



## DEVELOPMENT CONTROL COMMITTEE

**Meeting: Monday, 25 March 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 D Capper

### **24/83 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.

### **24/84 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**

(Agenda Item 2)

There were no disclosures made.

### **24/85 MINUTES OF THE PREVIOUS MEETING**

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 26 February 2024 be approved as a correct record.

### **24/86 UPDATE SHEET**

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

### **24/87 PLANNING APPLICATIONS**

(Agenda Item 5)

RESOLVED:

That the report be noted.

**24/88 HPK/2024/0022 - OAKLANDS MANOR, MANCHESTER ROAD, BUXTON, DERBYSHIRE SK17 6ST**  
(Agenda Item 6)

Variation of condition 3 relating to HPK/2023/0233

Applicant: Keys Active 8 Care Ltd

The Committee had undertaken a site visit.

The Committee were addressed by Mark Balfe (on behalf of local residents) in objection to the application and by Dr Christopher Robinson (for the applicant). The Council's Solicitor read out a statement from Councillor Chris Morten (Ward Councillor.)

RESOLVED:

1. That planning permission be granted 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.

**24/89 HPK/2024/0055 - LAND AT FORGE ROAD, CHINLEY**  
(Agenda Item 7)

Permission in principle for the construction of one dwelling

Applicant: Wain Homes (North West) Limited

The Committee had undertaken a site visit.

RESOLVED:

1. That authority be delegated to the Head of Development Services, in consultation with the Chair, to refuse the application as set out in the report, subject to no new, substantive representations being received by the expiration of the site notices on 5 April 2024;
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.

**24/90      HPK/2023/0511 - 58 CEDARS SHEFFIELD ROAD, GLOSSOP**  
(Agenda Item 8)

Retrospective change of use to domestic private amenity space and retention of detached summer house

Applicant:    Mr John Green

The Committee had undertaken a site visit.

The Committee were addressed by Bill Pickup (in objection to the application) and by John Green (applicant).

RESOLVED:

1. That authority be delegated to the Head of Development Services, in consultation with the Chair, to approve the application following the expiry of the reconsultation as set out in the report, subject to:
  - a. an additional condition to require that there are to be no windows or openings formed on the western elevation;
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 2.20 pm

**CHAIRMAN**