



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 18 January 2021 at 1.30 pm in Virtual Meeting**

Present: Councillor R McKeown (Chair)

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

Apologies for absence were received from Councillors J Todd

**20/140 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/2020/0201 Land off Buxton Road, Furness Vale" (reason: keeps a boat at Furness Vale Marina)

**20/141 CHAIR'S ANNOUNCEMENT**  
(Agenda Item )

The Chair confirmed that the meeting was being broadcast live to the internet via the Council's website and was capable of repeated viewing. The images and sound recording may be used for training purposes within the Council. All were asked to keep to the speaking guidelines which were outlined. Any views expressed by any speaker in the meeting are the speaker's own and do not necessarily reflect the views of High Peak Borough Council.

**20/142 MINUTES OF THE PREVIOUS MEETING**  
(Agenda Item 3)

It was requested that minute 20/138 be amended to include reference to the extreme concerns expressed by members regarding the extent of the retrospective consent sought for the unauthorised works undertaken by Pennine Aggregates Ltd.

RESOLVED:

That, subject to the above amendment, the minutes of the meeting held on 14 December 2020 be approved as a correct record.

**20/143 UPDATE SHEET**  
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.



**20/144 PLANNING APPLICATIONS**  
(Agenda Item 5)

RESOLVED:

That the report be noted.

**20/145 HPK/2020/0201 AND HPK/2019/0275 LAND OFF BUXTON ROAD, FURNESS VALE**  
(Agenda Item 6)

HPK/2020/0201 Residential development (Class C3) with associated access, parking and landscaping comprising of 37 houses with a mix of 2 and 3 bedroom accommodation for affordable housing provision

HPK/2019/0275 Retrospective application for the creation of temporary access from A6 (Buxton Road) and localised storing up on site for ground investigation vehicles

Applicant: Mr Chris Little

The Committee were addressed by Colin Leith (agent).

The Committee viewed plans, photographs and a video of the site.

RESOLVED:

1. That in respect of HPK/2020/0201, authority be delegated to the Head of Development Services, in consultation with the Chair of the Development Control Committee, to grant planning permission subject to:
  - a. Outstanding County Flood and Network Rail matters being resolved;
  - b. A S106 legal agreement securing 30% policy compliant affordable housing provision and £46,338.80 for play and formal sports provision;
  - c. The conditions as set out within the report;
  - d. condition to require the use of a more appropriate material than timber cladding, the details of which are to be submitted and approved by the LPA; samples of artificial stone shall be provided to the LPA for approval;
  - e. An additional condition to require the installation of an electric vehicle charging point at each property
  - f. A landscaping maintenance and management plan to include reference to long term management arrangements
  - g. Officers to ensure that conditions include tree protection.
2. That in respect of HPK/2019/275, the application be approved as set out in the report;
3. That in the event of any changes being needed to the wording of the committee's decisions (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 Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**20/146      HPK/2020/0064 LAND OFF TRENCHARD DRIVE, BUXTON**  
(Agenda Item 7)

Application to vary planning condition 2 attached to Full Application Ref: HPK/2018/0315

Applicant:    Persimmon Homes

The Committee were addressed by Marie Hutchinson and Councillor Grooby in objection to part of the application and Adele Jacques (applicant).

The committee viewed plans, photographs and videos of the site.

During the ensuing debate, members expressed concern regarding the difference in ground levels between plot 119 and no. 75 Burlow Road and the resulting impact on no. 75 Burlow Road.

RESOLVED:

That consideration of the application be deferred and it be requested that further negotiations be undertaken between the applicant, council and affected residents to resolve the issues concerning plots 118 and 119 of the site and no. 75 Burlow Road, with particular reference to the issue of the difference in ground levels between plot 119 and no 75 Burlow Road.

The meeting concluded at 3.00 pm

**CHAIR**