



DEVELOPMENT CONTROL COMMITTEE AGENDA

Date: Monday, 8 November 2021

Time: 1.30 pm

Venue: The Octagon, Pavilion Gardens, Buxton

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



29 October 2021

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 G Oakley

Councillor P Roberts

Councillor J Todd

Councillor D Lomax (Vice-Chair)

Councillor L Dowson

Councillor I Huddleston

Councillor J Perkins

Councillor E Thrane

Councillor S Young

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8th NOVEMBER 2021

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATE SHEET

HPK/2020/0268 - Pennine Aggregates

Amended Plan

The applicant has submitted an amended plan (Rev Z) showing the 3no. 10m lighting towers to the south east boundary replaced by 3no. 6m street lights. These will be lower than the buildings on site and will shine down onto the hardstanding rather than out into the countryside. Similar features can be found on the carpark at the nearby Nestle plant and from Waterswallows Lane to the east they would be seen against the backdrop of the existing approved floodlighting on the elevations of the 2 buildings fronting onto the yard. By virtue of the reduced height, the light source will be screened from views from the A6 direction by the buildings themselves. Accordingly these are deemed to be acceptable

The amended plan also shows the floodlights which were to be attached to the south west and northwest elevations of buildings to be replaced with 2 further streetlights on the south-east boundary and 4 to the south west of building B.

Whilst these would also shine down onto the hardstanding, unlike the 3 lights which have been found to be acceptable above, they would introduce a light source to the countryside edge on the south west and north west side of the buildings, which is currently a dark area. Furthermore, they would be adjacent to the pond and wildlife mitigation area which raises potential for ecology issues. These lights would illuminate only the LPG storage tanks and access path around the rear of the building and they are thus not deemed to be essential.

Revised Condition

**No floodlighting on south west or northwest elevations of buildings.
Notwithstanding details on approved plans no approval given for the 2 lighting columns adjacent to the south east gable of building B & the 3 lighting columns on the south west boundary to the rear of Building B..**

HPK/2019/0028 – Land at Hallsteads Close, Dove Holes

Correction to report

Paragraph 3.1 should read:

Affordable housing

- 1 Bedroom bungalow – 3
- 2 Bedroom bungalow – 4
- 2 Bedroom house – 7
- 3 Bedroom house - 11

Overall a total of 25 units would be provided for affordable purposes. An updated layout showing the location of the affordable housing and tenure split has been provided. Of the 25 units, 80% will be for social rented purposes (a total of 20 units) and 20% (5 units) for shared ownership. Accordingly, the development proposals would meet the requirements of Policy H4.

The submitted plans for all house types, whether for open market housing or affordable housing, confirm that the size of the units would meet the Nationally Described Space Standards and Part M4 (2) of the Building Regulations. The plans show that sufficient circulation room is available within all units for disabled access. This would comply with Policy H3 of the adopted Local Plan.

DET/2021/0015 – Telecommunications site, Melandra Castle Road, Gamesley

Councillor Anthony McKeown:

As ward Councillor for Gamesley, I have been contacted by a number of residents who have raised objections to the proposals along the following grounds:

- Suitability of the location – due to proximity to nearby homes
- Visual Impact – on a prominent location on the entrance to the area, and it height been above the height of existing trees on the site
- Potential harm to the existing trees and shrubs already on site
- Harm to the setting of a memorial tree and plaque which is located behind the proposed location
- Health, safety and noise concerns – due to it been 5g, and any potential noise or interference caused by the proposed equipment

I've also been contacted by a resident from the neighbouring ward raising concerns over the lack of notification that the application was under consideration, along with some residents supporting the proposal due to potential improved service.

If as per the officer recommendation the committee is minded to approve the application, please could consideration be given to requiring that any equipment cabinets are located underground, and that the mast is appropriately coloured to blend in with the surrounding rather than been grey.

Finally, to date, the applicants have not yet been in discussions with the site owners for permission to lease or purchase the intended location and have had to be stopped from proceeding with construction prior to application been considered by the Council.

One letter of comment has been received stating:

Concerns have been raised by local residents in Gamesley regarding safety and health implications of adding a 5G mobile telecommunications pole so close to a built-up residents area. I am surprised to read that the Environmental Health Department has no comments to made on the application and there are no reassurances provided to residents around safety.

Officer comment:

It is proposed that the mast be a galvanised steel colour, however if Members are minded to approve the application a condition could be imposed requiring the mast to be coloured a dark green to reflect the landscape setting in which it would be positioned. In terms of having the cabinets positioned below ground, it is often the case that they must be located above ground in order to allow for easy access for maintenance purposes. Matters relating to the agreement of the landowner, or otherwise, is not a material consideration.

The application was publicised by way of a site notice dated 9th September 2021 positioned on a telegraph pole at the site and a two neighbouring properties closest to the site.

In terms of the health and safety concerns raised by the local resident, as set out in the report, the applicant has submitted an ICNIRP certificate with this application. Paragraph 118 of the NPPF sets out that Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure. The International Commission on Non-Ionizing Radiation Protection Public Exposure certificate, which accompanies this application confirms that the mast has been designed in full compliance with the exposure guidelines set out in the EU Council Recommendation 1999/519/EC. On this basis, it is considered that there would be no adverse implications for health.

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