



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 24 January 2022 at 1.30 pm in The Octagon, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

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

An apology for absence was received from Councillors I Huddleston

Councillors Greenhalgh and A McKeown were also in attendance

22/64 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 13 December 2021 be approved as a correct record.

22/65 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

22/66 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

22/67 HPK/2020/0334 - LAND SOUTH OF HOLLINCROSS LANE, GLOSSOP, SK13 8JH

(Agenda Item 6)

Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 23 dwellings (Use Class C3) including the retention and conversion of Redcourt for together with access, parking and landscaping.

Applicant: Glossop Eden Ltd.

The Committee were addressed by Joan Rutherford on behalf of local residents and the High Peak Access Group and Councillor Greenhalgh

(Ward Councillor) in objection to the application and Michael Drake (applicant).

The Committee viewed plans and photographs of the site.

RESOLVED:

1. That the application be refused as set out in the report, and the additional and second reason for refusal as set out on 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 Chair of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

22/68

HPK/2021/0173 - THE FICKLE MERMAID, FORESTERS WAY, CHAPEL-EN-LE-FRITH, SK23 0RB

(Agenda Item 7)

Demolition of existing structures and construction of roadside facility comprising a petrol filling station, associated convenience store and 1no. drive thru unit (Class E)

Applicant: Mr Robert Buffham, EG Group Ltd.

The Committee were addressed by Christopher Eccles in objection to the application and Nathan Tonge (applicant).

The Committee viewed plans and photographs of the site,

A motion to approve the application, subject to the parking arrangements (including electric vehicle charging points) being reviewed at a future meeting of the committee and an additional condition to control external lighting was moved and seconded. On being put to the vote, the motion was lost.

A motion to refuse the application was then moved and seconded. The meeting was adjourned at 2.40 p.m. and re-convened at 2.45 p.m. to enable the Head of Development Services to take advice from the Solicitor following which advice was given to members and, following further debate regarding the application and local plan provisions that reflected concerns members had regarding the development, the committee properly formed detailed reasons for refusal in application of the planning balance following consideration of the officers report, members local knowledge, local plan policy and other material considerations. The motion was then voted upon as follows:

RESOLVED:

That planning permission be refused for the following reasons:

- a. Members did not accept that such a low level of proposed parking would be adequate, nor that petrol pumps should be counted as parking spaces. Accordingly they considered there would be an inadequate level of parking provision and resultant increase in on street parking to the detriment of the free and safe flow of traffic contrary to Policies EQ6, CF6 and Appendix 1 of the local plan
 - b. Members considered the adverse environmental impact of the proposed development to be unacceptable, in particular the loss of a relatively new and useable building which does not respond positively to the challenge of climate change, contrary to Policies S1 EQ1, and EQ6 of the Local Plan;
 - c. Members considered the loss of a community facility with good outdoor facilities, and generous parking on site including good disabled access, which were in short supply in Chapel en le Frith, without any evidence that the existing use is no longer financially or commercially viable was contrary to Policy CF5; and
 - d. The proposal design fails to respect the location of the site as a gateway to Chapel en le Frith and main access road to Glossop from the south and contrary to policy EQ6 .
2. That authority be delegated to the Head of Development Services and Chairman to determine the detailed wording of the reasons for refusal.

The meeting concluded at 3.00 pm

CHAIRMAN