

22nd May 2023

HPBC DEVELOPMENT CONTROL COMMITTEE

UPDATE SHEET

ITEM 1 – Longclough Drive

No updates

ITEM 2 – The Former Grove Hotel, Buxton (HPK/2022/0376 & HPK/2022/0377)

CONSULTATIONS:

County Education Authority (revised): awaited.

County Emergency Planning: awaited.

Environment Agency: awaited (revised).

HPBC Waste Department: awaited.

OFFICER

A revised location plan 'E' has recently been received from the applicant, which correctly encompasses the entire ground floor, including ornate canopy. No further consultation is considered necessary given this is a matter of clarification only with the red edge previously indicated as blue..

Delegated authority is sought to deal with outstanding flood risk matters, following the submission of a further revised Flood Risk Assessment from the applicant, which has triggered a standard reconsultation with the Environment Agency (EA), despite no earlier objection and conditional response. The revised document addresses matters raised in the EAs advisory note concerning the provision of a rescue / evacuation arrangements and emergency plan in the event of a flood and County Emergency Planning have been consulted on the revised document in these regards.

The Environment Agency's earlier advisory note further required the Local Planning Authority to assess adequacy of flood proofing, including building level resistance / resilience measures as well as details and calculations relating to the structural stability of buildings during flood conditions, which has now been provided by the applicant. In these regards, officers are taking advice as to whether such matters fall within the remit of building rather than planning regulations to assess.

Delegated authority is therefore sought to appropriately assess such outstanding flood risk matters.

Whilst further delegated authority is sought to secure financial contributions towards school places subject to the satisfactory completion of a Section 106 Agreement should these be deemed necessary by the County Education Authority following a reduction in overall scheme units. In addition, to assessing the outstanding response from the Council's Waste Department following the applicant's recent amendment proposing an external enclosed bin area rather than internal bin store.

RECOMMENDATIONS:

RECOMMENDATION 1: It is recommended that the Committee granted delegated authority to the Head of Development Services in consultation with the Chairman to APPROVE the application subject to flood risk issues being adequately addressed, the satisfactory completion of a Section 106 Agreement to secure financial contributions towards off site affordable housing and offsite play space, parks and gardens and outdoor sports provision and subject to the planning conditions as outlined in the officer report.