



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 9 May 2022 at 1.30 pm in The Octagon, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

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

22/90 APOLOGIES FOR ABSENCE

(Agenda Item 1)

An apology for absence was received from Councillor G Oakley.

22/91 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE

(Agenda Item 2)

Councillors Todd and Barrow declared 'other' interests in agenda items 6, 7 & 10 (6 - HPK/2021/0645 & 0646 – Market Hall, Market Place, Glossop. 7 – HPK/2021/0677(LBC) – Victoria Hall, Talbot Street, Glossop. 10 – HPK/2022/0127 & 128 – East Pavilion and North Entrance, Pavilion Gardens, St Johns Road, Buxton). Reason – Members of the HPBC Executive. Both withdrew from the meeting during the consideration and voting on the applications.

Councillor Todd declared 'other' interests in agenda items 8 & 9 (8 – HPK/2021/0663. 9 – HPK/2022/0028 – both Glossop Fire Station, Whitfield Park, Glossop). Reason – Member of the HPBC Executive and Chair of the Community Safety Partnership of which Derbyshire Fire & Rescue Service is a member.

Councillor Perkins declared 'other' interests in agenda items 8 & 9 (see above). Reason – Was a member of the Fire Authority when the decision was first made to build a new Fire Station but is no longer a member and had no involvement in the Planning Application before the Committee at this meeting.

22/92 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 4 April 2022 be approved as a correct record.

22/93 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

22/94 PLANNING APPLICATIONS
(Agenda Item 5)

RESOLVED:

That the report be noted.

22/95 HPK/2021/0663 - GLOSSOP FIRE STATION, WHITFIELD PARK, GLOSSOP, SK13 8LG
(Agenda Item 8)

Demolition of existing Fire Station and Outbuildings and construction of new Fire Station, Smoke House and Tower with associated outbuildings and external works

Applicant: Derbyshire Fire and Rescue Service

The Committee viewed plans and photographs of the site.

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 working of the Committee's decision (such as to delete, vary or add conditions/informative/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.

22/96 HPK/2022/0028 - GLOSSOP FIRE STATION, WHITFIELD PARK, GLOSSOP, SK13 8LG
(Agenda Item 9)

Temporary works and temporary change of use in association with the proposed redevelopment of the Fire Station in Glossop. Work to include a temporary structure to house the two fire appliances and fire kit and the use of 4 no former Fire Crew houses for welfare and administration during the construction period of the new fire station

Applicant: Derbyshire Fire and Rescue Service

The Committee viewed plans and photographs of the site.

Members requested that the applicant be asked to re-use the temporary structure elsewhere after the construction had been completed if possible.

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 working of the Committee's decision (such as to delete, vary or add conditions/informative/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.

22/97 HPK/2022/0080 - 127, BINGS ROAD, WHALEY BRIDGE, DERBYSHIRE, SK23 7ND

(Agenda Item 11)

The demolition and erection of a single storey rear and side extension to form an extended kitchen and dining and new porch

Applicant: Mr & Mrs Whittle

The Committee viewed plans and photographs of the site.

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 working of the Committee's decision (such as to delete, vary or add conditions/informative/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.

22/98 HPK/2021/0680 - 35 THE FRONT, WATERSWALLOWS ROAD, FAIRFIELD, BUXTON

(Agenda Item 12)

Change of use from C3 single dwelling house to C2 for residential care home

Applicant: Hill Gate Health Group

The Committee viewed plans and photographs of the site.

The Committee were addressed by Mr. Waseem Saleem, Managing Director of Hill Gate Health Group, in support of 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 working of the Committee's decision (such as to delete, vary or add conditions/informative/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.

22/99 HPK/2021/0645 & HPK/2021/0646 - MARKET HALL, MARKET PLACE, GLOSSOP
(Agenda Item 6)

(Having declared interests, Councillors Todd and Barrow withdrew from the meeting and took no part in the consideration or voting on the following 3 applications)

Refurbishment and alteration of the market hall - installation of new mezzanine, stairwells and installation of retail units at ground and mezzanine floor level. Alteration and replacement of windows and external doors and new access ramps and steps to West facing elevation. Installation of external mechanical plant area to East facing side of building and new louvered screen and gates. Alteration of ground floor toilet areas. General refurbishment of the arcade area and existing ground floor and refurbishment and restoration of the first floor town hall. Replacement of the platform lift currently located in the stairwell.

Applicant: High Peak Borough Council

The Committee viewed plans and photographs of the site.

RESOLVED:

1. That the application be deferred to allow the additional information as set out in the update sheet and further information currently awaited, to be properly considered in an updated and complete report, and for a site visit to be carried out so that the conservation assets affected by the development proposal could be viewed by the Committee.

22/100 HPK/2021/0677 (LBC) - VICTORIA HALL, TALBOT STREET, GLOSSOP, DERBYSHIRE, SK13 7DQ
(Agenda Item 7)

Internal works

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;
2. That in the event of any changes being needed to the working of the Committee's decision (such as to delete, vary or add conditions/informative/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.

22/101 HPK/2022/0127 & HPK/2022/0128 - - EAST PAVILION AND NORTH ENTRANCE, PAVILION GARDENS, ST JOHNS ROAD, BUXTON
(Agenda Item 10)

Planning and Listed Building Consent for Minor alterations and refurbishment of existing East Pavilion building + adjacent North Entrance, Pavilion Gardens, Buxton.

Applicant: High Peak Borough Council

The Committee viewed plans and photographs of the site.

RESOLVED:

1. That the Listed Building and Planning Applications be approved with the conditions as set out in the report;
2. That in the event of any changes being needed to the working of the Committee's decision (such as to delete, vary or add conditions/informative/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 2.30 pm

CHAIRMAN