



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 2 December 2019 at 1.30 pm in Main Hall, Town Hall, Market Street, Chapel en le Frith

Present: Councillor R McKeown (Chair)

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

20/57 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE
(Agenda Item 2)

Councillor Barrow declared an 'other' interest in agenda item 9, "HPK/2017/0534 for residential development comprising 96 units including means of access and associated works at land off Hayfield Road, New Mills) (reason: school governor at Thornsett Primary School) and withdrew during the consideration and voting on the item

20/58 MINUTES OF THE PREVIOUS MEETING
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 4 November 2019 be approved as a correct record.

20/59 UPDATE SHEET
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

20/60 PLANNING APPLICATIONS
(Agenda Item 5)

RESOLVED:

That the report be noted.

20/61 HPK/2019/0316 SHIRE HILL HOSPITAL, BUTE STREET, GLOSSOP
(Agenda Item 6)

Outline planning permission for residential re-development with demolition of existing buildings (all matters reserved)

Applicant: NHS Property Services Ltd.



The Chair announced that this item had been withdrawn by the applicant and would not be considered at this meeting.

20/62 HPK/2019/0133 LAND OFF WOOLLEY BRIDGE, HADFIELD, GLOSSOP - APPROVAL OF ALL RESERVED MATTERS RELATING TO HPK/2017/0198
(Agenda Item 7)

Approval of all reserved matters relating to HPK/2017/0198

Applicant: Mr Paul Freehan, Richard Lloyd Developments Ltd.

The Committee were addressed by Michael Brown (agent).

The Committee had undertaken a site visit.

The Planning Officer made reference to a late e mail received from Councillor Siddall on behalf of a local resident in support of the application.

RESOLVED:

1. That the application 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 of 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.

20/63 HPK 2019 0450 LIME TREE PARK DUKES DRIVE BUXTON - VARIATION OF CONDITIONS 2 AND 8 RELATING TO HPK/2018/0501
(Agenda Item 8)

Variation of conditions 2 and 8 relating to HPK/2018/0501

Applicant: Mr Rob Hilderley

RESOLVED:

1. That the application be approved as set out in the report, as amended by 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.



(Having declared an interest in the following item, Councillor Barrow withdrew from the meeting and took no part in the consideration of or voting thereon)

20/64 HPK/2017/0534 FOR RESIDENTIAL DEVELOPMENT COMPRISING 96 UNITS INCLUDING MEANS OF ACCESS AND ASSOCIATED WORKS AT LAND OFF HAYFIELD ROAD, NEW MILLS
(Agenda Item 9)

The Committee considered an update on the position around the DCC request for financial contributions towards school places. Confirmation was also sought around the 30% onsite affordable housing provision split as affordable rent (20 units) and affordable intermediate (9 units).

RESOLVED:

That authority be delegated to the Head of Development Services, in conjunction with the Chair, to agree the final Section 106 Package (including whether an education contribution should be payable) and to grant planning permission subject to the satisfactory completion of a Section 106 agreement to secure the agreed package which shall include (inter alia) the 30% onsite affordable housing provision to be split as affordable rent (20 units) and affordable intermediate (9 units), and the conditions as set out in the report considered by the committee on 12 August 2019 and those further conditions as identified in the relevant committee minutes.

(Councillor Barrow returned to the meeting)

20/65 TREE PRESERVATION ORDER AT LEES HALL QUARRY, TURNLEE ROAD, GLOSSOP
(Agenda Item 10)

The Committee considered objections raised to the above temporary Tree Presentation Order (TPO) made in respect of woodland on land off Turnlee Road, mainly within Lees Hall Quarry.

RESOLVED:

1. That the Tree Preservation Order be confirmed (as modified, see 2 below) for the reasons given at 5 (i) a-b notwithstanding the objection raised; and
2. That the Tree Preservation Order be modified to make a distinction between land known as Lees Hall Quarry and that which is known as Chunal Fields as shown on the proposed modifications to the TPO at appendix 2 to the report.

The meeting concluded at 2.07 pm

CHAIR

