

MINUTES of a meeting of the **REGULATORY – PLANNING COMMITTEE** held at County Hall, Matlock on 3 October 2016.

PRESENT

Councillor T Southerd (in the Chair)

Councillors D Charles, Julie Hill (not site visit), J Twigg, J Williams and B Wright.

Apologies for absence were received from Councillors M Ford and R A Parkinson.

In accordance with Standing Orders Councillor E Atkins attended the meeting in respect of the Arden Quarry application (Minute No 82/16) and Councillors D Greenhalgh, D Wilcox and E Wilcox attended the meeting and spoke in respect of the Glossop Library application (Minute No 83/16)

No Declarations of Interest were received

No Significant Lobbying had been received

80/16 **SITE VISIT** In accordance with the Code of Practice Members visited the site at Glossop (Minute No 83/16).

81/16 **MINUTES RESOLVED** that the Minutes of the meeting of the Committee held on 5 September 2016 be confirmed as a correct record and signed by the Chair.

82/16 **PROPOSED EXTRACTION OF AND REMOVAL FROM SITE OF MINERAL RESERVES AT ARDEN QUARRY, BIRCH VALE, NEW MILLS APPLICANT: P CASEY ENVIRO (ARDEN) LTD (CODE NO: CM1/1115/117)** The Strategic Director for Economy, Transport and Communities' representative at the meeting explained that following the publication of the report a request had been made on behalf of the applicant for a deferment of consideration of the application by the Committee. The applicant wished to submit further information which had not previously been provided but was now regarded as relevant to the merits of the application. The Chair indicated that he was prepared to support the request.

RESOLVED to defer consideration of the application for further information.

83/16 PROPOSED TWO STOREY EXTENSION TO THE GLOSSOP ADULT EDUCATION CENTRE TO CREATE A NEW LIBRARY, THE CONVERSION OF THE EXISTING CRÈCHE INTO LIBRARY SPACE AND THE CONVERSION OF AN EXISTING ART ROOM WITHIN THE MAIN BUILDING INTO A CRÈCHE AT THE ADULT EDUCATION CENTRE, TALBOT STREET, GLOSSOP APPLICANT: DERBYSHIRE COUNTY COUNCIL (CODE NO. CD1/0616/20 AND LB1/0616/21)

The Strategic Director for Economy, Transport and Communities reported on applications by the Council for planning permission and for listed building consent for the construction at the Adult Education Centre Building, Talbot Street, Glossop of a two storey extension and conversion of an existing crèche at the building to create a new public library, and the conversion of an existing art room within the building as a replacement crèche. The report of the Strategic Director also gave background information to the proposals, together with comments received from consultees and following publicity, which included a summary of objections received.

The planning applications required consideration in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004; the National Planning Policy Framework also had been taken in to account as material consideration. The key issues that needed to be considered included location of the development, the design of the proposed extension to the building, the impact of the development on the setting, character and appearance of the Conservation Area, including loss of trees, the impact of the development of the setting of the listed building, the impact of the development on local amenity, traffic and parking, and the potential impact of the development on protected species. These issues were examined in the report.

The Strategic Director's report explained that the Adult Education Centre Building was a Grade 2 listed building. It was understood that the Council had decided to provide a new library at the site as a modern replacement for the existing public library in Glossop, which was located at the nearby Victoria Hall, (also Grade 2 listed). The application site was located in the Norfolk Square Conservation Area. The proposed development would involve the loss of four trees on the site.

The proposed development would have benefits through its provision of a modern, public library service, and would help to maintain the vitality of the town. There were also benefits to be gained from co-locating the library with the Adult Education Centre. The design of the extension would preserve and enhance the character of the Conservation Area. The setting of the listed buildings would not be affected detrimentally. Concerns had been expressed about the impact of the development on the local amenity, ecology, traffic and

parking, as well as with respect to the Conservation Area, and the value of the building as heritage asset and a listed building and the corresponding listed building setting. However, he did not consider that (except in relation to trees) the proposed development would have any significant impacts in these respects, and considered that the proposal would accord with policies of the High Peak Local Plan 2016 (HPLP) and the National Planning Policy Framework (NPPF). The trees which would be lost contributed to the character of the Conservation Area and, therefore, consideration had been given to the harm that would be caused to the significance of the Conservation Area against the public benefit associated with the provision of a library on this site. On balance, he found the proposal to be acceptable.

Councillor E Wilcox addressed the Committee. She spoke of her support for the proposal and the importance of having a public library facility. She referred to memories of the Victoria Hall from childhood. She explained that whilst she had previously joined in campaigning to retain Glossop Library there she accepted that this could not be realised as a financially viable option.

