



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 22 March 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

### **20/159 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.

### **20/160 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/2020/0615 Mount Peasant Chapel, Spring Bank, New Mill, Derbyshire" and "HPK/2020/0459 – Co-op Fields Rear of Mount Pleasant, Spring Bank, New Mills, Derbyshire" (reason: member of New Mills Town Council) and withdrew from the meeting during the consideration and voting on the application

Councillor Huddleston declared an 'other' interest in agenda item 6, "HPK/2020/0615 Mount Peasant Chapel, Spring Bank, New Mill, Derbyshire" and "HPK/2020/0459 – Co-op Fields Rear of Mount Pleasant, Spring Bank, New Mills, Derbyshire" (reason: has spoken to the applicant and considers that he has too much interest in the application) and withdrew from the meeting during the consideration and voting on the application.

Councillors Barrow and Todd declared an 'other' interest in agenda item 8, "HPK/2021/0005 Serpentine Community Gardens, Serpentine Walk, off Burlington Walk, Buxton" (reason: HPBC Executive Councillors and HPBC owned land which is leased to a third party who have made the application)

Councillors Barrow and Todd declared an 'other' interest in agenda item 10, "HPK/2020/0553 Pavilion Gardens, Buxton" (reason: HPBC Executive Councillors and HPBC owned land) and withdrew during the consideration and voting on the application

Councillor Perkins declared an 'other' interest in agenda item 11, HPK/2020/0388 Lowfoot Farm, Redgap Lane, Buxton (reason: applicant is a



relative) and withdrew from the meeting during the consideration and voting on the application

All members of the committee declared an 'other' interest in agenda item 11, HPK/2020/0388 Lowfoot Farm, Redgap Lane, Buxton (reason: applicant is a relative of a HPBC Councillor and member of the Development Control Committee)

**20/161 MINUTES OF THE PREVIOUS MEETING**  
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 22 February 2021 be approved as a correct record.

**20/162 UPDATE SHEET**  
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

**20/163 PLANNING APPLICATIONS**  
(Agenda Item 5)

RESOLVED:

That the update sheet be noted.

**(Councillors Dowson and Huddleston, having declared an interest, withdrew from the meeting during the consideration and voting on the following application)**

**20/164 HPK/2020/0515 MOUNT PLEASANT CHAPEL, SPRING BANK, NEW MILLS, DERBYSHIRE, SK22 4AS AND HPK/2020/0459 CO-OP FIELDS REAR OF MOUNT PLEASANT, SPRING BANK, NEW MILLS, DERBYSHIRE SK22 4AS**  
(Agenda Item 6)

HPK/2020/0515

Redevelopment of the existing ruined chapel into Use Class E 'Business, Commercial and Service' on the ground floor and two dwellings on the ground and first floor, Demolition includes: Unsafe elements of structure including the remains of the existing roof, near chimney and at the top of the walls to the rear Sunday school building. Rear wall of the chapel building to enable construction access, Clearing of the interior of the buildings of scrub and detritus from the fire down to good ground

HPK/2020/0459



Construction of temporary compacted gravel access road via Aldersgate across land owned by New Mills Town Council known as Co-op Fields rear of Mount Pleasant Chapel, Spring Bank Construction of compacted gravel level area for site office, welfare facilities and storage of equipment for duration of the build. Removal of 4m section of beech hedging adjacent to road, Erect security gates across to prevent unauthorised vehicle access, Erect security fencing and gates to secure site compound.

Applicant: Mrs Carolyn Bannister

The Committee were addressed by Lyn Bannister (applicant).

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

RESOLVED:

1. That in respect of application HPK/2020/0515, planning permission be approved as set out in the report, subject to:
  - a. The conditions as set out in the report;
  - b. authority being delegated to the Head of Development Services in consultation with the Chair of the Development Control Committee to add additional conditions if necessary with regard to an outstanding United Utility consultation;
2. That in respect of application HPK/2020/0459, planning permission be approved as set out in the report, subject to:
  - a. The conditions as set out in the report;
  - b. authority being delegated to the Head of Development Services in consultation with the Chair of the Development Control Committee to add additional conditions if necessary with regard to outstanding County Archaeology and HPBC Environmental Health consultations
3. 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 reason 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 Dowson and Huddleston returned to the meeting)**

**20/165 HPK/2021/0006 LAND ACROSS THE ROAD FROM 3 SILK HILL. BUXWORTH, DERBYSHIRE**  
(Agenda Item 7)

Retrospective permission for a shed with a non permanent base measuring 12 sq meters to replace existing greenhouse

Applicant: Mrs Jo Holden

The Committee viewed photographs of the site.



The Committee were addressed by Councillor Burton and Jacqui Allen (for applicant).

During the debate, the applicant was encouraged to enter into further discussions with the planning service.

RESOLVED:

1. That the application 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 Head of Development Service 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.

**20/166      HPK/2021/0005 SERPENTINE COMMUNITY GARDENS, LOCATED IN SERPENTINE WALKS, OFF BURLINGTON WALK, BUXTON**  
(Agenda Item 8)

Erection of a polytunnel

Applicant:    Ms Madeline Hall c/o Serpentine Community Garden Society  
CIO

The Committee viewed plans and photographs of the site.

The Committee were addressed by Madeline Hall (applicant)

RESOLVED:

1. That planning consent 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 Service 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.

**20/167      HPK/2020/0531 LAND AT CEMETERY ROAD, GLOSSOP**  
(Agenda Item 9)

Variation of condition 2 relating to HPK/2020/0316

Applicant:    Glossop North End Juniors AFC

The Committee viewed plans of the site.



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 Service 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.

**(Councillors Barrow and Todd, having declared an interest, withdrew from the meeting during the consideration and voting on the following application)**

**20/168 HPK/2020/0553 PAVILION GARDENS, BUXTON**  
(Agenda Item 10)

Listed Building Consent – Repairs to the core buildings within the Pavilion Gardens Complex

Applicant: Parkwood Holdings Ltd. On behalf of High Peak Borough Council

The Committee viewed plans of the site.

RESOLVED:

1. That Listed Building Consent be granted 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 Service 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.

**(Councillors Barrow and Todd returned to the meeting)**

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

**20/169 HPK/2020/0388 - LOWFOOT FARM, REDGAP LANE, BUXTON**  
(Agenda Item 11)

Extension of stable block and part change of use to form cattery

Applicant: Laura Perkins



The Committee viewed plans and photographs of the site.

During the debate, consideration was given to the lack of objections from neighbours, the remote location, the straight access road with passing places and the assurances from the applicant that the cattery would operate on an appointment only basis.

RESOLVED:

1. That the application be approved for the following reasons:
  - a. The building is remote but that is in compliance with policy because of the proposed use as a cattery;
  - b. The access road is not well used, and is straight so on-coming vehicles can be seen a long way off;
  - c. The conditions to include that pick up and drop off is by appointment only
2. That authority be delegated to the Head of Development Services, in consultation with the Chair to agree suitable conditions to attach to the approval.

The meeting concluded at 3.16 pm

**CHAIR**