



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 3 December 2018 at 1.30 pm in Main Hall - Town Hall, Market Street, Chapel-en-le-Frith**

Present: Councillor D Lomax (Chair)

Councillors L Dowson, C Howe, J Kappes, R McKeown, G Oakley, J Perkins, P N Roberts, E Thrane, J Todd and S Young

Apologies for absence were received from Councillors A Barrow and A McKeown (as proposed substitute)

**19/78 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**  
(Agenda Item 2)

Councillor Dowson declared an 'other' interest in agenda items 11 & 12 (HPK/2018/0120 Former Bottling Plant, - Station Road, Buxton – erection of extra care accommodation for older people landscaping and car parking and HPK/2018/0125 Former Bottling Plant, - Station Road, Buxton – new multi agency health care campus) (reason: member of North Derbyshire CCG Working Group – Better Care Closer to Home / PLACE)

Councillor R McKeown declared an 'other' interest in agenda item 6 (HPK/2018/0428 Land to rear of 20 Sunlaws Street, Glossop – detached 4 bedroom stone house with natural slate roof and associated external works and landscaping, using existing vehicular access from Sunlaws Street) (reason: objector is known to him) and withdrew from the meeting during the consideration and voting on the application

Councillor Oakley declared an 'other' interest in agenda item 6 (HPK/2018/0428 Land to rear of 20 Sunlaws Street, Glossop – detached 4 bedroom stone house with natural slate roof and associated external works and landscaping, using existing vehicular access from Sunlaws Street) (reason: knows an objector) and withdrew from the meeting during the consideration and voting on the application

Councillor Thrane declared a Disclosable Pecuniary Interest in agenda items 7 & 8 (HPK/2018/0174 Thorn Heyes House, London Road, Buxton- alterations to roof and HPK/2018/0356 137 Thorn Heyes Cottages, London Road, Buxton – alterations to existing residential house to 3 apartments and 1 maisonette) (reason: owns property directly opposite Thorn Heyes) and withdrew from the meeting during the consideration and voting on the application

Councillor Todd declared an 'other' interest in agenda items 11 & 12 (HPK/2018/0120 Former Bottling Plant, - Station Road, Buxton – erection of extra care accommodation for older people landscaping and car parking and HPK/2018/0125 Former Bottling Plant, - Station Road, Buxton – new multi agency health care campus) (reason: member of Transition Buxton who have



commented on the applications, although have had no involvement in the making of the comments)

**19/79 MINUTES OF THE PREVIOUS MEETING**  
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 5 November 2018 be approved as a correct record.

**19/80 UPDATE SHEET**  
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

**19/81 PLANNING APPLICATIONS**  
(Agenda Item 5)

RESOLVED:

That the report be noted.

**(Having declared an interest, Councillors R McKeown and Oakley withdrew from the meeting during the consideration and voting on the following application)**

**19/82 HPK/2018/0428 LAND REAR OF 20 SUNLAWS STREET, GLOSSOP, DERBYSHIRE**  
(Agenda Item 6)

Detached 4 bedroom stone existing stone house with natural slate roof with associated external works and landscaping, using existing vehicular access from Sunlaws Street

Applicant: Mrs E Garrett

The Committee had undertaken a site visit.

The Committee were addressed by Mr Collins in objection to the application and by Mr and Mrs Garrett (applicant)

The Operations Manager - Development Services reported a further objection received after the publication of the update sheet which, in summary, raises concerns that the Tree Report has not been updated following the receipt of revised drawings. The objection also states that there are inaccuracies in the Tree Survey Report and certain details are not provided on the site plan – such as levels, retaining walls, landscaping and surface finishes. This neighbour is concerned that tree T 3 would have to be removed, tree T4 would become



structurally unstable and T1 would be severely damaged due to removal of part of its root system.

The Committee were advised that the amended plans show the footprint of the amended scheme does not encroach any further on the trees on the site boundaries and conditions have been recommended requiring submission of an Arboricultural Method Statement and tree protection measures to be in place during the construction phase of the development. Levels are indicated on the elevations and site section drawing.

**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 / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Operations Manager – 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.

**(Councillors R McKeown and Oakley returned to the meeting)**

**(Having declared an interest, Councillor Thrane withdrew from the meeting during consideration of the following two applications)**

**19/83      HPK/2018/0174 THORN HEYES HOUSE, LONDON ROAD, BUXTON**  
(Agenda Item 7)

Alterations to roof

Applicant:    Brentoak Properties

The Committee had undertaken a site visit.

