

## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 22 January 2024 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, A Hopkinson,  
I Huddleston, D Lomax, P Roberts, G Scott and J Todd

In Attendance: Councillor C Payne

### **24/61 CHAIR'S ANNOUNCEMENT**

The Chair announced that meetings open to the public may be recorded by representatives of the media or by members of the public and set out the guidelines for the recording of public meetings and made reference to a guidance document that was available on the website. The Chair then introduced Members and Officers.

### **24/62 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**

(Agenda Item 2)

Councillor Todd declared an 'other' interest in agenda item 6, HPK/2022/0484 Land off Long Lane, south of Chapel-en-le-Frith High School, Chapel-en-le-Frith (reason: daughter works for agent, Oulsman Design) and withdrew during the consideration and voting on the application

### **24/63 MINUTES OF THE PREVIOUS MEETING**

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 11 December 2023 be approved as a correct record.

### **24/64 UPDATE SHEET**

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

**24/65 PLANNING APPLICATIONS**

(Agenda Item 5)

RESOLVED:

That the report be noted.

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

**24/66 HPK/2022/0484 LAND OFF LONG LANE, SOUTH OF CHAPEL-EN-LE-FRITH HIGH SCHOOL, CHAPEL-EN-LE-FRITH**

(Agenda Item 6)

Proposed glamping site, to include 10 glamping units, 5 units for facilities and covered parking for 10 cars

Applicant: High Peak Retreat

The Committee had undertaken a site visit.

The Committee were addressed by Marilyn Gauld and Clare Dilks in objection to the application and Councillor de Pee (ward councillor).

RESOLVED:

1. That the application be refused as set out in the report, subject to the re-wording of reason for refusal no. 2 as set out in the update sheet.
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.

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

**24/67 HPK/2021/0160 LAND NORTH OF DINTING ROAD, GLOSSOP**

(Agenda Item 7)

Reserved Matters Application for up to 101 dwellings and associated development, following outline consent Ref: HPK/2017/0325

Applicant: Seddon Homes

The Committee had undertaken a site visit

The Committee were addressed by Carol Hallam (on behalf of local residents) in objection to the application and Joanne McGrath (applicant).

RESOLVED:

1. That authority be delegated to officers, in consultation with the Chair to approve the application, subject to:
  - a. Resolution of outstanding landscape matters
  - b. The imposition of the following conditions:
    - i. Implementation of landscaping
    - ii. Bicycle storage plans
    - iii. Implementation of mitigation measures as per noise assessment
  - c. The additional condition as set out in the update sheet
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.

**24/68 HPK/2021/0161 LAND NORTH OF DINTING ROAD, GLOSSOP**  
(Agenda Item 8)

Reserved Matters Application for up to 14 dwellings and associated development, following outline consent Ref: HPK/2016/0648

Applicant: Seddon Homes

The Committee had undertaken a site visit

The Committee were addressed by Carole Hallam in objection to the application.

RESOLVED:

1. That authority be delegated to officers, in consultation with the Chair to approve the application, subject to:
  - a. Resolution of outstanding landscape matters
  - b. The imposition of the following conditions:
    - i. Implementation of landscaping
    - ii. Bicycle storage plans
    - iii. Implementation of mitigation measures as per noise assessment
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.

**24/69 HPK/2023/0367 BUXTON FOOTBALL CLUB, SILVERLANDS, BUXTON**  
(Agenda Item 9)

Retrospective Advertisement Consent to display electronic scoreboard to display information on match days and at other times when football ground in use for other activities and to include other advertising

Applicant: Mr David Hopkins

The Committee had undertaken a site visit

The Committee were addressed by Colin Moss in objection to the application and Michael Green (agent).

During the debate, members considered the proximity of the scoreboard to neighbouring properties together with the appearance and siting of the structure.

**RESOLVED:**

1. That the application be refused as being contrary to the High Peak Local Plan for the following reasons:
  - a. The structure was large, ugly, visually intrusive and overbearing;
  - b. It was situated close to neighbouring properties and due to visual appearance and height had an adverse impact on those neighbouring properties;
  - c. The additional advertising banner on the top of the illuminated screen added height unnecessarily.
2. That authority be delegated to the Head of Development Services, in consultation with the Chair, to add the policy numbering to the reasons for refusal and to agree the wording of the refusal notice based on the reasons given by the Committee;
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/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.

**24/70 HPK/2023/0235 GLOSSOP FIRE STATION, WHITFIELD PARK, GLOSSOP, SK13 8LG**

(Agenda Item 10)

Demolition of existing Fire Station and Outbuildings and construction of new Fire Station, Smoke House and Tower with associated outbuildings and external works. Work to include a temporary structure to house the fire appliances during construction

Applicant: Rob Wood, Derbyshire Fire and Rescue Service

The Committee had undertaken a site visit.

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/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.

**24/71 HPK/2023/0436 4 DOVEDALE COURT, GLOSSOP**  
(Agenda Item 11)

Proposed first floor extension over existing garage, garage conversion and single storey rear extension

Applicant: Mrs Georgina Bruce

The Committee had undertaken a site visit

The Committee were addressed by Irene Annis (on behalf of local residents) in objection to the application and Georgina Bruce (applicant).

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/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.

The meeting concluded at 3.12 pm

**CHAIRMAN**