



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 24 February 2025 at 1.30 pm in The Arts Centre, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

Councillors A Barrow, S Evans, C Farrell, S Gardner, L Grooby, A Hopkinson, I Huddleston, D Lomax, P Roberts and J Todd

In Attendance: Councillor(s) K Sizeland

Apologies for absence were received from Councillor G Scott

25/81 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 is available on the website. The Chair then introduced Members and Officers.

25/82 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE

(Agenda Item 2)

Councillor Huddleston declared an interest in agenda item 9, "HPK/2024/0438 – Land adjacent to No. 22 Spinnerbottom, Birch Vale – Retrospective full planning permission for 2no. outbuildings" (reason: knows applicant) and withdrew from the meeting during the consideration and voting on the application

25/83 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 20 January 2025 be approved as a correct record.

25/84 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

25/85 PLANNING APPLICATIONS
(Agenda Item 5)

RESOLVED:

That the report be noted.

25/86 HPK/2023/0442 - CARPENTER PLC, DINTING LODGE INDUSTRIAL ESTATE, DINTING, GLOSSOP
(Agenda Item 6)

Proposed solar array, supporting energy infrastructure and associated site works incorporating, access, security fencing and landscape planting

Applicant: Centrica

The Committee had undertaken a site visit.

The Committee were addressed by Peter Stewart (applicant)

RESOLVED:

1. That authority be delegated to the Head of Development Services, in consultation with the Chair, to approve the application as set out in the report, subject to:
 - a. The conditions as set out in the report;
 - b. No material objections arising from outstanding consultee responses from both the Environment Agency and Historic England; and
 - c. An additional condition to provide badger gates as recommended by Derbyshire Wildlife Trust

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.

25/87 HPK/2024/0458 - PETROL FILLING STATION, MORRISONS SUPERMARKET, CHAPEL
(Agenda Item 7)

Certificate of Lawful Development for Existing Use - Use of Petrol Station for 24hr period

Applicant: Motor Fuel Group Ltd.

The Committee were addressed by Jackie Hill and Councillor Sizeland (Ward Councillor) in objection to the application.

RESOLVED:

1. That the certificate be granted with the revised wording to the description of the development as set out in paragraph 7.1 of the report; and
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.

25/88 HPK/2024/0194 - LAND ADJACENT TO 208 ALBION ROAD, NEW MILLS
(Agenda Item 8)

Construction of 3no. three storey Dwellings following demolition to part of the boundary wall to Albion Road

Applicant: Mr Mark Burton, Mark Lane Estates

The Committee had undertaken a site visit.

The Committee were addressed by Karen Wildlimb (in objection to the application) and Meghan Gleeson (applicant)

During the debate, reference was made to a previous approval under application HPK/2007/0356 which established the principle of development, and concerns were expressed regarding the change and increase in traffic movements in the vicinity since that time, the absence of off-street parking provision with this application and the potential impact on highway safety.

RESOLVED:

That consideration of the application be deferred for:

- a. an independent highway report
- b. a representative of Derbyshire County Council Highways be requested to attend a future meeting of the Committee to explain the response to the application from a highways perspective.

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

25/89 HPK/2024/0438 - LAND ADJACENT TO NO.22 SPINNERBOTTOM, BIRCH VALE
(Agenda Item 9)

Retrospective full planning permission for 2no. outbuildings

Applicant: Mr Wayne Harrison

The Committee had undertaken a site visit.

The Committee were addressed by Mark Krassowski (agent).

The Head of Development Services reported a late representation from Councillor Inman in support of the application.

RESOLVED:

1. That planning permission be refused as set out in the report; and
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 Huddleston returned to the meeting)

25/90

5 YEAR HOUSING LAND SUPPLY UPDATE

(Agenda Item 10)

The Committee considered an update to High Peak's 5 year housing land supply following the new standard method of calculating local housing need which was introduced in December 2024.

RESOLVED:

That the content of the report be noted and the updated position on 5 year housing land supply be made available on the Council's website.

The meeting concluded at 2.52 pm

CHAIR