



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 12 August 2019 at 1.30 pm in Main Hall, Town Hall, Market Street, Chapel en le Frith

Present: Councillor R McKeown (Chair)

Councillors L Dowson, C Farrell, I Huddlestone, D Lomax, A McKeown (substitute for Barrow), G Oakley, P N Roberts, K Sizeland (substitute for Perkins), E Thrane, J Todd and S Young

Apologies for absence were received from Councillors A Barrow and J Perkins

20/19 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE
(Agenda Item 2)

Councillor Dowson declared an 'other' interest in agenda item 6
HPK/2017/0534 Land off Hayfield Road, New Mills (reason: member of New Mills Town Council)

Councillor Anthony McKeown declared an 'other' interest in agenda item 8
HPK/2019/0180 Land Fronting 84 Buxton Road, Whaley Bridge (reason: HPBC Application - Executive Member with responsibility for Assets)

20/20 MINUTES OF THE PREVIOUS MEETING
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 15 July 2019 be approved as a correct record.

20/21 UPDATE SHEET
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

20/22 PLANNING APPLICATIONS
(Agenda Item 5)

RESOLVED:

That the report be noted.

20/23 HPK/2017/0534 - LAND OFF HAYFIELD ROAD, NEW MILLS
(Agenda Item 6)



Residential development comprising 96 units including means of access and associated works.

Applicant: Wainhomes (North West) Ltd

The Committee had undertaken a site visit.

The Committee were addressed by Caroline Payne (agent).

RESOLVED:

1. That the application be approved as set out in the report, subject to:
2. Delegated authority be granted to the Chairman of the Committee and Head of Development Services to resolve highway matters and a Section 106 Agreement to secure:
 - 30% onsite affordable housing provision to be split as affordable rent (20 units) and affordable intermediate (10 units);
 - The County Council requests financial contributions as follows: £319,432.56 for the provision of 19 primary places at Thornsett Primary School towards Project A - Creation of additional teaching spaces;
 - The Council requests financial contributions as follows: £18,624 for the provision of improvements at Portland Road Play Area, £47,471.80 for the provision of improvements at Ollersett Playing Fields and £7,464.15 for the provision of improvements at Ollersett Avenue Allotments;
 - Off-site highway mitigation sum of £43,261.46 to be index linked from July 2014; and,
 - Travel Plan monitoring contribution sum of £1,015 per annum for 5 years totalling £5,075.
1. The following additional conditions:
 - Landscaping condition to make specific reference to mature trees and fruit trees being included in the submitted details of landscaping.
 - A condition to require details for the provision of an emergency access controlled by bollards from High Hill Road.
 - A Landscape and Ecological Management Plan condition to include details of hedgehog runs through the site.
2. That in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services be delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.



20/24 HPK/2019/0239 - LAND OFF SIMMONDLEY LANE, SIMMONDLEY
(Agenda Item 7)

Variation of condition 23 in relation to HPK/2017/0692

Applicant: Mellor Homes

The Committee had undertaken a site visit.

RESOLVED:

1. That the application be approved as set out in the report, subject to:
 - a. An additional condition with regards to the colour of materials used for fencing and
 - b. An additional condition with regards to the addition of a filter trench on the land between the wall and fence to the neighbouring properties.
2. That in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services be delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

20/25 HPK/2019/0180 - LAND FRONTING 84 BUXTON ROAD, WHALEY BRIDGE
(Agenda Item 8)

The repair of a collapsed riverbank wall through the use of earth reinforcement, provision of scour protection and reconstruction of the dry stone wall as a fascia.

Applicant: High Peak Borough Council

The Committee had undertaken a site visit.

The Head of Development Services reported that, as stated in the Update Sheet, additional details had been submitted that addressed the matters raised by the Conservation Officer and were considered acceptable. Therefore, the 3 conditions in the original recommendation relating to details of face plates, fencing and a method statement for rebuilding of the wall had been deleted from the recommendation and the additional details would be included in the approved plans/specifications condition.

RESOLVED:

1. That the application be approved as set out in the report, subject to the deletion of 3 conditions in the original recommendation relating to details of face plates, fencing and a method statement for rebuilding of the wall.



2. That in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services be delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

20/26 UPDATE ON PLANNING APPEALS
(Agenda Item 9)

RESOLVED:

That the report be noted.

The meeting concluded at 2.30 pm

CHAIRMAN