



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 16 August 2021 at 1.30 pm in The Octagon, Pavilion Gardens, Buxton**

Present: Councillor R McKeown (Chair)

Councillors A Barrow, J Collins (substitute for C Farrell), L Dowson, D Lomax, A McKeown (substitute for G Oakley), J Perkins, P Roberts, E Thrane, J Todd and S Young

Apologies for absence were received from Councillors C Farrell, I Huddlestone and G Oakley

### **22/23 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**

(Agenda Item 2)

Councillor Roberts declared an 'other' interest in agenda item 8, "HPK/2019/0280 Land between 15 and 23 Batham Gate Road, Peak Dale, Derbyshire" (reason: ward councillor on site visits) and withdrew from the meeting during the consideration and voting on the application

Councillors Barrow and A McKeown declared 'other' interests in agenda items 10, "HPK/2021/0237 & HPK/2021/0238 (Listed Building consent application – The Pump Room, The Crescent, Buxton)" and agenda item 11, "HPK/2021/0251 East Pavilion and North Entrance, Pavilion Gardens, St John's Road, Buxton – Listed Building Consent" (reason: HPBC Executive Councillors and HPBC owned assets)

Councillor Todd declared an 'other' interest in agenda item 10, "HPK/2021/0237 & HPK/2021/0238 (Listed Building consent application – The Pump Room, The Crescent, Buxton)" (HPBC Executive Councillor and trustee of Buxton Crescent Heritage Trust and HPBC owned assets)

Councillor Todd declared an 'other' interest in agenda item 11, "HPK/2021/0251 East Pavilion and North Entrance, Pavilion Gardens, St John's Road, Buxton – Listed Building Consent" (reason: HPBC Executive Councillor and HPBC owned assets)

### **22/24 MINUTES OF THE PREVIOUS MEETING**

(Agenda Item 3)

With reference to minute 22/21, the Council's Solicitor advised that an amendment was necessary to the resolution to insert the word "Order" after the words Tree Preservation in the first part of the resolution, and to add a second resolution to reflect that the new Order replaces the old Order as follows:

(2) that TPO59 dated 13<sup>th</sup> October 1989 be revoked.

RESOLVED:

That, subject to the amendments as set out above, the minutes of the meeting held on 12 July 2021 be approved as a correct record.

**22/25 UPDATE SHEET**  
(Agenda Item 4)

RESOLVED:

That the report be noted.

**22/26 PLANNING APPLICATIONS**  
(Agenda Item 5)

RESOLVED:

That the report be noted.

**22/27 HPK/2021/0206 - 182 MARKET STREET, CHAPEL-EN-LE-FRITH**  
(Agenda Item 6)

Retrospective change of use from B1 Class III to Car Showroom

Applicant: Mr Mason Farmery

The Committee viewed plans and photographs of the site.

The Committee were addressed by Russell Smith in objection to the application.

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 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.

**22/28 HPK/2020/0352 - 1-2 BUCKINGHAM HOTEL, BURLINGTON ROAD, BUXTON, SK17 9AS**  
(Agenda Item 7)

Demolition of existing hotel and replacement with a 95 bedroom hotel

Applicant: Mr A Barar

The Committee viewed plans and photographs of the site.

The Committee were addressed by Roddie MacLean in objection to the application.

**RESOLVED:**

1. That authority be delegated to the Head of Development Services, in consultation with the Chair, to refuse the application for the reasons as set out in the report, following consultation with the Environment Agency and the addition of further reasons for refusal if appropriate;
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 Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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

**22/29      HPK/2019/0280 - LAND BETWEEN 15 AND 23, BATHAM GATE ROAD,  
PEAK DALE, DERBYSHIRE**  
(Agenda Item 8)

Request to be released of s106 planning obligations relating to affordable housing provision and contributions to off-site leisure and open space relating to HPK/2019/0280, approval for 27 residential dwellings and new access road.

Applicant:    Thistledown Developments Ltd.

The Committee viewed plans and photographs of the site.

The Committee were address by Tim Baxter in support of the application.

**RESOLVED:**

1. That the application to vary the terms of the S106 agreement to remove the requirement for the provision of affordable housing and contributions to off-site open space and leisure facilities be refused for the reason as set out in the report;
2. That if the applicant is minded to agree to the proposed variation to reduce affordable provision by 1 unit and omit other contributions, negotiation of the tenure mix be delegated to the Head of Development Services in consultation with the Chair;
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 / 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.

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

**22/30      HPK/2021/0266 - 10 THE CROFT, HADFIELD, GLOSSOP**

(Agenda Item 9)

First Floor Side Extension

Applicant:    Mr Jason Hughes

The Committee viewed plans and photographs of the site.

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, authority be delegated to the Head of Development Service 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, Councillors Barrow, A. McKeown and Todd withdrew from the meeting during consideration and voting on the following two applications and did not return)**

**22/31      HPK/2021/0237 & HPK/2021/0238 (LISTED BUILDING CONSENT APPLICATION) - THE PUMP ROOM, THE CRESCENT, BUXTON, SK17 6BQ**

(Agenda Item 10)

HPK/2021/0237 - Removal of modern skylight and replacement with zinc roof aluminium clad plant enclosure housing new fans (and associated ducts etc) to provide increased ventilation to the Pump Room & HPK/2021/0237- Listed Building Consent for Removal of modern skylight and replacement with zinc roof aluminium clad plant enclosure housing new fans (and associated ducts etc) to provide increased ventilation to the Pump Room

Applicant:    Buxton Crescent Ltd.

The Committee viewed plans and photographs of the site.

The Committee were addressed by Richard Tuffrey (on behalf of Buxton Crescent Heritage Trust) in support of the application.

RESOLVED:

1. That the applications 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, authority be delegated to the Head of Development Services 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.

**22/32      HPK/2021/0251 - EAST PAVILION AND NORTH ENTRANCE, PAVILION GARDENS, ST JOHNS ROAD, BUXTON**  
(Agenda Item 11)

Listed Building Consent - Minor alterations and refurbishment of existing East Pavilion building and adjacent North Entrance, Pavilion Gardens, Buxton. Alterations; New glazing to East Pavilion roof with the addition of 4nr actuated openers; Removal of retrofitted downpipes and reinstating original cast iron column downpipes to East Pavilion; New drainage channel internally to lower level of East Pavilion, with external drainage outlet to link to existing drainage. Potential location of lightning protection.

Applicant:    High Peak Borough Council

The Committee viewed plans and photographs of the site.

RESOLVED;

1. That the application be approved as set out in the report;
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 / informatives / planning obligations or reasons for approval / refusal) prior to the decision being issued, authority be delegated to the Head of Development Services 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.

The meeting concluded at 2.45 pm

**CHAIR**