



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 23 January 2023 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, P Roberts, K Sizeland (substitute for S Young), E Thrane and J Todd

Apologies for absence were received from Councillors L Dowson, J Perkins and S Young

Councillor Lawson was also in attendance for agenda item 8

### **23/60 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**

(Agenda Item 2)

Councillor Huddleston declared an 'other' interest in agenda item 7, "HPK/2022/0335 Mount Pleasant Chapel, Spring Bank, New Mills and HPK/2022/0573 Rear of Mount Pleasant Chapel, Spring Bank, New Mills" (reason: has had discussions with the applicant regarding the application) and withdrew from the meeting during the consideration and voting on the application)

Councillors Barrow and Todd declared an 'other' interest in agenda item 9, "HPK/2022/0465 & HPK/2022/0466 Buxton Opera House, Water Street, Buxton" (reason: HPBC Executive Councillors) and withdrew from the meeting during the consideration and voting on the application

### **23/61 MINUTES OF THE PREVIOUS MEETING**

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 12 December 2022 be approved as a correct record.

### **23/62 UPDATE SHEET**

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

### **23/63 PLANNING APPLICATIONS**

(Agenda Item 5)

RESOLVED:

That the report be noted.

**23/64 HPK/2022/0429 - 1 ROYLE AVENUE, GLOSSOP**  
(Agenda Item 6)

Lower ground floor garage and utility, single storey side extension, two storey rear extension and loft room, along with inglenook single side storey extension and alterations to the existing porch

Applicant: Mr Craig Jackson

The Committee viewed plans and photographs of the site.

The Committee were addressed by Ken Scott (in objection to the application) and Craig Jackson (applicant).

RESOLVED:

1. That the application be refused 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.

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

**23/65 HPK/2022/0335 - MOUNT PLEASANT CHAPEL, SPRING BANK, NEW MILLS, DERBYSHIRE, SK22 4AS AND HPK/2022/0573 CO-OP FIELDS - REAR OF MOUNT PLEASANT, SPRING BANK, NEW MILLS, DERBYSHIRE, SK22 4AS**  
(Agenda Item 7)

HPK/2022/0335 Preservation and stabilisation of former chapel structure, construction of a new dwelling, conversion of former Sunday school to class E (cafe), landscaping and associated works

HPK/2022/0573 - Application for removal or variation of a condition in relation to HPK/2020/0459 condition 1

The Committee viewed plans and photographs of the site.

The Committee were addressed by Lynn Bannister (applicant)

RESOLVED:

1. That in respect of application HPK/2022/0335, planning permission be granted as set out in the report, subject to:

- a. an additional condition to ensure the retention and protection of the chapel walls;
2. That in respect of application HPK/2022/0573, authority be delegated to the Head of Development Services in consultation with the Chair to approve the application following the expiration of the consultation period, subject to no new substantive grounds of objection being raised and subject to the conditions as set out in the report;
3. That in the event of any changes being needed to the wording of the Committee's decisions (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 decisions.

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

**23/66      HPK/2022/0203 - LAND ADJACENT TO 34 KINDER ROAD, HAYFIELD, DERBYSHIRE**  
(Agenda Item 8)

The erection of a split level dwellinghouse, associated works, access, landscaping and removal of a tree

Applicant:     David Wigley

The Committee viewed plans and photographs of the site.

The Committee were addressed by Colin Divall and Councillor Lawson (in objection to the application)

RESOLVED:

1. That planning permission be refused 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.

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

**23/67      HPK/2022/0465 & HPK/2022/0466**  
(Agenda Item 9)

Buxton Opera House, Water Street, Buxton - Full Planning & Listed Building Consent for Replacement of 5no. Existing beaver-tailed glass panels in the conical domed North Entrance

Applicant: High Peak Borough Council

The Committee viewed plans and photographs of the site.

RESOLVED:

1. That application HPK/2022/0465 be approved as set out in the report;
2. That application HPK/2022/0466 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 decisions (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 substance of the substantive nature of the committee's decisions.

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

**23/68 EXCLUSION OF PRESS AND PUBLIC**  
(Agenda Item 10)

That the press and public be excluded from the meeting during consideration of the following item of business as there may be disclosure of exempt information as set out in Part I of Schedule 12A of the Local Government Act 1972

**23/69 EXEMPT MINUTES**  
(Agenda Item 11)

RESOLVED:

That the exempt minutes of the meeting held on 12 December 2022 be approved as a correct record.

The meeting concluded at 2.15 p.m.

**CHAIRMAN**