



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 13 November 2023 at 1.30 pm in Pavilion Arts Centre, Pavilion Gardens, Buxton**

Present: Councillor R McKeown (Chair)

Councillors C Farrell, L Grooby, A Hopkinson, I Huddleston, D Lomax, A McKeown and J Todd

Apologies for absence were received from Councillors A Barrow, S Gardner, P Hardy, P Roberts and G Scott

**24/40 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**

(Agenda Item 2)

Councillor Grooby declared an other interest in agenda item 7 HPK/2023/0233 Oaklands Manor, Manchester Road, Buxton, Derbyshire SK17 6ST (reason Cllr Grooby had spoken with an affected constituent but did not express a view on the application).

Councillors A McKeown and Todd declared an other interest in agenda items 10 and 11 (reason: HPBC Executive Councillor and HPBC applications.)

**24/41 MINUTES OF THE PREVIOUS MEETING**

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 23 October 2023 be approved as a correct record.

**24/42 UPDATE SHEET**

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

**24/43 PLANNING APPLICATIONS**

(Agenda Item 5)

RESOLVED:

That the report be noted.

**24/44**      **HPK/2023/0286 LAND AT FORGE ROAD, CHINLEY**  
(Agenda Item 6)

Permission in principle for residential development.

Applicant:    Mr Bennett Longman

The Committee had undertaken a site visit.

The Committee were addressed by Fran Blythe (in objection to the application) and Clare Gasgoigne (agent).

RESOLVED:

1. That the application is refused as set out in the report.
2. 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 has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**24/45**      **HPK/2023/0233 OAKLANDS MANOR, MANCHESTER ROAD, BUXTON, DERBYSHIRE SK17 6ST**  
(Agenda Item 7)

Change of use of residential outdoor pursuits training centre to a residential care home for up to 8 young people from aged 8 years (as clarified in the Updates Report).

Applicant:    Keys Active 8 Care Ltd

The Committee had undertaken a site visit.

The Committee were addressed by Mark Balfe (in objection to the application) and Agata Dokszeicz (for applicant).

RESOLVED:

1. That the application is approved as set out in the report.
2. 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 has delegated authority to do so in consultation with the Chairman of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**24/46 HPK/2022/0525 LAND OFF GRAPHITE WAY, HADFIELD, GLOSSOP**  
(Agenda Item 8)

Construction of Units for Industrial / Storage & Distribution uses, including associated parking areas.

Applicant: Dr Levine

The Committee had undertaken a site visit.

RESOLVED:

1. That delegated authority be given to the Head of Development Services to refuse the application subject to comments awaited from the airport as consultee and the following additional reason as set out in the updates report:

The scheme fails to provide sufficient onsite car parking leading to highway safety concerns

2. 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 has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

**24/47 HPK/2023/0338 OLD HALL INN, UNNAMED ROAD FROM TRAMWAY TRACK TO WHITEHOUGH HEAD LANE, WHITEHOUGH, DERBYSHIRE SK23 6EJ**

(Agenda Item 9)

Retrospective application for the erection of a freestanding stretched fabric canopy to accommodate outdoor seating/dining.

Applicant: Daniel Capper, The Old Hall Ltd

The site was viewed by members from the road.

RESOLVED:

1. That the application be approved as set out in the report.
2. 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 has delegated authority to do so in consultation with the Chairman of the

Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**(Having declared an interest, Councillors A McKeown and Todd withdrew from the meeting during the consideration and voting on the following two applications and did not return to the meeting)**

**24/48      HPK/2023/0087    MARKET HALL, MARKET PLACE, GLOSSOP, DERBYSHIRE**  
(Agenda Item 10)

Retrospective Listed Building Consent for the Installation of heating and ventilation grilles and associated plenum boxes into new ceilings within the first floor town hall spaces .

Applicant:    High Peak Borough Council

The Committee had undertaken a site visit.

RESOLVED:

1. That the application is approved as set out in the report.
2. 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 has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

**24/49      HPK/2023/0363 BUXTON LEISURE CENTRE, ST JOHNS ROAD, BUXTON**  
(Agenda Item 11)

Installation of 144.no solar panels on the roof of the leisure centre building. Installation of a packaged plant room and evaporator decks on the ground floor of the multi-story car park, with pipework between the packaged plant and leisure centre main building (partially trenched).

Applicant:    Mr Gareth Knapper, High Peak Borough Council

The Committee had undertaken a site visit.

The Committee were addressed by Ashley Davison (for applicant).

RESOLVED:

1. That subject to the receipt of some outstanding responses from statutory consultees disclosing no material objections to the application, delegated authority be given to the Head of Development Services to approve the application as set out within the report;

2. 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 has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

The meeting concluded at 2.40 pm

**CHAIRMAN**