



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 22 February 2021 at 1.30 pm in Virtual Meeting

Present: Councillor R McKeown (Chair)

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

20/147 CHAIR'S ANNOUNCEMENT

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.

A minute silence was observed in respect of former Councillor David Mellor who had recently passed away. Councillor Mellor had been a member of High Peak Borough Council from 1983 until 2015 and Chair of DC Committee from 2003 to 2015.

20/148 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE (Agenda Item 2)

Councillor Perkins declared an 'other' interest in agenda item 12, "HPK/2020/0508 27 Thomas Street, Glossop" (reason: personal friend of the applicant) and withdrew from the meeting during the consideration and voting on the application

The Chair, Councillor McKeown, declared an 'other' interest on behalf of all members of the committee in agenda item 12, "HPK/2020/0508 27 Thomas Street, Glossop" (reason: applicants are HPBC Councillors)

Councillor Roberts declared a disclosable pecuniary interest in agenda item 10, HPK/2020/0437 Sweet Water Cottages, Longridge Lane, Peak Dale (reason: neighbour and is known to the applicant) and withdrew from the meeting during the consideration and voting on the application

20/149 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 18 January 2021 be approved as a correct record.



20/150 UPDATE SHEET
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

20/151 PLANNING APPLICATIONS
(Agenda Item 5)

RESOLVED:

That the report be noted.

20/152 TREE PRESERVATION ORDER AT ETON HOUSE AND CARLISLE HOUSE, BROAD WALK, BUXTON (295)
(Agenda Item 6)

The Committee considered the objections raised to a temporary Tree Preservation Order at Eton House and Carlisle House, Broad Walk, Buxton.

During consideration of the report, the Council's Arboricultural Officer confirmed that the making of a TPO would not prevent the management and pruning of the trees, although an application would need to be made.

RESOLVED:

That, notwithstanding the objections raised, the Tree Preservation Order be confirmed for the reasons given at paragraph 5 (i) a-b of the report, and the objectors and original applicant be advised on the next course of action.

20/153 HPK/2020/0064 LAND OFF TRENCHARD DRIVE, BUXTON - APPLICATION TO VARY PLANNING CONDITION 2 ATTACHED TO FULL APPLICATION REF: HPK/2018/0315
(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 Mrs Drennan and Marie Hutchinson in objection to parts of the application, Councillors Grooby and Savage (ward councillors) and Adele Jacques (applicant)

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

At the conclusion of the item, the Chair thanked officers and the applicant for their time spent in reaching an acceptable agreement.

RESOLVED:



1. That approval be granted subject to:
 - (i) The LLFA confirming that they have no objection to the revised landscaping / drainage plans;
 - (ii) The same conditions as previously, subject to the changes /amendments as set out in the report;
 - (iii) The removal of permitted development rights for dormer extensions at plots 119 and 118;
 - (iv) The acceptance of the developer's offer to install additional land drains in the vicinity of no 49 Burlow Road to aid drainage in that area

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.

**20/154 HPK/2020/0047 LAND ADJ TO SHEFFIELD ROAD, CHAPEL EN LE FRITH
- ERECTION OF TWO INDUSTRIAL UNITS WITH ASSOCIATED OFF
STREET PARKING AND LANDSCAPING**
(Agenda Item 8)

Erection of two industrial units with associated off-street parking and landscaping

Applicant: Natural Stone Surfaces Ltd.

The Committee viewed plans and photographs of the site.

During the debate, it was confirmed that a footpath diversion order would be required to divert a public footpath within the site currently passing over one of the proposed parking spaces.

RESOLVED:

1. That planning permission be granted subject to:
 - (i) The conditions as set out within the report;
 - (ii) An additional condition to require a scheme of wall repair along the tramway to be submitted and approved by officers

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 Operations Manager – Development Services be delegated authority to do so in consultation with the Chair of the Committee. Provided that het changes do not exceed the substantive nature of the Committee's decision.

**20/155 HPK/2020/0062 BUXWORTH FOOTBALL CLUB - RETROSPECTIVE
ADVERTISEMENT CONSENT FOR THE RETENTION OF 17 X PITCH**



PERIMETER HOARDING SIGNS

(Agenda Item 9)

Retrospective advertisement consent for the retention of 17 x pitch perimeter hoarding signs

Applicant: Mr Mark Burgess

The Committee viewed plans and photographs of the site.

During the debate, members commented that the club should be encouraged to work with the council to explore alternative options at the site.

RESOLVED:

1. That planning permission be refused as set out within 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 Operations Manager – 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.

(Having declared an interest, Councillor Roberts withdrew from the meeting for the consideration and voting on the following application)

20/156 HPK/2020/0437 SWEET WATER COTTAGES, LONGRIDGE LANE, PEAK DALE - ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING
(Agenda Item 10)

Erection of general-purpose agricultural building

Applicant: Mr Stephen Wardle

The Committee viewed plans and photographs of the site.

RESOLVED:

1. That planning permission be granted as set out in the report, subject to:
 - (i) The amendment of condition 7 to refer to the removal of the storage containers and the trailer
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 Operations Manager – 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.



(Councillor Roberts returned to the meeting)

20/157 HPK/2018/0092 1 GREGGS AVENUE, CHAPEL EN LE FRITH - SINGLE STOREY SIDE EXTENSION TO EXISTING SEMI-DETACHED PROPERTY - RETROSPECTIVE

(Agenda Item 11)

Single storey side extension to existing semi-detached property – retrospective

Applicant: Mr C Tomlinson

The Committee viewed plans and photographs of the site

RESOLVED:

1. That planning permission be approved as set out within the report, subject to:
 - (i) The provision of a boundary wall to separate the driveway from the footpath;
 - (ii) The surfacing of the two car parking spaces to be in a permeable surface or which drain to a permeable area;
 - (iii) The relocation of the street sign and dropped kerb; and
 - (iv) The fence to be reinstated on the original line

2. That in the event of any changes being needed to the wording of 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.

(Having declared an interest, Councillor Perkins withdrew from the meeting during the consideration and voting on the following application and did not return)

20/158 HPK/2020/0508 27 THOMAS STREET, GLOSSOP - PROPOSED GROUND FLOOR REAR EXTENSION TO REPLACE EXISTING CONSERVATORY AND A FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE (TO BE REBUILT)

(Agenda Item 12)

Proposed ground floor rear extension to replace existing conservatory and a first floor side extension above existing garage (to be rebuilt)

Applicant: Mr and Mrs G Wharmby

The Committee viewed plans and photographs of the site

RESOLVED:



1. That planning permission be approved as set out within 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.

The meeting concluded at 3.25 pm

CHAIRMAN