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**AGENDA ITEM No. 2**

**MINUTES**

<b><u>Meeting:</u></b>	<b>Planning Committee</b>
<b><u>Date:</u></b>	13 June 2014 at 10.00 am
<b><u>Venue:</u></b>	The Board Room, Aldern House, Baslow Road, Bakewell
<b><u>Chair:</u></b>	Clr Mrs L C Roberts
<b><u>Present:</u></b>	Mr P Ancell, Clr P Brady, Clr C Carr, Clr D Chapman, Clr Mrs N Hawkins, Clr H Laws, Clr A McCloy, Ms S McGuire, Mr G D Nickolds, Clr Mrs K Potter, Clr P Smith, Clr Mrs J A Twigg.
<b><u>Apologies for Absence:</u></b>	Clr D Birkinshaw, Clr A R Favell, Clr Mrs H M Gaddum,

**68/14 MINUTES**

The minutes of the meeting held on 16 May 2014 were approved as a correct record.

**69/14 PUBLIC PARTICIPATION**

The Chair reported that 18 members of the public had given notice to speak.

**70/14 MEMBERS' DECLARATION OF INTERESTS**

Item 8

- Ms S McGuire, personal interest as she had co-written, with Ken Smith the Authority's Archaeology Team Leader, the 2007 Conservation Plan for Stanton Moor for the Authority and English Heritage. She had also been involved in consultations with quarry owners and operators, local people etc.. on the impact of quarrying in the setting of the Stanton Moor scheduled landscape.
- Clr Mrs K Potter declared that she had not been lobbied but had received a letter via Clr Brady from Mrs Zoyroydi and had received phone calls which she had declared at the previous March committee meeting at which she did not participate. She also received a telephone call from Mr Critch on the morning of the meeting but she comes with an open mind. Personal interest as a member of CPRE from which she had received some comments.
- It was noted that all Members had received email correspondence from objectors relating to this item. Cllr Hawkins said there had been significant lobbying.

Item 9

- Clr Mrs L Roberts, personal interest as she knew Clr Hails one of the speakers

**71/14 6. FULL APPLICATION – PROPOSED CONVERSION OF FORMER FARMHOUSE TO A SINGLE DWELLING INCLUDING RETROSPECTIVE APPLICATION FOR WORKS TO THE BUILDING INCLUDING RAISING OF THE EAVES AND ROOF HEIGHT AND OTHER ALTERATIONS, HOPPING HEAD FARM, BLAKELOW ROAD, ONECOTE (NP/SM/1213/1097, P.11171, 403392 354950, 2/6/2014/CF/KW)**

The recommendation for approval subject to conditions was moved.

The following spoke under the public participation at meetings scheme:

- Mr K Wainman, Agent.

The motion for approval was seconded. Cllr Mrs Potter requested that Members' appreciation of the work done by Chris Fridlington during the maternity absence of the Planning Manager South be recorded.

In response to Members' queries it was agreed to amend condition 5 to include the driveway. It was also agreed to amend condition 6 to state 'and shall be retained in perpetuity'.

The motion for approval subject to the conditions set out in the report and as amended was voted on and carried.

**RESOLVED:**

**That the revised application be APPROVED subject to prior entry into a S.106 legal agreement containing obligations controlling the future occupancy of the proposed dwelling and preventing the separate sale of land tied to the proposed dwelling, and subject to the following planning conditions:**

**Statutory Time Limit**

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

**Approved Plans**

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans and the recommendations made for bats and birds in Section 6 of the submitted Bat Survey and Barn Owl Report, subject to the following conditions/modifications:

**Conversion within Existing Shell**

3. The conversion shall be carried out within the shell of the existing building, with any rebuilding limited to the lean-to that is specifically shown on the approved plans.

**Enhancement Works**

4. The alterations shown on the approved plans to the existing building, including the alterations to the windows and removal of the twin gable feature on the rear of the building shall be completed prior to the first occupation of the dwelling hereby permitted.

**External Lighting**

5. Unless otherwise agreed in writing by the National Park Authority, there shall be no external lighting and the converted building, associated curtilage and access

track shall not be provided with any other external source of illumination at any time during the lifetime of the development hereby approved.

#### Access and Parking

6. A specification or sample of the material to be used for the surfacing of the drive, parking and manoeuvring areas shall be submitted to and approved in writing by the National Park Authority prior to the first occupation of the dwelling hereby permitted and shall thereafter be retained in perpetuity.
7. Prior to the first occupation of the dwelling hereby permitted, the access, parking and turning areas shall be completed in accordance with amended site plans, to be submitted to and agreed in writing by the National Park Authority and surfaced in accordance with the specifications approved under Condition 6 (above).

