



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 13 December 2021 at 1.30 pm in The Octagon, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

Councillors L Dowson, C Farrell, D Lomax, A McKeown (substitute for A Barrow), G Oakley, J Perkins, P Roberts, E Thrane, J Todd and S Young

Apologies for absence were received from Councillors A Barrow and I Huddlestone

22/56 MINUTES OF THE PREVIOUS MEETING
(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 8 November 2021 be approved as a correct record.

22/57 UPDATE SHEET
(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

22/58 PLANNING APPLICATIONS
(Agenda Item 5)

RESOLVED:

That the report be noted.

22/59 HPK/2019/0316 - SHIRE HILL HOSPITAL, BUTE STREET, GLOSSOP
(Agenda Item 6)

Redevelopment of the Shire Hill Hospital site for residential development including retention and conversion of the former Administration Building

Applicant: NHS Property Services Ltd.

The Committee viewed plans and photographs of the site.

The Committee were addressed by Janet Bingham, speaking on behalf of Robert Largan MP, Old Glossop Residents' Association, Carole Hallam and Councillor Paul Hardy in objection to the application and Sarah Clark (agent).

RESOLVED:

1. That planning permission be refused 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.

22/60 HPK/2020/0064 - LAND OFF TRENCHARD DRIVE, BUXTON
(Agenda Item 7)

Application to vary planning condition 2 attached to Full Application Ref: HPK/2018/0315

Applicant: Persimmon Homes

The Committee viewed plans and photographs of the site.

The Committee were addressed by Marie Hutchinson, also on behalf of Mr Drennan, and Councillor Linda Grooby (Ward Councillor) in objection to the application.

RESOLVED:

That consideration of the application be deferred pending receipt of the outstanding LLFA comments and to enable members to undertake a physical site visit.

22/61 HPK/2020/0298 - THE BEEHIVE 35 HAGUE STREET GLOSSOP
(Agenda Item 8)

Retention of decked area to rear of pub

Applicant: Mr John Kennedy

The Committee viewed plans and photographs of the site

The Committee were addressed by Mr John Kennedy (applicant)

RESOLVED:

1. That planning permission 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.

22/62 HPK/2021/0216 - FORGE BLEACH WORKS, FORGE ROAD, CHINLEY
(Agenda Item 9)

Reserved Matters application (revised) with details of the appearance, landscaping, layout and scale for Phase 2 of the residential development comprising of 62 dwellings and associated works pursuant to planning appeal reference APP/H1033/A/13/21898819 (HPK/2012/0312)

Applicant: innovation Forge Ltd.

The Senior Planning and Enforcement Officer confirmed that the LLFA had no objection to the location of the block.

RESOLVED:

1. That planning permission be granted as set out in the report, subject to a variation of the s106 regarding affordable housing provision (previously agreed by Members as described within the report) as well as to accommodate this new s73 consent and to ensure that all the other provisions of section 106 carry forward and the conditions as set out within 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.

22/63 TREE PRESERVATION ORDER AT BOWDEN HALL HPBC TPO NO 300
(Agenda Item 10)

Members considered the objections raised to the above temporary Tree Preservation Order made in respect of trees and woodland at Bowden Hall, Chapel en le Frith and considered whether the Order should be modified then confirmed and made permanent or allowed to lapse.

The Chair reported that Monica Gillespie, Arboricultural Officer was to leave the authority shortly, and members thanked Monica for all her work and conveyed their best wishes for the future.

RESOLVED:

That TPO No 300, as modified, be confirmed for the reasons given at paragraph 5 (i) a-b in the report, notwithstanding the objections raised.

The meeting concluded at 3.00 pm

CHAIR