



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 8 November 2021 at 1.30 pm in The Octagon, Pavilion Gardens, Buxton**

Present: Councillor R McKeown (Chair)

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

An apology for absence was received from Councillor I Huddleston

Councillor A McKeown was also in attendance

**22/49 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**

(Agenda Item 2)

Councillor Roberts declared an 'other' interest in agenda item 6, "Pennine Aggregates Waterswallows Lane Buxton" (reason: is known to applicant) and withdrew from the meeting during the consideration and voting on the application

**22/50 MINUTES OF THE PREVIOUS MEETING**

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 4 October 2021 be approved as a correct record.

**22/51 UPDATE SHEET**

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

**22/52 PLANNING APPLICATIONS**

(Agenda Item 5)

RESOLVED:

That the report be noted.

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

**22/53      HPK/2020/0268 - PENNINE AGGREGATES, WATERSWALLOWS LANE, BUXTON**  
(Agenda Item 6)

Part retrospective application for the alteration and extension of existing warehouses and associated works including the erection of eight silos, infilling of existing attenuation pond and its relocation, creation of hardstanding and redesign of external yard areas including storage bays and additional onsite parking, earth mounding and hard and soft landscaping works, resiting of Building B and alterations to vehicular access.

Applicant:      Pennine Aggregates Ltd. Buxton

The Committee viewed plans and photographs of the site.

The Committee were addressed by Mark Dickinson (applicant)

The Head of Development Services advised that the applicant had submitted a further amended plan which included changes to the proposed lighting which are now deemed to be acceptable.

**RESOLVED:**

1. That the application be approved as set out in the report, subject to:
  - a. the amended lighting arrangements as set out in the further revised plan submitted by the applicant on 8.11.21;
  - b. a condition to ensure that the dry stone walling boundary is renewed appropriately
2. That enforcement action be taken with some urgency on the external storage. If possible solutions emerge following enforcement discussions, then the applicant could submit a suitable application for consideration by committee;
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)**

**22/54      HPK/2019/0028 - LAND OFF HALLSTEADS CLOSE, HALLSTEADS CLOSE, DOVE HOLES**  
(Agenda Item 7)

Erection of residential development 83 no units including housing, bungalows and flats with sub station and pumping station including car parking and associated landscaping with affordable housing.

Applicant:      R Fletcher, A Fletcher, L Fletcher and V Riley

The Committee viewed plans and photographs of the site.

**RESOLVED:**

1. That planning consent be granted as set out in the report, subject to:
  - a. An additional condition to require the installation of electric vehicle charging points on the dwellings;
  - b. An additional condition to provide hedgehog runs
  - c. The applicant be requested to consider the provision of fruit trees within the detailed landscaping plan to be submitted and agreed by the LPA
  
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.

**22/55      DET/2021/0015 - TELECOMMUNICATION SITE, MELANDRA CASTLE ROAD, GAMESLEY, GLOSSOP, DERBYSHIRE**  
(Agenda Item 8)

Proposed 18.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works

Applicant:    CK Hutchinson Networks (UK) Ltd

The Committee viewed photographs of the site.

**RESOLVED:**

1. That the application be approved as set out in the report, subject to:
  - a. A condition to require that the mast be coloured a dark green to reflect the landscape setting 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 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.

The meeting concluded at 2.45 pm

**CHAIR**