



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 6 March 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, J Todd and S Young

Apologies for absence were received from Councillors L Dowson and E Thrane

### **23/79 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/2022/0443 CJK Packaging Ltd. Bridgeholme Mill Industrial Estate, Chinley" (reason: standing with Mrs Sizeland in a two seat ward for the Borough election and is predetermined from before) and withdrew from the meeting during the consideration and voting on the application

All members declared that they had received correspondence in respect of agenda items 6, "HPK/2021/0651 The Wrens Nest, Wren Nest Retail, Glossop Brook Road" and agenda item 7, "HPK/2022/0433 CJK Packaging Ltd. Bridgeholme Mill Industrial Estate, Chinley"

### **23/80 MINUTES OF THE PREVIOUS MEETING**

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 13 February 2023 be approved as a correct record.

### **23/81 UPDATE SHEET**

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

### **23/82 PLANNING APPLICATIONS**

(Agenda Item 5)

RESOLVED:

That the report be noted.

**23/83      HPK/2021/0651 - THE WRENS NEST, WREN NEST RETAIL GLOSSOP  
BROOK ROAD, GLOSSOP**  
(Agenda Item 6)

Freestanding McDonald's restaurant with drive thru, car parking, landscaping and associated works, including customer order displays (COD) and associated works

Applicant:      McDonald's Restaurants Ltd.

The Committee had undertaken a site visit.

The Committee were addressed by Jane Fantom in objection to the application and Sean Fielding (applicant).

RESOLVED:

1. That planning permission be granted as set out in the report, subject to:
  - a. the revised list of conditions as set out in 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 the Chair of the Committee, provided that the changes do not exceed the substance of the substantive nature of the committee's decision.

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

**23/84      HPK/2022/0443 - CJK PACKAGING LTD, BRIDGEHOLME MILL  
INDUSTRIAL ESTATE, CHINLEY, DERBYSHIRE, SK23 6DU**  
(Agenda Item 7)

Proposed warehouse extension for B2/B8 mixed use development

Applicant:      CJK Packaging Ltd

The Committee had undertaken a site visit.

The Committee were addressed by Mateo Espinosa and Joe Sizeland (on behalf of the applicant).

RESOLVED:

1. That planning permission be refused 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 substance of the committee's decision.

**(Councillor Young returned to the meeting)**

**23/85      HPK/2022/0557 - BUXTON FOOTBALL CLUB, SILVERLANDS, BUXTON**  
(Agenda Item 8)

Extension of existing clubhouse at first floor level and part ground floor to form a gym and changing room facilities

Applicant:    Mr David Hopkins

The Committee were addressed by Colin Moss in objection to the application.

**RESOLVED:**

1. That the application be approved as set out in the report, subject to:
  - a. 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 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 committee's decision.

The meeting concluded at 2.40 pm

**CHAIRMAN**