



DEVELOPMENT CONTROL COMMITTEE

Meeting: Monday, 11 December 2023 at 1.30 pm in Pavilion Arts Centre, Pavilion Gardens, Buxton

Present: Councillor R McKeown (Chair)

Councillors A Barrow, S Evans (substitute for S Gardner), C Farrell, P Hardy, A Hopkinson, D Lomax, A McKeown (substitute for I Huddlestone), P Roberts, G Scott and J Todd

Apologies for absence were received from Councillors S Gardner and I Huddlestone

24/50 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE

(Agenda Item 2)

Councillor Roberts declared an 'other' interest in agenda item 8, (HPK/2023/0370 Dove Holes Cricket Club, Hallsteads, Dove Holes, Derbyshire SK17 8BT) (reason: knows the president and has helped the club with a donation from his Councillors' Initiative Fund)

Councillor Barrow, A McKeown and Todd declared an 'other' interest in agenda item 12 (HPK/2023/0352 Unit 11, Diamond Hill, Harpur Hill Business Park, Harpur Hill, Buxton) (reason: HPBC Executive members and Alliance Norse application) and withdrew from the meeting during the consideration and voting on the application.

24/51 MINUTES OF THE PREVIOUS MEETING

(Agenda Item 3)

RESOLVED:

That the minutes of the meeting held on 13 November 2023 be approved as a correct record.

24/52 UPDATE SHEET

(Agenda Item 4)

RESOLVED:

That the update sheet be noted.

24/53 PLANNING APPLICATIONS

(Agenda Item 5)

RESOLVED:

That the report be noted.

24/54 HPK/2023/0061 - LAND TO THE WEST OF BRIDGEMONT, WHALEY BRIDGE, SK23 7PB
(Agenda Item 6)

Outline planning application for affordable housing (up to 42 dwellings) with access considered and all other matters reserved (resubmission of HPK/2020/0180)

Applicant: Treville Properties Ltd and Great Plains

The Committee had undertaken a site visit.

The Committee were addressed by Eric Culbert (in objection to the application) and Rawdon Gascoigne (agent).

RESOLVED:

1. That the application be refused for reasons 1-3 as set out in the report (reasons for refusal 4 and 5 having being removed as set out in 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 Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

24/55 HPK/2023/0233 - OAKLANDS MANOR, MANCHESTER ROAD, BUXTON, DERBYSHIRE - SK17 6ST
(Agenda Item 7)

Change of use of outdoor pursuits residential training centre (class F1) to activity based residential care home for up to 8 children between ages 8 and 17 years (class C2)

Applicant: Keys Active 8 Care Ltd

The Council's Solicitor read out a representation from Councillor Hall.

The Committee were addressed by Mark Balfe in objection to the application and Dan Svenson (agent).

RESOLVED:

1. That planning permission be granted as set out in the report subject to:
 - a. Conditions 1 and 2 as set out in the report; and
 - b. Due to concerns relating to potential for detriment to existing residents' amenity, the amendment of condition 3 to restrict

the use of occupancy for up to a maximum of 4 young persons between the ages of 8 and 17 only;

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.

24/56 HPK/2023/0370 - DOVE HOLES CRICKET CLUB, HALLSTEADS, DOVE HOLES, DERBYSHIRE SK17 8BT
(Agenda Item 8)

Retrospective planning application for the temporary multifunctional marquee

Applicant: Dove Holes Cricket Club

The Committee had undertaken a site visit.

The Committee were addressed by Roger Marshall (agent).

RESOLVED:

1. That planning permission be approved for a temporary period of 1 year;
2. That authority be delegated to the Head of Development Services to add suitable conditions to the approval, including those suggested by Environmental Health within the report, as well as opening hours;
3. 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.

24/57 HPK/2023/0064 - HPK/2023/0065 (LBC) - THE ARTISAN QUARTER, BUXTON
(Agenda Item 9)

Resubmission of approval HPK/2017/0232 for proposed conversion of former White Lion Public House (now known as the Artisan Quarter) and associated outbuildings to form 13 apartments and Listed Building Consent - Resubmission of approval HPK/2017/0233 for proposed conversion of

former White Lion Public House (now known as the Artisan Quarter) and associated outbuildings to form 13 apartments.

Applicant: Mr J Baigent

The Committee had undertaken a site visit.

RESOLVED:

1. That planning permission and listed building consent be approved as set out in the report, subject to no objection from the LLFA and the conditions as set out within the report;
2. 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 has delegated authority to do so in consultation with the Chairman of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

24/58 HPK/2023/0335 & HPK/2023/0336 - OLD HALL INN
(Agenda Item 10)

Unnamed road from tramway track to Whitehough Head Lane, Whitehough, Derbyshire SK17 6EJ - Retrospective application for the creation of an opening to the North elevation

Applicant: Daniel Capper, the Old Hall Inn Ltd

RESOLVED:

1. That planning permission and listed building consent be granted as set out in the report, subject to:
 - a. The condition as set out in the report;
 - b. An additional condition to require that in the event that the opening is no longer required for the purposes of a service hatch between the servery of a public house and an outside seating area for customers, that the wall be reinstated;
2. 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 has delegated authority to do so in consultation with the Chairman of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

24/59 HPK/2023/0387 - 39 PARK ROAD, BUXTON
(Agenda Item 11)

Installation of 13 solar panels on Rear Elevation. Replacement of timber framed glazing with heritage UPVC casement windows. French Doors on Rear Elevation

Applicant: Cllr Madeline Hall

RESOLVED:

1. That the application be approved as set out within the report;
2. 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 has delegated authority to do so in consultation with the Chairman of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

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

24/60 HPK/2023/0352 - UNIT 11, DIAMOND HILL, HARPUR HILL BUSINESS PARK, HARPUR HILL, BUXTON, DERBYSHIRE SK17 9US
(Agenda Item 12)

Addition of external entrance canopy to the existing building to prevent water and wind ingress due to the buildings orientation

Applicant: Alliance Norse

RESOLVED:

1. That planning permission be granted as set out in the report;
2. 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 has delegated authority to do so in consultation with the Chairman of the Development Control Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

The meeting concluded at 3.00 pm

CHAIRMAN