



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 4 November 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, E Thrane, J Todd and S Young

20/45 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE
(Agenda Item 2)

Councillors Barrow and Todd declared 'other' interests in agenda item 6 "HPK/2019/0164 – Land off Granby Road, Fairfield, Buxton" (reason – are members of the Executive and withdrew from the meeting during the consideration and voting on the application).

20/46 MINUTES OF THE PREVIOUS MEETING
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 7 October 2019 be approved as a correct record.

20/47 UPDATE SHEET
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

20/48 PLANNING APPLICATIONS
(Agenda Item 5)

RESOLVED:

That the report be noted.

20/49 HPK/2019/0164 LAND OFF GRANBY ROAD, FAIRFIELD, BUXTON, DERBYSHIRE
(Agenda Item 6)

Erection of 73 dwellings with associated infrastructure and landscaping.

Applicant: Countryside Properties



The Committee had undertaken a site visit.

Councillors Barrow and Todd had declared 'other' interests and left the room, taking no part in the discussion or vote.

The Committee was addressed by Wendy Sircar in objection to the application and by Olivia Hoare on behalf of the Applicant.

The Head of Development Services reported on items contained in the Update Sheet and further explained that since the update sheet was published:-

- House types had been revised and officers were now satisfied that all the dwellings met the requisite NDSS standards;
- Derbyshire County Council had still to formally respond on technical aspects of the amended highways plans, including conditions that would be required to render the scheme acceptable, but had indicated informally no objections in principal to the amended highways proposals;
- Derbyshire County Council Archaeologist had considered the geophysical survey and confirmed that they considered there would be no harm to heritage assets subject to conditions on assessment (including methodology) and recording of any archaeological findings.

Members expressed a preference for the use of artificial stone to all plots.

RESOLVED:

1. That delegated authority be granted to the Head of Development Services in conjunction with the Chairman to approve the application subject to:-
 - Consideration of a detailed response from the Highways Authority and imposition of any conditions reasonably required by them;
 - Additional conditions reasonably required by Environmental Health following a detailed analysis of the Air Quality report recently received;
 - Additional conditions required by the County Archaeologist;
 - Additional conditions required by the landscape officer as set out in the update sheet; and
 - Agreement on a suitable schedule of conditions, including a condition to require use of artificial stone.

And a Section 106 Agreement to secure:

- 30% affordable housing with tenure split in accordance with Housing Officer requirements;
- £134,497.92 for the provision of 8 junior places at Fairfield Endowed CE Voluntary Controlled Junior School towards Project A – Creation of additional education and resource spaces;
- Play contribution – targeted at enhancing the existing Granby Road Play Area - £14,016;
- Outdoor Sport contribution – targeted towards improvements for small sided facilities (MUGA etc) in Fairfield, mainly in the



area around Bench Road and Victoria Park Road where existing community facilities area located - £35,726.20;

- Allotment contribution – towards existing unused plot improvements and infrastructure at Cuningdale Allotments - £5,617.35.

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.

Councillors Barrow and Todd returned to the meeting.

**20/50 HPK/2019/0273 LAND AT CEMETERY ROAD, GLOSSOP -
REDEVELOPMENT OF EXISTING SPORTS FACILITIES INCLUDING NEW
CHANGING FACILITIES / CLUBHOUSE AND ASSOCIATED CAR
PARKING; FULL-SIZE ARTIFICIAL PITCH; 2 NO. GRASS PITCHES; AND
RE-LOCATION OF VEHICULAR ACCESS**
(Agenda Item 7)

Redevelopment of existing sports facilities including new changing facilities / clubhouse and associated car parking; full-size artificial pitch, 2 no. grass pitches and re-location of vehicular access.

Applicant: Glossop North End Juniors AFC.

The Committee had undertaken a site visit.

The Committee were addressed by Marc Boyd (applicant) and by Carol Reed (objector).

RESOLVED:

1. That planning permission be approved subject to the conditions as set out in the report, save that floodlight hours of operation should commence at 8am rather than 7am (Reason: so that the commencement time reflected the Clubhouse opening time).
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.