Councillor D Greenhalgh also addressed the Committee. He considered the proposal to be the best realistic option for a library service in Glossop and that it would be better than the current service. He also felt that the other facilities in the building would be a benefit. He was aware of concerns regarding the future of Victoria Hall but believed there were initiatives to create an Arts Centre there.

Councillor D Wilcox commented that he agreed with the comments previously made by the other local Members and had nothing more to add.

Linda Newman addressed the Committee on behalf of Save Our Unique Library (SOUL). She spoke about the proposal as lacking floor space, proper disabled access and financial sense. She did not believe that there was evidence of a need for a new library or that the new building would provide a better library facility. She also commented that she identified a contradiction between officer comments about the volume of visitors and traffic and officer comments about increased safety. Access issues would need to be addressed. She expressed concern about a reduction in the number of crèche places.

Michael Clarke also addressed the Committee. He spoke about the impact of the proposal on local amenities and the Conservation Area, the volume of traffic on Talbot Street and the effect of the loss of 4 car parking spaces. He commented about the proposal having cost implications in respect of not only the cost of building but also the cost of traffic monitoring

and a bat survey and considered that this expenditure could be better spent. He also commented on scope for anti-social behaviour.

Sean Robinson addressed the Committee and emphasised that the large majority of representations received had been objections to the proposal and that the Victorian Society had requested that the application be withdrawn and a decision be deferred for 6 months to allow further information and plans to be gathered.

Simon Hurrell addressed the Committee on behalf of the Victoria Hall Arts Centre Committee, which supported the proposal. He was satisfied that the application had been processed properly. He also predicted that a good future for the Victoria Hall would be secured with the support of High Peak Borough Council.

David Swanstone also addressed the Committee with his support for the building of the new library and felt that it would provide a modern library for the 21st Century and with the other services would create a community hub. He commented that it was only 200m away from the existing library and closer to the station.

The Strategic Director's representative responded to the comments made by the speakers and pointed out that many of the issues raised were included in the report.

The Committee was reminded that it should only consider the applications before them and that the future of Victoria Hall was a decision for High Peak Borough Council.

Whilst being sympathetic to the benefits of the heritage assets addressed in the report Members also considered there to be enormous benefits from the co-location of services. Members commented on the loss of 4 trees and asked whether consideration could be given to replacement planting in the vicinity if the site could not accommodate them. The Strategic Director's representative responded that it had been found by officers that there was no practicable means of doing so.

Following a question regarding an outside area of the crèche, the Strategic Director's representative commented that although the hard play area would be removed under the development there would instead be a grassed area, and he was confident that the crèche facility would meet expected standards.

RESOLVED (1) that planning permission be granted for application code no CD!/0616/20, subject to the conditions set out in schedule A in the report of the Strategic Director for Economy, Transport and Communities; and

(2) that High Peak Borough Council be informed that Derbyshire County Council has no objections to the corresponding application for Listed Building Consent (application code number LB1/0616/21) being approved, subject to the conditions set out in schedule B in the report of the Strategic Director for Economy, Transport and Communities, or similar.

84/16 **CURRENT ENFORCEMENT ACTION** **RESOLVED** to receive the report on current Enforcement Action.

85/16 **OUTSTANDING APPLICATIONS** **RESOLVED** to receive the list on decisions outstanding on 3 October 2016 relating to EIA applications outstanding for more than sixteen weeks, major applications outstanding for more than thirteen weeks and minor applications outstanding for more than eight weeks.

86/16 **CURRENT APPEALS/CALLED-IN APPLICATIONS** **RESOLVED** to note the report on current appeals/called-in applications relating to County matters.

87/16 **DEVELOPMENT MANAGEMENT MONTHLY PERFORMANCE MANAGEMENT STATISTICS** **RESOLVED** to receive the Planning Services Development Management Monthly Performance Management Statistics for September 2016.

88/16 **MATTERS DETERMINED BY THE STRATEGIC DIRECTOR FOR ECONOMY, TRANSPORT AND COMMUNITIES UNDER DELEGATED POWERS** **RESOLVED** to note that the following applications had been approved by the Strategic Director for Economy, Transport and Communities under delegated powers on:-

(a) Delegation Meeting – 8 September 2016

1 Delegation Decisions on Schemes Required by Planning Conditions:

- SM2887
- SW2888
- SW2890
- SW2891
- SD2768
- SD2907
- SW2761

- SD2858

(b) Delegation Meeting – 15 September 2016

1 Delegation Decisions on Schemes Required by Planning Conditions:

- SD2897

(c) Delegation Meeting – 22 September 2016

1 Proposed Replacement of Metal Windows and Timber Doors with Aluminium Units at Parkside Community School, Boythorpe Avenue, Chesterfield
Applicant: Derbyshire County Council
Planning Application Code No: CD2/0816/38

2 Delegation Decisions on Schemes Required by Planning Conditions:

- SW2867
- SW2868
- SW2869

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