



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 12 December 2022 at 1.30 pm in Arts Centre, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

Councillors A Barrow, C Farrell, D Lomax, A McKeown (substitute for I Huddleston), 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

23/49 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 8, "HPK/2022/0316 Spring Gardens, Buxton" (reason: Member of the Executive and Leader of the Council respectively) and withdrew during the consideration and voting on the application

Councillor Todd declared an 'other' interest in agenda item 8, "HPK/2022/0316 Spring Gardens, Buxton" (reason: Member of the Executive and Member of the HAZ Group) and withdrew during the consideration and voting on the application

23/50 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 7 November 2022 be approved as a correct record.

23/51 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

23/52 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

23/53 HPK/2021/0222 - LAND AT THE STABLES, THE HEATH, GLOSSOP
(Agenda Item 6)

Low-density complex of 13 no. luxury tourist lodges with associated reception building, access and landscaping

Applicant: Mr Craggs, Unique Holiday Stays Limited

The Committee had undertaken a site visit.

The Committee were addressed by Dr Anne Talbot in objection to the application and Dave Morse (agent).

During the debate, concerns were expressed regarding the location and landscape impact of the proposed development.

A motion to refuse the application for the reasons as debated was then moved and seconded. The meeting was adjourned at 2:05 p.m. and re-convened at 2.10 p.m. to enable the Head of Development Services to take advice from the Solicitor who drafted the reasons for refusal based on the debate that were read out to the Committee. The motion was then voted upon as follows:

RESOLVED:

1. That planning permission be refused for the following reasons:
 - a. Members disagreed with officers' assessment of landscape impact. They considered the proposal would be detrimental in this countryside location and context and would have an adverse impact on landscape contrary to EQ2, landscape character. The proposed landscaping would do little to adequately screen the proposed development from public vantage points.
 - b. The proposal would not protect the intrinsic character and distinctiveness of the countryside contrary to EQ3 and para 130 of the NPPF.
 - c. The proposal would be contrary to policy E7; the development would be prominent and have an adverse impact on the immediate and wider landscape. Screening would be insufficient and permanent structures would be visible from outside the site where the public have access.
 - d. Harm to the landscape and countryside were not outweighed by the benefits as set out in the report.

2. That authority be delegated to the Head of Development Services to make minor amendments to the wording of the reasons for refusal for grammar and consistency with policy wording.

23/54 HPK/2019/0200 - LAND AT DINTING ROAD GLOSSOP
(Agenda Item 7)

Outline application for 65 houses with details of access

Applicant: Messers NJ Dignan & J Wood c/o Agent

The Committee had undertaken a site visit.

The Committee were addressed by Chika Jones in objection to the application and Olivia Pemberton (agent).

RESOLVED:

1. That the application be approved as set out in Recommendation No. 1 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.

23/55 **HPK/2022/0316 - SPRING GARDENS, BUXTON**
(Agenda Item 8)

Vinyl lamp post banners to promote Buxton HAZ and Buxton 'Our Street' cultural project (Advertisement Consent)

Applicant: Mrs Lisa Hooley (Heritage Action Zone Officer), High Peak Borough Council

The Committee viewed plans and drawings of the site.

The Committee were addressed by Jo Brooks (on behalf of applicant)

RESOLVED:

1. That advertisement 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 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.

23/56 **HPK/2022/0429 - 1 ROYLE AVENUE, GLOSSOP**
(Agenda Item 9)

Lower ground floor garage and utility, single storey side extension, two storey rear extension and loft room, along with inglenook single side storey extension and alterations to the existing porch.

Applicant: Mr Craig Jackson

The Chair reported that this application had been deferred at the request of the applicant.

**23/57 HPK/2022/0407 - 6, BOWLAND ROAD, SIMMONDLEY, GLOSSOP,
DERBYSHIRE, SK13 6PF**
(Agenda Item 10)

Proposed garage conversion with extension to rear and replacement extension to existing conservatory

Applicant: Mr M Greenhalgh

The Committee viewed plans and photographs of the site.

RESOLVED:

1. That planning permission 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 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.

23/58 EXCLUSION OF PRESS AND PUBLIC
(Agenda Item 11)

RESOLVED:

That the press and public be excluded from the meeting during consideration of the following item of business as there may be disclosure of exempt information as defined as Part I of Schedule 12A of the Local Government Act 1972

23/59 PERFORMANCE ON PLANNING ENFORCEMENT
(Agenda Item 12)

The Committee considered an update on key enforcement cases and performance.

The meeting concluded at 3.10 pm

CHAIRMAN