**20/51 HPK/2019/0343 68 GRANGE PARK AVENUE, CHAPEL EN LE FRITH -
DEMOLITION OF EXISTING TIMBER BUILDING AND REPLACEMENT
WITH 2 STOREY EXTENSION TO EXISTING DWELLING**
(Agenda Item 8)



Demolition of existing timber building and replacement with 2 storey extension to existing dwelling.

Applicant: Richard Fay

The Committee had undertaken a site visit.

The Committee were addressed by Neil McKay for the applicant.

The application had been Called-in to Committee by Councillors Sizeland & Young on behalf of Chapel en le Frith Town Council. Councillor Young confirmed that he was not present at the Town Council meeting in question and was therefore able to take part in this decision.

RESOLVED:

1. That the application be approved, subject to the conditions as set out in the report and an additional condition for the installation of obscure glazing to the side kitchen window (Reason: to protect amenity of neighbours by preventing overlooking);
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.

20/52 HPK/2019/0221 LAND ADJACENT AND TO THE REAR OF NOS 54 - 64 BUXTON ROAD, BRIDGEMONT, DERBYSHIRE - APPLICATION FOR VARIATION OR REMOVAL OF CONDITION 2 IN REGARDS TO HPK/2017/0536
(Agenda Item 9)

Application for variation or removal of condition 2 in regards to HPK/2017/0536

Applicant: Mr. Chris Draper, Peaks and Plains Housing Trust.

The Committee had undertaken a site visit.

RESOLVED:

1. That the application be approved subject to:-
 - a) Revised condition 2 listing the amended plans;
 - b) All other conditions imposed on HPK/2017/0536;
 - c) 2 additional conditions to:
 - Ensure structural stability of a retaining wall to No. 64 Buxton Road where the new parking area was proposed (Reason: necessary to ensure land stability during engineering works that would change land levels on the boundary to the site) and



- Require samples of the proposed cladding material would be provided and approved prior to installation (Reason: to ensure good design and appearance).
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.

20/53 HPK/2019/0203 COMMUNICATION MAST - SURREY STREET, GLOSSOP - REPLACEMENT OF EXISTING 19.4M HIGH STRUCTURE WITH PROPOSED NEW 25M HIGH MONOPOLE
(Agenda Item 10)

Replacement of existing 19.4m high structure with proposed new 25m high monopole supporting 6 no. new antennae, 3 no. new 600mm diameter dishes, 1 no. relocated 300mm diameter dish (relocated from existing structure), 9 no. equipment cabinets plus associated ancillary works.

Applicant: EE (UK) Ltd and Three (UK) Ltd.

The Committee had undertaken a site visit.

RESOLVED:

1. That the application be approved, subject to the conditions contained 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 Development Control Committee, provided that the changes do not exceed the substantive nature of the committee's decision.

20/54 HPK/2015/0404 CORBAR HILL HOUSE - PROPOSED CONVERSION OF FORMER COACH HOUSE AT CORBAR HILL HOUSE TO FORM 4 NO DWELLINGS AS WELL AS THE ERECTION OF 11 NO. DWELLINGS HOUSES ON LAND TO THE REAR OF CORBAR HILL HOUSE AND ASSOCIATED GROUND WORKS, INFRASTRUCTURE & LANDSCAPING
(Agenda Item 11)

Proposed conversion of former Coach House at Corbar Hill House to form 4 no. dwellings as well as the erection of 11 no. dwelling houses on land to the rear of Corbar Hill House and associated ground works, infrastructure & landscaping.

Applicant: LPC Living Ltd.

RESOLVED:



1. That the application be refused for the reasons stated 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 Development Control Committee, provided that the changes do not exceed the substantive nature of the committee's decision.

20/55 EXCLUSION OF PRESS AND PUBLIC
(Agenda Item 12)

RESOLVED:

That the press and public be excluded from the meeting during consideration of the following item of business as there may be disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act 1972.

20/56 PERFORMANCE ON PLANNING ENFORCEMENT
(Agenda Item 13)

The Committee received an update on enforcement matters from the Senior Planning and Enforcement Officer.

The meeting concluded at 3.13 pm

CHAIRMAN