



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 26 February 2024 at 1.30 pm in Pavilion Arts Centre, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

Councillors A Barrow, C Farrell, S Gardner, L Grooby (substitute for P Hardy), A Hopkinson, D Lomax, P Roberts, G Scott and J Todd

Apologies for absence were received from Councillors P Hardy and I Huddlestone

24/72 CHAIR'S ANNOUNCEMENT

The Chair announced that meetings open to the public may be recorded by representatives of the media or by members of the public and set out the guidelines for the recording of public meetings and made reference to a guidance document that was available on the website. The Chair then introduced Members and Officers.

24/73 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE

(Agenda Item 2)

There were no disclosures of interest

24/74 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 22 January 2024 be approved as a correct record.

24/75 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

24/76 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

24/77 **HPK/2019/0215 - LAND EAST OF BUTE STREET, HAWKSHEAD FOLD, GLOSSOP, DERBYSHIRE**
(Agenda Item 6)

Outline permission for development of up to 56 new homes, with access and associated matters

Applicant: Mr Jack Holding

The Committee had undertaken a site visit.

The Committee were addressed by Janet Bingham (on behalf of local residents) in objection to the application and Jack Holding (applicant). The Council's Solicitor read out a statement from Councillor Hardy (ward councillor).

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.

24/78 **HPK/2022/0259 - LAND TO THE NORTH EAST OF HIGHSTONES, BUTE STREET, GLOSSOP, DERBYSHIRE**
(Agenda Item 7)

Construction of 7 new houses on vacant land to the north east of Highstones

Applicant: Mr Aceson, Kirtleway Ltd.

The Committee were addressed by Janet Bingham in objection to the application and Matt Hurst (agent).

RESOLVED:

1. That the application be approved as set out in the report, subject to:
 - a. an additional condition to provide hedgehog runs, the details of which are to be submitted and approved
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.

24/79 **HPK/2022/0376 (FULL) HPK/2022/0377 (LBC) - GROVE HOTEL, GROVE PARADE, TERRACE ROAD, BUXTON**
(Agenda Item 8)

Full planning permission for 17 apartments and two extensions to the rear elevation, and, Listed Building Consent for 17 apartments two extensions to the rear elevation.

Applicant: AH2 Buxton Limited

The Committee were addressed by Sam Miller (for applicant).

RESOLVED:

1. That application HPK/2022/0376 (FULL) be approved as set out in the report;
2. That application HPK/2022/0377 (LBC) be approved as set out in the report;
3. That authority be delegated to the Head of Development Services in relation to clarifying outstanding matters by ensuring the applicant provides an appropriate structural survey and calculations to demonstrate that the former Grove Hotel building would be safe when subjected to the likely forces of flood water during a flood event;
4. 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.

24/80 **HPK/2023/0541 - LAND ADJACENT TO STUBBINS HOUSE, UNNAMED ROAD FROM STUBBINS LANE TO TITHE BARN, CHINLEY, DERBYSHIRE, SK23 6ED**
(Agenda Item 9)

Erection of a stone building to provide a dwelling (part retrospective) and associated landscaping works

Applicant: Mr Luigi Raimo

The Committee were addressed by Michael Bamford (for agent).

The Committee had undertaken a site visit.

During the debate, members discussed the circumstances leading to the collapse of the original barn, the sustainable way in which the re-building was being undertaken including the re-use of materials and the negative impact the demolition of the new building and associated processes would have on the environment, particularly in respect of carbon emissions.

RESOLVED:

1. Notwithstanding the Committee accepted this was prima facie inappropriate development in the green belt, the Committee considered there were very special circumstances that outweighed the potential harm to the green belt as follows:
 - a. The extenuating circumstances during the consented conversion of the existing dwelling that led to the need to re-build;
 - b. The sustainable nature of the new building which was being rebuilt using the stone from the barn that previously stood on the site, therefore to demolish this building would be wasteful and create harm to the environment,

Accordingly the Committee resolved that the application should be approved subject to conditions

2. That authority be delegated to the Head of Development Services, in consultation with the Chair, to determine suitable conditions and informatives to attach to the approval to include a condition to require the re-use of the stone from the demolished barn;
3. 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/informative/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 this committee's decision.

24/81 **HPK/2023/0550 - THE PAPER MILL INN, , WHITEHOUGH HEAD LANE, WHITEHOUGH, DERBYSHIRE, SK23 6EJ**
(Agenda Item 10)

Proposed single storey extension to provide extended kitchen to existing public house

Applicant: Daniel Capper, The Old Hall Ltd.

The Committee were addressed by Claire Wilde (agent)

RESOLVED:

1. That the application be approved 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/informative/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 this committee's decision.

24/82 TREE PRESERVATION ORDER AT LAND AT HOGSHAW, FAIRFIELD, BUXTON

(Agenda Item 11)

The Committee considered the objections raised to a temporary Tree Preservation Order (TPO) made in respect of trees at land at Hogshaw, Fairfield, Buxton in order to decide whether the order should be confirmed and made permanent, be modified, or allowed to lapse.

RESOLVED:

That, for the reasons given at section 5 and notwithstanding the objections raised to some of the trees included in the Order, the TPO dated 22 September 2023 be confirmed as made.

The meeting concluded at 2.56 pm

CHAIRMAN