



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Thursday, 28 September 2023 at 1.30 pm in Pavilion Arts Centre, Pavilion Gardens, Buxton**

Present: Councillor R McKeown (Chair)

Councillors A Barrow, C Farrell, S Gardner, P Hardy, I Huddleston, D Lomax, P Roberts, K Sizeland (substitute for A Hopkinson) and J Todd

Apologies for absence were received from Councillors A Hopkinson and G Scott

**24/19 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**  
(Agenda Item 2)

None

**24/20 MINUTES OF THE PREVIOUS MEETING**  
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 16 August be approved as a correct record.

**24/21 UPDATE SHEET**  
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

**24/22 PLANNING APPLICATIONS**  
(Agenda Item 5)

RESOLVED:

That the report be noted.

**24/23 HPK/2023/0182 LAND OPPOSITE ALDERBROOK DAY CENTRE, BUXTON ROAD, CHINLEY**  
(Agenda Item 8)

Removal of Condition 25 relating to HPK/2016/0692

Applicant: Urban Group Ltd.

The Committee were addressed by Liz Roberts in objection to the application.

RESOLVED:

1. That the application be approved as set 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/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 this committee's decision.

**24/24 HPK/2023/0025 LAND SOUTH OF HOLLIN CROSS LANE, GLOSSOP, SK13 8JH**  
(Agenda Item 6)

Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 24 dwellings (Use Class C3) including the retention and conversion of Redcourt for together with access, parking and landscaping (resubmission of application reference HPK/2020/0334).

Applicant: Glossop Eden Ltd.

The Committee had undertaken a site visit.

The Committee were addressed by Michael Drake (agent)

The Senior Planning Officer reported a late representation in objection to the application from the local MP, which was read to the committee.

RESOLVED:

1. That the application be approved as set out in the report. Members noted that the requirement for hedgehog/wildlife permeability between plots and eradication of any Japanese Knotweed on the site would be dealt with in conditions 10, 18 and 19 of the conditions set out in the report;
2. That the Arboriculturalist be requested to re-assess the remaining trees on the site once the development has concluded and determine whether a new TPO was required;
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/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 this committee's decision.

**24/25 HPK/2023/0005 BUXTON PRESS LTD, PALACE ROAD, BUXTON**  
(Agenda Item 7)

Variation of condition 2 and 3 relating to Ref: HPK/0003/7709

Applicant: Mr Kirk Galloway, Buxton Press Ltd.

The Committee had undertaken a site visit.

The Committee were addressed by Councillor Hall (ward councillor) in respect of the application.

The Head of Development Services reported a late representation from Councillor Payne (ward councillor) which was read to the committee.

During the debate, members expressed concern regarding the parking of lorries on the highway outside the premises and resulting highway safety problems.

**RESOLVED:**

1. That the Variation of Conditions 2 and 3 to HPK/0003/7709 be approved as set out in the report, subject to:
  - a. The further variation of condition 3 to include wording to ensure the parking spaces are only used for parking and properly marked out to help users make the most efficient use of the designates parking areas
2. That DCC be requested to ensure that all road markings in the area all legible and well maintained and to discuss any future issues with residents direct;
3. That an informative be added to the decision notice requesting the applicant to be considerate of their neighbours and avoid lorries parking inappropriately on the highway while waiting to enter the site, and to consider how the management of vehicles visiting and entering the premises can be arranged more efficiently in future;
4. 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/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 this committee's decision.

**24/26 HPK/2023/0104 CROSSGATE FARM, CROSSGATE LANE, TINTWISTLE**  
(Agenda Item 9)

Change of use of grass agricultural field to campsite, hardstanding area to carpark and part of agricultural building to house portable toilets

Applicant: Mr & Mrs Cooper

The Committee had undertaken a site visit.

The Head of Development Services read a statement from the applicant who was unable to attend the meeting.

RESOLVED:

1. That the application be approved as set out in the report, subject to:
  - a. An additional condition to require a scheme of native planting to be kept at a minimum height of 2 metres on the boundary to the rear of Matthew Close (blue line)
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/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 this committee's decision.

The meeting concluded at 2.57 pm

**CHAIR**