



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 22 April 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

24/91 CHAIR'S ANNOUNCEMENT

Councillors Barrow and Todd declared an 'other' interest in agenda item 8, "HPK/2023/0521 & HPK/2023/0522 Market Hall, Market Place, Glossop" (reason: member of the Executive and High Peak Borough Council application)

24/92 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE

(Agenda Item 2)

Councillors Barrow and Todd declared an 'other' interest in agenda item 8, "HPK/2023/0521 & HPK/2023/0522 – Market Hall, Market Place, Glossop" (reason: Executive Councillors and HPBC application) and withdrew from the meeting during the consideration and voting on the application

24/93 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 25 March 2024 be approved as a correct record.

24/94 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

24/95 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

24/96 HPK/2023/0337 - SHIRE HILL HOSPITAL, BUTE STREET, GLOSSOP
(Agenda Item 6)

Reserved matters application for 40 dwellings (use class C3) together with associated access, parking and landscape works (Note: During this application the number of units has reduced from 41 to 40 following negotiation with officers)

Applicant: Cube Homes

The Committee had undertaken a site visit.

The Committee were addressed by Heather Lindley Clapp (agent).

RESOLVED:

1. That permission be granted as set out in the report subject to:
 - a. The additional condition as set out in the update sheet;
 - b. An additional condition to require a scheme detailing how the stone and cobbles can be re-used within the site to be submitted and approved by the LPA

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.

24/97 HPK/2024/0055 - LAND AT FORGE ROAD, CHINLEY
(Agenda Item 7)

This application had been withdrawn from the agenda

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

24/98 HPK/2023/0521 & HPK/2023/0522 - MARKET HALL, MARKET PLACE, GLOSSOP
(Agenda Item 8)

Full Planning and LBC for Construction of an external fire escape staircase and enclosure to the North West corner of the market hall. The staircase will be linked into the market hall building by a link bridge providing access via an existing window opening. As a consequence, the window opening will be changed to a window and door opening.

Applicant: High Peak Borough Council

RESOLVED:

1. That planning and 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/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.

(Councillors Barrow and Todd returned to the meeting)

24/99 EXCLUSION OF PRESS AND PUBLIC
(Agenda Item 9)

RESOLVED:

That the press and public be excluded from the meeting during consideration of the following item of business as there may be disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act 1972.

(Councillor Gardner withdrew from the meeting during the consideration and voting on the following item)

24/100 APPEALS REPORT
(Agenda Item 10)

The Committee considered a report which sought agreement on the approach to be taken by the Council for the forthcoming public inquiry against refusal of application HPK/2022/0456 Land at Dinting Vale, Dinting, Glossop.

RESOLVED:

That, for the reasons as set out in the report and on the update sheet, not to pursue a defence in respect of reasons for refusal 1 (Air Quality), 2 (Highway safety at the junction with the A57) & 4 (Access onto Simmondley Lane / Public Right of way (PROW)) at the forthcoming public inquiry and instead put forward conditions and/or planning obligations where necessary to mitigate the effect of the proposed development.

The meeting concluded at 3.00 pm

CHAIRMAN

