



DEVELOPMENT CONTROL COMMITTEE AGENDA

Date: Wednesday, 16 August 2023

Time: 1.30 pm

Venue: Main Hall, Buxton Methodist Church, Chapel Street,
Buxton SK17 6HX (please use Chapel Street Entrance)

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



Please find below an additional report which was unavailable when the agenda was published.

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

MARK TRILLO
EXECUTIVE DIRECTOR & MONITORING OFFICER

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16th August 2023

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATES SHEET

HPK/2022/0353 – Former Zion Methodist Church

Public Comments

1no. further comment has been received from a local resident, objecting to the proposed development, their comments being summarised below:

- Proposal will be highly problematic for residents with access being restricted by developers and delivery vehicles parking and construction traffic
- Planning Officers have failed take account of impacts to neighbours
- Why have you sought to remove access points onto Simmondley Lane onto an already poor access (Alderley Place)?
- Number of residential units on site is far too high – developer greed
- Questions why Planning Officers are okay with a development whereby access and ownership may be disputed
- Intention to hold HPBC accountable for all costs incurred with regards to any civil disputes between parties with regards to ownership and access
- Planning Committee should visit the site before debating and determining the application

Officer Reponse

The impacts on the amenity of neighbouring residents and the general public are fully considered within the report at paras 7.24 – 7.41. It is inevitable that disruption will occur to some degree during the construction phase of the development. In order to minimise and mitigate this, appropriately worded planning conditions are recommended which include the agreement of arrangements for parking and delivery vehicles prior to any commencement of development and limiting the hours of construction.

Changes to parking and access were secured in light of comments from Derbyshire County Council Highways Authority. As is stated at paragraph 2.12 of the report, matters of land ownership and access rights are indeed civil matters that lie outside of the planning system. The applicant has been made aware that, for their benefit, such matters should be suitably clarified and addressed before the commencement of any development.

As set out at Section 2.0, the Council have fully complied with their duties as the Local Planning Authority with regards to manner in which we have processed and assessed the application, and therefore it is not clear how the Council could be held accountable for any civil disputes that fall outside the planning system.

HPK/2022/0170 - Soldier Dick, 150-154 Buxton Road, Furness Vale

Public comments

I am unable to attend the meeting about the proposed planning application for the Soldier Dick due to being on holiday. Please take this email as my 100% rejection at what is being proposed and the pub should be kept as a pub. The Soldier Dick is part of the history of Furness Vale which I have lived nearly all my life and is an iconic building, to give in and grant planning on this will be a sad day and removing part of our history. Furness needs someone who will bring the pub back to life not to have more people moving in and more cars being parked.

I am not one for rejected progress and growth but this needs stopping and sorting and Furness needs help and put back on the map as the beautiful safe place it is not just a road that passes through and HGVs speed down everyday.

I 100% REJECT this application.