhead Lane, Harpur Hill, Buxton

HPBC Environmental Health Officer:

14.03.25

Hillhead Quarry is considered an active quarry site, but currently no mineral processing is taking place. The quarry utilises the access off the B5053 opposite L’Hoist, rather than Hillhead Lane.

The “storing, loading or unloading of cement or cement clinker in bulk prior to further transportation in bulk” is a prescribed activity under the Environmental Permitting (England and Wales) Regulations 2016. “bulk” is taken to mean “loose”. There is no lower threshold. Therefore, where this activity is undertaken an Environmental Permit will be required. If the activity is already in operation, then operations must cease and an application submitted without delay for an Environmental Permit.

Best available techniques for the transfer of bulk cement clinker is using enclosed mechanical procedures. Tipping of cement clinker in the open or use of grab loaders or shovel loaders is unlikely to be considered acceptable due to the potential for dust generation and further consideration will need to be given to the proposal and control measures.

18.03.25

In summary, unless demonstrated otherwise by the applicant, the clinker cannot be stored outdoors or in unprotected stockpiles, so including a condition stating it can be to a maximum amount / height undermines this.

The response from environmental health was put to the applicant’s agent because the difficulty presented by this advice is that the storage of clinker will require an element of operational development that cannot be dealt with within this s73 application.

Agent:

20.03.25

The agent advised that their client was away so was unable to take instruction, however, they confirmed they would be able to arrange the appropriate permit.

They advised that the absence of a permit would not be a basis for refusing to either deal with a planning application or issue a decision as they are different regimes that should be considered in isolation.

In these circumstances, please can I ask that the application is deferred from committee on Monday and that we are given until the end of next week to respond and agree the best way forward. If we need to submit a new application for the clinker it would be sensible for this to also include the bagged cement but clearly we will review all matters in light of the updates and responses we get when we have spoken with Mr Lomas.

HPBC Planning Officer:

Whilst it is regrettable that the advice from the Council's Environmental Health Department has not been received until this late time, unfortunately we cannot deal with the operational requirements for any undercover storage for the clinker, given the planning application proposes a variation of an approved change of use only.

In these circumstances, officers consider a decision by omitting the cementitious materials (clinker) element whilst regularising and controlling the proposed storage of bagged cement would be appropriate. The proposed drainage scheme condition is considered to be necessary in terms of the proposed uses of the application site as some bags of spilt cement from broken bags have been observed.

An informative will be imposed advising that if they wish to store clinker then a separate planning application will be required for a structure/building required to enclose it and that advice should be sought from environmental services or if required the environment agency.

RECOMMENDATION: APPROVE, subject to the following amended conditions:

- 1. Approved Plans: Location Plan and Site plan 1440-100-A.**
- 2. The site shall be used solely for the storage of HGV's, commercial vehicles and bagged / packaged cement not exceeding 5,000 tonnes, which shall be stored at a maximum height of 3.85 metres in accordance with site plan drawing ref. 'Site plan 1440-100-A' and for no other purposes.**
- 3. The permission hereby granted shall be for a limited period expiring on the 31st May 2026, on or before which date the use of the land for the storage of HGV's/commercial vehicles and bagged / packaged cement shall be discontinued permanently unless a further planning permission has first been granted on application to the Local Planning Authority.**
- 4. All HGV's/commercial vehicles and bagged / packaged cement shall be removed from the site no later than the 31st May 2026 unless a further planning permission has first been granted on application to the Local Planning Authority.**

5. Within one month of the date of the decision notice, a detailed design and associated management and maintenance plan of the surface water drainage for the development in accordance with 10715-HBL-XX-XX-RP-D-001 Drainage Statement etc. hereby permitted, together with implementation timescales shall be submitted to and approved in writing by the Local Planning Authority. The development shall be strictly completed in accordance with the approved details.
6. Notwithstanding any description of cementitious materials (clinker) within the application details and / or approved plans, there shall be no storage of such material or erection of bund in relation to the development hereby permitted.

ITEM 2 – HPK/2025/0032 – New Mills Leisure Centre, Hyde Bank Road, New Mills

No updates.

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