



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 14 December 2020 at 1.30 pm in a Virtual Meeting

Present: Councillor R McKeown (Chair)

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

An apology for absence was received from Councillor J Todd

20/133 CHAIR'S ANNOUNCEMENT

The Chair confirmed that the meeting was being broadcast live to the internet via the Council's website and was capable of repeated viewing. The images and sound recording may be used for training purposes within the Council. All were asked to keep to the speaking guidelines which were outlined. Any views expressed by any speaker in the meeting are the speaker's own and do not necessarily reflect the views of High Peak Borough Council.

20/134 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE (Agenda Item 2)

Councillor Roberts declared an 'other' interest in agenda item 6, HPK/2020/0268 Pennine Aggregates, Waterswallows Lane, Buxton (reason: posted a comment on the application as a councillor) and withdrew from the meeting during the consideration and voting on the application

Councillor Barrow declared an 'other' interest in agenda item 7, HPK/2020/0428 Market Hall, Market Place, Glossop (reason: HPBC Executive Councillor) and withdrew from the meeting during the consideration and voting on the application

20/135 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 9 November 2020 be approved as a correct record.

20/136 UPDATE SHEET (Agenda Item 4)

RESOLVED:

That the update sheet be noted.



20/137 PLANNING APPLICATIONS
(Agenda Item 5)

RESOLVED:

That the report be noted.

20/138 HPK/2020/0268 PENNINE AGGREGATES, WATERSWALLOWS LANE, BUXTON
(Agenda Item 6)

Full application for the alteration and extension of existing warehouses and associated works including the erection of four silos including retrospective consent for unauthorised works including the creation of hardstanding and redesign of external yard areas, earth mounding with relocation of pond, resiting of Building B and alterations to vehicular access

Applicant: Pennine Aggregates Ltd. Buxton

The Committee were addressed by Teresa Critchlow (for applicant).

Members viewed plans and photographs of the site.

It was requested that discussions be undertaken with the Council's Tree Officer to establish whether any of the proposed trees to be planted could form a small community orchard.

RESOLVED:

1. That planning permission be granted, subject to:
 - a. No objection being received from the Lead Local Flood Authority;
 - b. The conditions as set out in the report, subject to the conditions which state 'Prior to commencement' being revised and a suitable timescale for the details to be submitted imposed, as set out in the update sheet;
 - c. The further conditions as set out in the update sheet;
 - d. An additional condition to require the provision of electric vehicle charging points within the car park area;
 - e. The amendment of condition 12 to require that the external lighting detail minimise harm to bio diversity.
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 Service be delegated authority to do so in consultation with the Chair of the Development Control Committee, provided that the changes do not exceed the substantive nature of the committee's decision.



20/139 HPK/2020/0428 MARKET HALL, MARKET PLACE, GLOSSOP
(Agenda Item 7)

Listed Building Consent to form new opening in the existing pitched roof over the market hall areas and installation of patent glazing system to the apex of the roof

Applicant: High Peak Borough Council

The Committee viewed plans and photographs of the site.

It was requested the potential for the use of solar panels on the roof be discussed with the Assets Section.

RESOLVED:

1. That listed building consent 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 / infomatives / 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 Development Control Committee, provided that the changes do not exceed the substantive nature of the committee's decision.

The meeting concluded at 2.14 pm

CHAIRMAN