**RESOLVED:**

1. That planning permission be approved as set out in the report, subject to:
  - a. an additional condition requiring the retention of the chimney on the gable end;
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 / planning obligations or reasons for approval / refusal) prior to the decision being issued, the Operations Manager – 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.

**19/84      HPK/2018/0356 137 THORN HEYES COTTAGES, LONDON ROAD, BUXTON**



(Agenda Item 8)

Alterations to existing residential house and apartments to create 3 apartments and 1 maisonette

Applicant: Mr Howard

The Committee had undertaken a site visit

RESOLVED:

1. That planning permission be approved as set out in the report, subject to:
  - a. The additional conditions and informatives requested by the Highway Authority 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 Operations Manager – 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.

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

**19/85 HPK/2018/0496 SILVERLANDS, BUXTON FOOTBALL CLUB**  
(Agenda Item 9)

Variation of condition 6 relating to HPK/2017/0620

Applicant: Mr Robert Turner

The Committee undertook a site visit on 16 April 2018

RESOLVED:

1. The application for the variation of condition 6 relating to HPK/2017/0620 be partially approved as follows:
  - a. The use of the floodlighting shall only be permitted between the hours of:
    - i. 07:00 – 22:00 Monday – Friday and Sunday
    - ii. 07:00 – 20:00 Saturdays
  - b. The floodlighting shall be permitted for a maximum of 6 days of the calendar year from 07:00 – 23:00 to allow for evening cup fixtures to allow for the potential of extra time and penalties
2. The conditions as imposed under HPK/2017/0620
3. 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 Operations Manager – 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.

**19/86      HPK/2018/0337 FERN FARM, FERN ROAD, BUXTON, DERBYSHIRE  
SK17 9NP**  
(Agenda Item 10)

Proposed new covered riding arena

Applicant:    Mrs Wendy Howe / Helen Atkin Riding for the Disabled

The Committee had undertaken a site visit

**RESOLVED:**

1. That following the expiry of the consultation period, and subject to no new substantive objections being received, authority be delegated to the Operations Manager – Development Services in consultation with the Chair of the Committee to approve the application subject to:
  - a. The conditions and informatives as set out in the report
  - b. the proposed lighting condition to include the details suggested in the update sheet (inc. hours of use of any lights); and
  - c. an additional condition re the hours of opening of the arena being restricted to 08:00 to 21:00 on any day of the week.
  
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, authority be delegated to the Operations Manager – Development Services to do so in consultation with the Chair of the Committee provided that the change do not exceed the substantive nature of the committee's decision.

**19/87      HPK/2018/0120 FORMER BOTTLING PLANT, STATION ROAD, BUXTON**  
(Agenda Item 11)

Erection of extra care accommodation for older people, landscaping and car parking

Applicant:    YourLife Management Services Ltd

The Committee had undertaken a site visit on 10 September 2018

The Committee were addressed by Paul Tomlinson (on behalf of Peak Rail) in objection to the application and Chris Butt (agent)

The Operations Manager – Development Services reported that the Conservation Officer had confirmed that there were no objections to the application, subject to a number of additional conditions.



In considering the application, a member conveyed thanks to the applicant and officers who have worked together to quickly and sensitively respond to the committee's concerns to bring forward this much improved scheme.

RESOLVED:

1. That the application be approved, subject to:
  - a. A section 106 agreement as set out in the report;
  - b. The conditions as set out in the report;
  - c. The additional conditions required by the Conservation Officer as follows:
    - i. Material samples to be submitted for approval
    - ii. Window reveal details to be submitted for approval
    - iii. Details of roof lights to be submitted for approval
    - iv. Drawing of dummy windows to be submitted for approval
    - v. Drawing of shoppers entrance to be submitted for approval
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 Operations Manager – 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.

**19/88 HPK/2018/0125 FORMER BOTTLING PLANT. STATION ROAD, BUXTON**  
(Agenda Item 12)

New multi agency healthcare campus

Applicant: Mr Peter West

The Committee had undertaken a site visit on 10 September 2018

RESOLVED:

1. That approval be granted in accordance with the committee's previous resolution 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 made, the Operations Manager – 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.

**19/89 PERFORMANCE ON PLANNING APPEALS**  
(Agenda Item 13)

RESOLVED:



That the report be noted.

The meeting concluded at 3.10 pm

**CHAIR**