



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 13 September 2021 at 1.30 pm in The Octagon, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

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

Apologies for absence were received from Councillors G Oakley

22/33 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE

(Agenda Item 2)

Councillor Young declared an 'other' interest in agenda item 7, "HPK/2021/0023 CJK Packaging Ltd., Bridgeholme Mill Industrial Estate, Chinley" and 8, "HPK/2021/0315 CJK Packaging Ltd., Bridgeholme Mill Industrial Estate, Chinley (Advertising Consent)" (reason: knows both Councillors Sizeland Parish and Borough), also predetermination as I have voted previously on similar) and withdrew from the meeting during the consideration and voting on the application

22/34 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 16 August 2021 be approved as a correct record.

22/35 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

22/36 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

22/37 HPK/2021/0145 - LAND AT FOXLOW FARM, BUXTON
(Agenda Item 6)

Full planning application for the development of a Local Centre comprising of a foodstore (Use Class E (a)), children's day nursery (Use Class E (f)) and flexible commercial/retail units (Use Class E and Sui Generis (hot food takeaway, veterinary surgery, public house / drinking establishment)) along with parking, access and other associated works

Applicant: HDD Buxton Ltd. Aldi Stores Ltd., Philip Heathcote and Hallam Land Management

The Committee viewed plans and photographs of the site.

The Committee were addressed by Jonathan Burns (agent)

RESOLVED:

1. That consideration of the application be deferred pending:
 - (i) Further discussions with the applicant around local geography and shopping habits due to concerns that the proposed location of the new store may restrict access for some areas of the population, and to determine whether there is potential for a 2 store model in Buxton;
 - (ii) Further discussions with highways around the impact of the proposed development on the local network.

(Having declared an interest, Councillor Young withdrew from the meeting during the consideration and voting on the following two applications)

22/38 HPK/2021/0023 - CJK PACKAGING LTD, BRIDGEHOLME MILL INDUSTRIAL ESTATE, CHINLEY
(Agenda Item 7)

Proposed warehouse extension

Applicant: Chris Sizeland, CJK Packaging Ltd.

The Committee viewed photographs and plans of the site.

The Committee were addressed by Stephen Griffiths (agent)

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 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.

22/39 HPK/2021/0315 - CJK PACKAGING LTD, BRIDGEHOLME MILL INDUSTRIAL ESTATE, CHINLEY (ADVERTISING CONSENT)
(Agenda Item 8)

Advertising consent for Two Company Logo Signs on Front Company Building

Applicant: Mr Joseph Sizeland

The Committee viewed photographs of the site.

RESOLVED:

1. That advertisement consent be granted 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

(Councillor Young returned to the meeting)

22/40 HPK/2021/0055 - 22 BOWDEN LANE, CHAPEL-EN-LE-FRITH
(Agenda Item 9)

Removal of existing front boundary wall and new boundary wall and associated landscaping

Applicant: Michelle Rogers

The Committee viewed photographs of the site.

RESOLVED:

That consideration of the application be deferred for the following reasons:

- (i) To enable members to undertake a site visit if they wish
- (ii) To enable investigations to be undertaken to establish if the parking space can be made wider
- (iii) For the DCC Highways Authority comments to be clarified

The meeting concluded at 2.48 pm

CHAIRMAN