



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 12 July 2021 at 1.30 pm in The Octagon, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

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

Apologies for absence were received from Councillors I Huddlestone, G Oakley, J Perkins and J Todd

22/15 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE

(Agenda Item 2)

Councillors Barrow and A McKeown declared an 'other' interest in agenda item 7, "HPK/2021/0044 Land off Dollywood Close, Buxworth" (reason: HPBC Executive Councillors and HPBC has an interest in the site) and withdrew from the meeting during the consideration and voting on the application

Councillor Ashton declared an 'other' interest in agenda item 8, "Tree Preservation Order at Britannia Trading Estate HPBC TPO No 299" (reason: knows the owner and his family) and withdrew from the meeting during the consideration and voting on the application

22/16 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 21 June 2021 be approved as a correct record.

22/17 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

22/18 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

22/19 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

A site visit had been undertaken on 2 July 2021.

Members viewed plans and photographs of the site.

The Committee were addressed by Richard Houghton (in objection to the application) and Simon Mander (applicant).

RESOLVED:

1. That planning permission be approved, for the following reasons:

The Committee has reached an overall balanced judgement that the economic and other public benefits of the proposal outweigh the actual or potential harm to biodiversity, heritage and landscape identified by specialist officers and set out in the report.

The key factors taken into account by the Committee are set out below:

Economic and other public benefits

- Retention and expansion of local and off-site employment and training opportunities in a modern and expanding business with international dimensions and the expansion of opportunities in the locally-based supply chain for that business
- The Council's active support for a long-established and developing locally-based and highly regarded business will enhance the reputation of High Peak as a good location for developing businesses providing other local work opportunities
- Alternative appropriate buildings or sites for the development are not available, if the application is refused the business would be likely to be developed outside High Peak
- The Council has approved many housing sites and must also provide jobs for these residents

Biodiversity, heritage and landscape issues

- Heritage: specialist officers have raised specific negative issues in relation to particular characteristics of the context in which the proposed development would be located. These negative aspects are classified as 'less than substantial' which requires a balanced judgement or judgements to be made about their significance
- Biodiversity: the Council could use its influence to find common ground between the applicant and consultees and to achieve suitable mitigation by way of conditions(s)

- Landscape and heritage: it is a matter of regret that the application falls outside the development boundary in the local plan. However, a major positive characteristic of the area as a whole is a very mixed background and history and the positive use that has been made of that history and heritage (eg tourism, HSE, industrial estate etc.) The views from Solomon's Temple/Grin Tower are just as much about local interest and variety as natural beauty and heritage. It is in this spirit that the Committee has assessed its judgement on the relative lesser weight to accord to the landscape and heritage issues by comparison with the economic and other public benefits set out above.
2. That the detailed conditions to be attached to the approval, in particular those relating to harm/potential harm to biodiversity, heritage and landscape be delegated to the Head of Development Services in consultation with the Chair and Vice-Chair of the Committee. Members also requested that a suitable number of electric vehicle charging points be provided in the car parking area;
 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 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.

(Councillor Dowson requested that his abstention from voting be recorded)

(Having declared an interest, Councillors Barrow and A McKeown withdrew from the meeting during the consideration and voting on the following application)

22/20 HPK/2021/0044 - LAND OFF DOLLYWOOD CLOSE, BUXWORTH, DERBYSHIRE, SK23 7NL
(Agenda Item 7)

Approval of reserved matters following outline permission HPK/2016/0108

Applicant: Mr J Westbrook, Corridor Ltd.

The Committee viewed plans and photographs of the site.

RESOLVED:

1. That the Head of Development Services be delegated authority to approve the application subject to:
 - a. The resolution of outstanding highway matters
 - b. The conditions as set out in the report
 - c. Retention of proposed garages for parking to maintain minimum standards

d. Obscure-glaze certain first floor windows

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.

(Councillors Barrow and A McKeown returned to the meeting)

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

**22/21 TREE PRESERVATION ORDER AT BRITANNIA TRADING ESTATE HPBC
TPO NO 299**
(Agenda Item 8)

The Committee considered the objections raised to a temporary Tree Preservation Order made in respect of trees and woodland at Britannia Trading Estate, Buxworth and considered whether the Order should be confirmed and made permanent, modified or allowed to lapse.

The Committee viewed a plan and photographs of the site.

The Committee were addressed by Nick Parsons, speaking also on behalf of Chinley, Buxworth and Brownside Parish Council and CPRE, in objection to an element of the TPO and Councillor Burton (Ward Councillor).

RESOLVED:

1. That, notwithstanding the objections raised, the Tree Preservation Order be confirmed for the reasons as set out at paragraph 5 (i) a-c of the report and
2. That TPO59 dated 13 October 1989 be revoked.

(Councillor Ashton returned to the meeting)

**22/22 HPK/2021/0282 - 5 BAGSHAWE AVENUE, CHAPEL-EN-LE-FRITH,
DERBYSHIRE, SK23 9SE**
(Agenda Item 9)

Proposed Garage conversion with roof alteration and rear dormer to provide additional bedroom space

Applicant: Ms Joanne Duxbury

The Committee viewed plans and photographs 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 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 3.00 pm

CHAIR