



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 7 November 2022 at 1.30 pm in Pavilion Arts Centre, Pavilion Gardens, Buxton**

Present: Councillor R McKeown (Chair)

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

An apology for absence was received from Councillor L Dowson

**23/38 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**  
(Agenda Item 2)

Councillor Barrow declared an 'other' interest in agenda item 11, "HPK/2022/0315 Spring Gardens, Buxton" (reason: member of HPBC Executive) and withdrew during the consideration and voting on the application

Councillor Todd declared an 'other' interest in agenda item 11, "HPK/2022/0315 Spring Gardens, Buxton" (reason: member of HPBC Executive and HAZ Board) and withdrew during the consideration and voting on the application

**23/39 MINUTES OF THE PREVIOUS MEETING**  
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 3 October 2022 be approved as a correct record.

**23/40 UPDATE SHEET**  
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

**23/41 PLANNING APPLICATIONS**  
(Agenda Item 5)

RESOLVED:

That the report be noted.

**23/42 VARIATION OF ORDER**

The Chair varied the order of the agenda so that agenda item 7, “HPK/2021/0222 Land at the Stables, The Heath, Glossop” took precedence over agenda item 6, “HPK/2021/0707 Land adjacent to Unit 18, Tongue Lane Industrial Estate, Dew Pond Lane, Fairfield, Buxton”.

**23/43 HPK/2021/0222 - LAND AT THE STABLES, THE HEATH, GLOSSOP**  
(Agenda Item 7)

Low density complex of 13 no. luxury tourist lodges with associated reception building, access and landscaping

Applicant: Mr Craggs, Unique Holiday Stays Ltd.

RESOLVED:

That consideration of the application be deferred to enable a physical site visit to be undertaken.

**23/44 HPK/2021/0707 - LAND ADJACENT TO UNIT 18, TONGUE LANE INDUSTRIAL ESTATE, DEW POND LANE, FAIRFIELD, BUXTON**  
(Agenda Item 6)

Erection of 3 no Business units

Applicant: Pork Chop Ltd.

The Committee had undertaken a site visit.

The Committee were addressed by Councillor Sloman (ward councillor) in support of the application and by Teresa Critchlow (agent).

During the debate, reference was made by members to the need to consider the balance between the reasons for the recommendation for refusal and the regeneration / employment benefits the proposal would create for the area. In addition, it was commented that the potential for overspill parking onto Dew Pond Lane would not create a highway safety problem.

The agreement of the applicant to ensure that a banksman is used to supervise the manoeuvring of HGVs within the site was welcomed albeit members of the committee accepted that a condition could not be imposed.

RESOLVED:

1. That the application be approved for the following reasons:
  - a. The economic, regeneration and employment benefits the proposal would bring to the area outweighed the proposed reasons for refusal as set out in the report;
  - b. Parking in accordance with the Local Plan parking standards could now be accommodated within the site;
  - c. Members of the committee had viewed the highway in the area of the site and considered that displaced parking onto the public highway, if any, as a result of the poor layout would not jeopardise

highway safety in this particular location where the carriageway width was 6.5m. Lack of Highways Authority objection in this regard was noted;

- d. Para 111 of the NPF states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.' Having considered the report, plans, verbal submissions and having viewed the site in person, on balance Members did not agree that this was the case here;
  - e. The agreement of the applicant to ensure that a bankman is used to supervise the manoeuvring of HGVs accessing the site was noted and welcomed;
2. That authority be delegated to the Head of Development Services and Chair to determine the detailed wording of the reasons for approval including suitable conditions.

**23/45      HPK/2022/0281 - LAND AT BURLOW ROAD AND HEATHFIELD NOOK ROAD, HARPUR HILL, BUXTON**  
(Agenda Item 8)

Variation of condition 2 of HPK/2017/0613 to vary the approved plans in respect of approved plots 127 – 136

Applicant:      Barratt Homes Manchester

The Committee viewed plans and photographs of the site.

The Committee were addressed by Simon Artiss (applicant)

**RESOLVED:**

1. That approval 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 for reason 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.

**23/46      HPK/2021/0625 - 24 VICTORIA AVENUE, HADFIELD, GLOSSOP**  
(Agenda Item 9)

Drop the kerb to create a single parking spot in front of property

Applicant:      Patrycja Janka

The Committee viewed plans and photographs of the site

The Committee were addressed by Councillor Cross (ward councillor) and Patrycja Janka (applicant).

RESOLVED:

1. That the application be approved for the following reasons:
  - a. Members viewing the plans considered that most standards vehicles would be able to fit onto the Site. If that was wrong however, the site if located in a residential cul de sac where traffic would be limited and moving slowly. In such residential areas it was common for vehicles to be parked on the street and be manoeuvred around. In this particular location it was not considered that the proposal would lead to a highway obstruction or obstruction of visibility for adjacent accesses
  - b. Para 111 of the NPPF states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety'. Having considered the report, plans and verbal submissions and on balance Members did not agree that this was the case here
  
2. That authority be delegated to the Head of Development Services and Chair to determine the detailed wording of the reasons for approval including suitable conditions, such conditions to include that permeable surfacing would be used for the new hardstanding area.

**23/47**      **HPK/2019/0200 - LAND AT DINTING ROAD, GLOSSOP**  
(Agenda Item 10)

Outline application for 65 houses with details of access

Applicant:    Messrs NJ Dignan & J Wood c/o Agent

The Committee viewed plans and photographs of the site

The Committee were addressed by Chika Jones in objection to the application and Olivia Pemberton (agent).

RESOLVED:

That consideration of the application be deferred to enable a physical site visit to be undertaken.

**23/48**      **HPK/2022/0316 - SPRING GARDENS, BUXTON**  
(Agenda Item 11)

Vinyl lamp post banners to promote Buxton HAZ (Advertisement Consent)

Applicant:    Mrs Lisa Hooley (Heritage Action Zone Officer), High Peak Borough Council

**(Having declared an interest, Councillors Barrow and Todd withdrew from the meeting during consideration of and voting on the following item of business)**

The Committee viewed plans of photographs of the site and proposed banners

Members expressed concern regarding the proposed design of the banners stating that they were inappropriate for Buxton and the conservation area. The length of time that the banners would be required for was also queried.

**RESOLVED:**

That consideration of the application be deferred and officers be requested to convey the concerns of the committee regarding the detrimental effect of the proposed design of the banners for Buxton and the conservation area to Historic England and central government, to establish whether an alternative design could be agreed.

The meeting concluded at 2.44 pm

**CHAIR**