



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 23 October 2023 at 1.30 pm in Pavilion Arts Centre, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

Councillors C Farrell, P Hardy, A Hopkinson, I Huddleston, P Roberts, G Scott and J Todd

Apologies for absence were received from Councillors D Lomax, A Barrow and S Gardner

24/27 CHAIR'S ANNOUNCEMENT

The Chair confirmed that the meeting was being broadcast live to the internet via the Council's website and was capable of repeated viewing. The images and sound recording may be used for training purposes within the Council. All were asked to keep to the speaking guidelines which were outlined. Any views expressed by any speaker in the meeting are the speaker's own and do not necessarily reflect the views of High Peak Borough Council.

24/28 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE

(Agenda Item 2)

Councillor Todd declared an 'other' interest in agenda item 11, HPK2019//0230 Café, Pavilion Gardens, St John's Road, Buxton and 12, HPK/2019//0231 Café, Pavilion Gardens, St John's Road, Buxton (reason: HPBC Executive Councillor and Parkwood Leisure Limited application.)

Councillor Scott declared with reference to application HPK/2022/0359, Lower Cliff Farm, Thornsett Lane, Birch Vale, that she had discussed the application in her capacity as a school governor on the assumption that the facility would be open to the general public and abstained from voting on the application.

24/29 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 28 September 2023 be approved as a correct record.

24/30 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

24/31 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

24/32 HPK/2022/0456 - LAND AT, DINTING VALE, DINTING, GLOSSOP, DERBYSHIRE

(Agenda Item 6)

Proposed residential development comprising 92 dwellings including areas of public open space, landscaping and associated works

Applicant: Hourigan Planning

The Committee had undertaken a site visit.

The Committee were addressed by Philip Miskell (in objection to the application), Cllr Elliott-Starkey (adjacent Ward Councillor) and Marc Hourigan (agent).

During the debate, members discussed highway and access matters, air quality issues and traffic along the A57, affordable housing provision, play provision, bio diversity and tree matters.

RESOLVED:

1. That the application be refused for the following reasons:
 - i. The area is already an AQMA and there is potential for the level of air pollution in the area to be further increased due to increased traffic levels, leading to concerns around the impact on the health of children in the area;
 - ii. Road safety concerns given the vicinity of the school to the proposed access road;
 - iii. The lack of affordable housing contrary to Policy DS4;
 - iv. The lack of replacement trees contrary to Policy EQ9;
 - v. The potential for the public right of way onto Simmondley Lane to be used as a rat run, and the absence of any information in the application around preventative measures;
 - vi. A net loss of biodiversity contrary to Policy EQ5;
 - vii. The proposed access road is not within the Local Plan allocation

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.

24/33 HPK/2022/0300 - ALDI, STATION ROAD, BUXTON, DERBYSHIRE, SK17 6AQ

(Agenda Item 7)

Demolition of existing supermarket and erection of freestanding restaurant with drive-thru facility, car parking, landscaping and associated works at ALDI, Station Road, Buxton

Applicant: McDonald's Restaurants Ltd

The Committee had undertaken a site visit.

The Committee were addressed by Robert Parker and Alison Rundall in objection to the application and Sean Fielding (applicant).

RESOLVED:

1. That authority be delegated to the Head of Development Services to approve the application, subject to no objections from outstanding consultees and the conditions as set out within 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.

24/34 HPK/2022/0359 - LOWER CLIFF FARM, THORNSETT LANE, BIRCH VALE

(Agenda Item 8)

Installation of Horse Riding Manege. Change of Use to Equestrian

Applicant: Mr David Hodges

The Committee had undertaken a site visit.

The Committee were addressed by Mr Critchlow in objection to the application and Amy Hubble (agent).

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 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.

24/35 **HPK/2022/0344 - GLOSSOPDALE COMMUNITY COLLEGE LOWER SITE, TALBOT ROAD, GLOSSOP, DERBYSHIRE, SK13 7DR**
(Agenda Item 9)

Proposed new bungalow

Applicant: Mr Alan Davies

The Committee had undertaken a site visit.

The Committee were addressed by Councillor Elliott-Starkey (ward councillor) in support of the application.

RESOLVED:

1. That the application is 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/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.

24/36 **HPK/2022/0327 - LAND ADJACENT TO 61, TEMPLE STREET, PADFIELD, GLOSSOP, DERBYSHIRE, SK13 1EL**
(Agenda Item 10)

Erection of a new dwelling as an extension to the existing terrace

Applicant: Mr Harrison

The Committee had undertaken a site visit.

A submission from local residents was read to the committee by the Head of Development Services. The Committee were addressed by Councillor Ollie Cross (ward councillor) and Jenny Wetton (agent).

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 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.

(Having declared an interest, Councillor Todd withdrew from the meeting during the consideration and voting on the following two applications)

24/37 HPK/2019/0230 - CAFE, PAVILION GARDENS, ST JOHNS ROAD, BUXTON
(Agenda Item 11)

Listed Building Consent For New Entrance Lobby Within The Tea Room

Applicant: Parkwood Leisure Limited

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/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.

24/38 HPK/2019/0231 - CAFE, PAVILION GARDENS, ST JOHNS ROAD, BUXTON
(Agenda Item 12)

Listed Building Consent For Glazed Screen & Double Doors To Main Entrance

Applicant: Parkwood Leisure Limited

RESOLVED:

1. That Listed Building Consent be approved 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/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

(Councillor Todd returned to the meeting)

**24/39 TREE PRESERVATION ORDER AT 2 BLENHEIM CLOSE, HADFIELD,
SK13 1QY HPBC TPO NO 309**
(Agenda Item 13)

The Committee considered a report which set out the objection raised to a temporary Tree Preservation Order (TPO) made in respect of trees at 2 Blenheim Close, Hadfield SK13 1QY and considered whether the order should be confirmed and made permanent or allowed to lapse.

RESOLVED:

That, notwithstanding the objections raised, the Tree Preservation Order be confirmed as modified, for the reasons set out at paragraph 5 of the report.

The meeting concluded at 4.01 pm

CHAIRMAN