



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 22 July 2024 at 1.30 pm in Buxton Methodist Church, Market Place, Buxton

Present: Councillor R McKeown (Chair)

Councillors A Barrow, S Evans, C Farrell, S Gardner, A Hopkinson, I Huddleston, D Lomax, P Roberts, G Scott, K Sizeland (as substitute for L Grooby) and J Todd

An apology for absence was received from Councillor L Grooby

25/23 CHAIR'S ANNOUNCEMENT
(Agenda Item)

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.

25/24 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE
(Agenda Item 2)

No declarations of interest were received.

25/25 MINUTES OF THE PREVIOUS MEETING
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 17 June 2024 be approved as a correct record.

25/26 UPDATE SHEET
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

25/27 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

25/28 HPK/2024/0192 - BUXTON FOOTBALL CLUB, SILVERLANDS, BUXTON

(Agenda Item 6)

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 (re-submission of HPK/2023/0367).

Applicant: Mr David Hopkins

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

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

25/29 HPK/2024/0147 - 95 ST JOHNS ROAD, BUXTON

(Agenda Item 7)

Change of use from a dwelling house (C3) to a children's care home (C2).

Applicant: Mr Chris Kennedy, Keddleston Group

The Committee was addressed by April Irwin in objection to the application, and Tracy Power (agent).

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 Development Control Committee, provided that

the changes do not exceed the substantive nature of the Committee's decision.

25/30 HPK/2023/0505 - 126 GEORGE HOUSE, BUXTON ROAD, FURNESS VALE

(Agenda Item 8)

Demolition of existing garages and workshop facilities to create 3x terraced houses with residential accommodation over three floors.

Applicant: Mr Neil Richards

RESOLVED:

1. That the application be approved as set out in the report, subject to the additional condition regarding waste collection and bin storage, as set out within 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 Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

25/31 TREE PRESERVATION (LAND AT DINTING VALE, DINTING, GLOSSOP) ORDER HPBC TPO NO 314

(Agenda Item 9)

The Committee considered representations made to a temporary Tree Preservation Order made in respect of trees at land at Dinting Vale, Dinting, and considered whether the order should be confirmed and made permanent, be modified or allowed to lapse.

RESOLVED:

That notwithstanding the objections raised, the Tree Preservation Order dated 1 February 2024 be confirmed as made for the reasons given at section 5a of the report.

25/32 TREE PRESERVATION ORDER AT MOOR EDGE, NEW MILLS ROAD, BIRCH VALE HPBC TPO NO 315

(Agenda Item 10)

The Committee considered representations made to a temporary Tree Preservation Order made in respect of trees at Moor Edge, New Mills Road, Birch Vale, and considered whether the order should be confirmed and made permanent, be modified or allowed to lapse.

The Committee was addressed by Aaron Polley in objection to the Order.

RESOLVED:

1. That Tree Preservation Order No.315, with modifications to replace the current Area A1 by individual trees T1-T27 inclusive, and groups of trees G1-G4 inclusive, as shown on the proposed amended plan and amended schedule appended to the report, be confirmed as permanent;
2. That the site be reassessed and any variations to the Order be considered at a future meeting, prior to which a site visit will be undertaken by members of the Committee.

25/33 INFRASTRUCTURE FUNDING STATEMENT 2022-23

(Agenda Item 11)

The Infrastructure Funding Statement 2022/23 was brought before the Committee by the Planning Officer following an Internal Audit recommendation to inform the Committee of the document. The Officer explained that an Infrastructure Funding Statement must be published annually by 'contribution receiving authorities', which is any authority that issues a Community Infrastructure Levy liability notice or receives money or in-kind works from a Section 106 agreement. In 2019 it became a legal requirement for all local planning authorities to produce an Infrastructure Funding Statement.

RESOLVED:

That the content of the report and the Infrastructure Funding Statement be noted.

25/34 EXCLUSION OF PRESS AND PUBLIC

(Agenda Item 12)

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.

25/35 EXEMPT MINUTES OF THE PREVIOUS MEETING

(Agenda Item 13)

RESOLVED:

That the exempt minutes of the meeting held on 17 June 2024 be approved as a correct record.

The meeting concluded at 2.51 pm

CHAIRMAN