



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 7 October 2019 at 1.30 pm in Main Hall, Town Hall, Market Street, Chapel en le Frith

Present: Councillor R McKeown (Chair)

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

An apology for absence was received from Councillor S Young

Councillor K Thomson was in attendance for agenda item 7.

20/34 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE
(Agenda Item 2)

Councillor Huddleston declared an 'other' interest in agenda item 7 "DOC/2017/071 Land at Linglongs Road, Whaley Bridge", agenda item 8 "DOC/2018/0110 Land off Linglongs Road, Whaley Bridge" and agenda item 9 "HPK/2018/0551 Howard Town Brewery" (reason: has been emailed about these items)

Councillor R McKeown declared an 'other' interest in agenda item 9, "HPK/2018/0551 Howard Town Brewery" (reason: is a member of Glossop Labour Club Committee which buys beer from the brewery) and vacated the chair, and withdrew from the meeting during the consideration and voting on the application

20/35 MINUTES OF THE PREVIOUS MEETING
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 9 September 2019 be approved as a correct record.

20/36 MINUTES OF THE MEETING HELD ON 15 JULY 2019 - CLERICAL ERROR
(Agenda Item 4)

The Committee considered a clerical error in the minutes of the meeting held on 15 July 2019.

RESOLVED:



That it be confirmed that the resolution set out in paragraph 3.2 of the report was the resolution moved, seconded and approved at the meeting of 15 July 2019, and the minutes be amended accordingly.

20/37 CHAIR'S ANNOUNCEMENT

The Chair advised that meetings open to the public may be recorded by representatives of the media or by members of the public. The Council has produced a guidance document for the recording of public Council meetings that is available on the Council's website. Any persons intending to record the meeting are: 1. Requested not to film the public seating area and to respect the wishes of members of the public who have come to speak at a meeting but do not wish to be filmed; and 2. Reminded that it is not permitted for oral commentary to be provided during a meeting. The Chair may ask people to stop recording and leave the meeting if they act in a disruptive manner.

20/38 UPDATE SHEET
(Agenda Item 5)

RESOLVED:

That the update sheet be noted.

20/39 PLANNING APPLICATIONS
(Agenda Item 6)

RESOLVED:

That the report be noted.

20/40 DOC/2017/0071 LAND AT LINGLONGS ROAD, WHALEY BRIDGE
(Agenda Item 7)

Discharge of conditions relating to HPK/2017/0694 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 16, 17 18, 19, 21, 22, 24, 26, 27 and 28

Applicant: Kevin Furey, Barratt Homes

The Committee were addressed by Francesca Reid, on behalf of Whaley Bridge Matters and Councillor Kath Thompson (ward councillor) in objection to the application and by Simon Artiss (applicant)

The Committee had undertaken a site visit on 9 September 2019.

The Head of Development Services advised that further information had been received from Whaley Bridge Matters on 5 October 2019, including a report from GWP. The key points raised, to which the Head of Development Services responded, included:

1. that any submission from the applicant cannot represent an impartial appraisal
2. Derbyshire County Council are not acting as a statutory consultee
3. the approach taken by the developer is incorrect



4. no reference to trench drainage
5. incorrect reference to land drainage consent being required

The Head of Development Services also reported on a late update from Ruth George MP.

RESOLVED:

1. That the relevant conditions imposed on HPK/2017/0694 as set out in the report be agreed;
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 Chair of the Development Control Committee, provided that the changes do not exceed the substantive nature of the committee's decision.

20/41 DOC/2108/0110 LAND OFF LINGLONGS ROAD, WHALEY BRIDGE
(Agenda Item 8)

Discharge of conditions 5, 6, 7, 9, 12, 13, 14, 15, 16, 18, 21, 29, 32 and 33 in relation to HPK/2017/0247

Applicant: Mrs Aleksandra Drinkwater, Barratt Homes

The Committee had undertaken a site visit on 9 September 2019.

RESOLVED:

1. That authority be delegated to the Head of Development Services, in consultation with the Chair to agree to conditions 15 and 12;
2. That all other conditions listed in the report imposed on HPK/2017/0247 be agreed;
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 Chair of the Development Control Committee, provided that the changes do not exceed the substantive nature of the committee's decision.

20/42 HPK/2018/0551 HOWARD TOWN BREWERY
(Agenda Item 9)



Proposed change of use of the existing B2 use class (general industrial) to a Sui Generis (Brew shop with ancillary tasting room and provision of bar snacks)

Applicant: Howard Town Brewery

The Committee had undertaken a site visit on 20 May 2019.

The Committee were addressed by Stuart Swann (applicant)

RESOLVED:

1. That the application be approved as set out in the report;
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 Chair of the Committee, provided that the changes do not exceed the substantive nature of the committee's decision.

20/43 HPK/2018/0143 LAND AT FORGE ROAD, CHINLEY
(Agenda Item 10)

Residential development comprising 12 dwellings (open market and affordable), public open space and associated infrastructure together with a new car park for 1st Chinley Scout Group

Applicant: Wain Homes (North West Ltd.)

The Committee had undertaken a site visit.

The Committee were addressed by Marc Hourigan (agent).

The Head of Development Services reported on a late comment received regarding landscaping, which indicated that although the proposals are broadly acceptable, there is some concern regarding the proposed tree planting in a wet meadow area and a modification to the landscaping scheme was recommended.

RESOLVED:

1. That the application be approved, subject to:
 1. the conditions as set out in the report;
 2. a modified landscaping scheme;
 3. the completion of a S106 planning obligation securing matters of onsite affordable housing provision and education contributions (see 4 below) (by 7 October 2019, the determination date in the event of an otherwise suitable and agreed time extension with the council);
 4. That authority be delegated to the Head of Development Services, in conjunction with the Chair to consider the



developers recommendation regarding the education contribution, and the DCC response, to determine whether, under the circumstances, the requested contribution is compliant with the CIL regulations and to agree the final Section 106 package;

2. That in the event of any change 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 Chair of the Committee, provided that the changes do not exceed the substantive nature of the committee's decision

20/44 HPK/2019/0097 ROCKHEAD SPRING PUMP BUILDING, BAKEWELL ROAD, BUXTON
(Agenda Item 11)

Installation of a pipe from Rockhead Spring Pump House to Waterswallows Lane along a route that includes Bakewell Road, Redgap Lane, Daiseymere Lane and Waterswallows Lane

Applicant: Mr Craig Airey, Nestle Waters

The Committee had undertaken a site visit on 15 July 2019.

The Committee was addressed by Pat Thompson, on behalf of Buxton Field Club, in objection to the application.

The Head of Development Services clarified that the proposed single trench would be 600 mm wide and not 600 m wide as set out in paragraph 2.2 of the report.

RESOLVED:

1. That planning permission be approved as set out in the report, subject to:
 1. the conditions as set out in the report;
 2. an additional condition to require on-site monitoring and reporting whilst works are on-going in sensitive areas
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 Chair of the Development Control Committee, provided that the changes do not exceed the substantive nature of the committee's decision.

The meeting concluded at 3.25 pm



CHAIRMAN