



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 21 June 2021 at 1.30 pm in The Octagon, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

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

Apologies for absence were received from Councillors L Dowson and I Huddleston

22/7 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 24 May 2021 be approved as a correct record.

22/8 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

22/9 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

22/10 HPK/2021/0020 - FERNEY BOTTOM FARM, GRINLOW ROAD, HARPUR HILL, BUXTON, DERBYSHIRE, SK17 9JH

(Agenda Item 6)

Portal framed building (94.0m x 40.0m x 8.8m) with ancillary office accommodation and service yard with operational and visitor parking including cycle and motor cycle parking.

Applicant: Mr Simon Mander, Avanti Conveyors Limited

Members of the committee expressed the view that a physical site visit should be undertaken in respect of this application to give members an opportunity to fully familiarise themselves with the site, and that the application be then considered at a Special Meeting.

RESOLVED:

That consideration of the application be deferred to enable a physical site visit to take place, and that the application be then considered at a Special Meeting of the Committee.

**22/11 HPK/2019/0349 LAND TO THE NORTH OF ST CHARLES HALL,
WOOLLEY BRIDGE ROAD, HADFIELD**
(Agenda Item 7)

Outline application for Residential development (C3a Use Class) including matters of Access, Layout and Scale (matters of Landscaping and Appearance Reserved)

Applicant: Mr Adam Bell

The Committee viewed plans and photographs of the site.

The Committee were addressed by Adam Bell (applicant).

RESOLVED:

1. That planning permission be granted as set out in the report, subject to:
 - a. The signing of a Section 106 Agreement to secure affordable housing, the woodland management plan and the works necessary to the curtilage listed Hall; and
 - b. The conditions as set out in the update sheet.
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.

**22/12 HPK/2020/0541 SMALLDALE QUARRY, SMALLDALE ROAD,
SMALLDALE, DERBYSHIRE - SK17 8EA**
(Agenda Item 8)

Approval of reserved matters for Appearance, landscaping, and scale following Outline Permission HPK/2019/0199

Applicant: Mr Nicholas Gregory, Valley Engineering (Derbyshire) Ltd.

The Committee viewed plans and photographs of the site.

RESOLVED:

1. That planning permission 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.

22/13 HPK/2021/0206 - 182 MARKET STREET, CHAPEL-EN-LE-FRITH
(Agenda Item 9)

Retrospective Change of Use from B1 Class III to Car Showroom

Applicant: Mr Mason Farmery

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

The Committee were addressed by Russell Smith in objection to the application.

Concerns were expressed regarding outstanding comments from Severn Trent Water and Environmental Health. Clarification was sought around access issues on Market Street and to the tramway and cycle route and the potential relocation of a public footpath. Concerns were also raised around parking in the area.

RESOLVED:

That consideration of the application be deferred to enable the outstanding and additional information as set out above to be sought.

22/14 HPK/2021/0065 36 POST STREET, PADFIELD, GLOSSOP, SK13 1EF
(Agenda Item 10)

Remove existing render, install external wall insulation boards. Apply render to match existing pattern and colour.

Applicant: Bartek Verde

The Committee viewed photographs of the site,

During the debate, members requested that Councillor Cross engaged with officers to provide some advice to the applicant on how to make the best use of the property.

RESOLVED:

1. That the application be refused 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.

The meeting concluded at 2.22 pm

CHAIRMAN