



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 13 February 2023 at 1.30 pm in Pavilion Arts Centre, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

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

An apology for absence was received from Councillor L Dowson

23/70 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE
(Agenda Item 2)

None

23/71 MINUTES OF THE PREVIOUS MEETING
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 23 January 2023 be approved as a correct record.

23/72 UPDATE SHEET
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

23/73 PLANNING APPLICATIONS
(Agenda Item 5)

That the report be noted.

23/74 HPK/2022/0350 - NEW MILLS FOOTBALL CLUB, CHURCH LANE, NEW MILLS
(Agenda Item 6)

Residential development comprising 20 no. shared ownership dwellings with parking and associated works

Applicant: Geraint City Heart Homes Ltd.

The Chair announced that this application had been withdrawn from the agenda.

23/75 HPK/2022/0317 - EASTERN MILL, MILLTOWN, GLOSSOP, DERBYSHIRE
(Agenda Item 7)

Demolition of derelict industrial buildings, the erection of 25 new houses and two apartment buildings (51 units and 9 units respectively), conversion of Easton House into 10 no. apartments and its former Coach house to 3 no. dwellings, along with associated access works (including a new footway to Milltown and a new riverside walkway), car parking, restoration of Mill Pond, landscaping, amenity space and all associated works.

Applicant: Mr Ian Watson, Watson Construction Holdings Limited

The Committee had undertaken a site visit.

The Committee was addressed by John Walker (applicant)

RESOLVED:

1. That planning permission be approved as set out in the report, subject to:
 - (i) The amended section 106 agreement contributions as set out in the update sheet;
 - (ii) The additional and deleted conditions as set out in the update sheet;
 - (iii) An additional condition to require swift boxes on buildings, particularly the mill building, if not already covered elsewhere within the conditions;
 - (iv) An additional condition to require EV charging points to be provided for the flats if not already covered under building regulations;
 - (v) An additional condition to ensure that the scheme of materials include the use of reclaimed stone with matching artificial stone within the site, the details of which to be agreed with the Council

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 substance of the substantive nature of the committee's decision.

23/76 HPK/2021/0347 - 3 TEMPLE ROAD BUXTON SK17 9BA
(Agenda Item 8)

Conversion, alterations and extensions to existing hotel/residential building to form a total of 10 new apartments, 3 cottages and 2 townhouses including an extension to building to create one of new townhouse, demolition of existing garage; and improvements to existing access points on Temple Road and College Road; formation of new car park; hard and soft landscaping; and other associated works, including engineering operations.

Applicant: Amos Homes (Buxton) Ltd.

The Committee viewed plans and photographs of the site.

The Committee were addressed by Philip Brown (also on behalf of other local residents) in objection to the application and Mark Dauncey (applicant).

RESOLVED:

1. That the application be approved as set out in the report, subject to:
 - (i) the amended s106 contributions set out in the update sheet;
 - (ii) the additional condition as set out in the update sheet;
2. That in the event of any changes being needed to the wording of the Committee's decisions (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 substance of the substantive nature of the committee's decisions.

23/77 TREE PRESERVATION ORDER AT ST MARY'S CLOSE, CHINLEY - HPBC TPO NO 306
(Agenda Item 9)

The Chair advised that this report had been withdrawn as set out in the update sheet.

23/78 TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257: APPLICATION FOR DIVERSION OF FP110 - CEMETERY ROAD AND PLAYING FIELD, GLOSSOP - HPF/2022/0001
(Agenda Item 10)

The Committee considered a report which outlined an application to divert part of the Public Footpath No. FP110 in the Dinting Ward of Glossop together with updated details and recommendation set out in the update sheet.

RESOLVED:

1. That an Order to be made under Section 257 of the Town and Country Planning Act 1990 to divert part of the Public Footpath No.110 Glossop, the approximate position of which is as illustrated on the attached plan below (Ref: A-10-0011 Rev A00) dated January 2023 on the grounds that the Borough Council is satisfied that if application HPK/2023/0045 were granted it would be necessary to authorise the diversion in order to enable the development to take place.

2. That the Head of Development Services be given delegated powers to finalise the Order wording to achieve the diversion as approved and make any minor amendments to the plan required/approved by the Highways Authority, or the County Council as landowner, or to comply with the Footpath Diversion legislative requirements.
3. That Public Notice of the making of the Order be given and in the event of there being no objections within the period specified and permission being granted for application reference HPK/2023/0045, the Order be confirmed in the exercise of the powers conferred on the Council by the said Act. In the event that application reference HPK/2023/0045 is not granted consent or is withdrawn or is not implemented for whatever reason then authority be given to the making of an order in respect of permission HPK/2020/0531 as per the report.
4. That in the event of objections to the Order being received and not resolved, High Peak Borough Council be responsible for the conduct of any referral to the Secretary of State, hearing or public inquiry.

The meeting concluded at 2.30 pm

CHAIRMAN