#### Design Details and Architectural Specifications

8. Confirmation of design details including roof coverings and stonework, timber external windows, and doors, recess for doors and window frames, black rain water goods on brackets, and mortared roof verges.

#### Permitted Development Rights

9. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the converted building shall be carried out and no extensions, porches, ancillary buildings, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent other than those approved by this permission.

#### Curtilage and Boundary Walls

10. Prior to the first occupation of the dwelling hereby permitted, the curtilage of the converted barn shall be defined with a drystone wall on the line shown on an amended site plan to be submitted to and agreed in writing by the Authority. The drystone wall shall be constructed in locally obtained natural stone, to a height of 1.2m - 1.5m, coursed and pointed to match the stonework of the existing boundary walls

**72/14 7. FULL APPLICATION – DEMOLITION OF FARMHOUSE AND ERECTION OF REPLACEMENT DWELLINGHOUSE; DEMOLITION AND REBUILDING OF STABLES TO FORM ADDITIONAL LIVING ACCOMMODATION; ERECTION OF STABLE BUILDINGS AND GARAGING, BLEAKLOW FARM, HASSOP (NP/DDD/0314/0243, P4718, 421762 373510, 05/03/2014/KW)**

It was noted that Members had visited the site on the previous day.

The Planning officer introduced the report and stated that she would like to add an extra condition to the recommendation to state that the access track remains in limestone chert in perpetuity. She also stated that as part of the domestic curtilage was outside of the application area she would like to amend condition 6 to state that prior to first occupation, a plan at a suitable scale showing the extent of the domestic curtilage shall be submitted and agreed and thereafter retained in perpetuity.

The Planning officer reported that a further representation had been received since the report was written from the adjacent land owner regarding part of the access track and disputing the access rights. It was noted that this was not a planning issue.

The following spoke under the public participation at meetings scheme:

- Mr H Stephenson, local resident, regarding traffic issues
- Ms T E Sharkey, Chair of Rowland Parish Meeting, Objector
- Mr J Church, Agent.

In response to Members' queries condition 2 was amended by adding 'and remain as such in perpetuity.' The Planning officer stated that as the Highway Authority had not objected to the proposals there was no condition limiting construction traffic however, due to Members' concerns an extra condition could be added stating that the best route for construction traffic be agreed in advance and in consultation with the Highway Authority.

The recommendation for approval subject to the conditions as set out in the report and as amended was moved and seconded. This was then voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions:**

1. **3 year implementation time limit**
2. **Stabling to be ancillary to and for the personal use of the occupants of Bleaklow farmhouse and remain as such in perpetuity.**
3. **Two-storey barn (northern side of courtyard) and detached outbuilding north of the courtyard complex to be used for agricultural purposes and for no other purpose.**
4. **Remove permitted development rights for extensions, alterations and outbuildings, porches, walls, fences, satellite dishes and solar panels.**
5. **Submit and agree hard and soft landscaping scheme.**
6. **Prior to first occupation, a plan at a suitable scale showing the extent of the domestic curtilage shall be submitted to and agreed by the Authority, and the agreed curtilage shall thereafter be retained in perpetuity**
7. **Submit and agree any details of spoil removal arising from the demolition works.**
8. **Development to be built to a minimum of Code Level for Sustainable Homes required of RSLs.**
9. **Design Stage Assessment and Interim Code certificate to be submitted and agreed before work commences**
10. **Prior to first occupation copy of summary score sheet and Post Construction Review Certificate to be submitted.**
11. **Stonework to be in natural limestone. Sample panel to be agreed.**

12. **Roofs to dwelling including rebuilt stable building, refurbished two-storey barn and refurbished detached single-storey barn to be clad in natural local gritstone laid in diminishing courses towards the ridge. Sample to be submitted and agreed.**
13. **Submit and agree sample of metal roof cladding to rebuilt outbuilding/accommodation building attached to the western side of the rebuilt house.**
14. **External walls of new stable/garage buildings to be clad with natural limestone and roofs to be clad with natural blue slate.**
15. **Dressed natural gritstone quoinwork, lintels, sill and surrounds to window and door openings where shown on the approved plans.**
16. **Timber vertical sliding sash window frames to all window openings in the rebuilt dwelling.**
17. **Timber doors and timber window and door frames.**
18. **Parking and manoeuvring spaces to be provided and maintained.**
19. **Any new service lines to the property to be underground.**
20. **Foul water to be dealt with by a package treatment plant in the location shown on approved plans. Submit and agree details of disposal of foul and surface waters.**
21. **Minor Design Details.**
22. **Retain existing trees.**
23. **Submit and agree details of appropriate Environment Management measures**
24. **Submit and agree details of disposal of foul and surface waters.**
25. **Submit and agree details of external lighting.**
26. **Ecological mitigation and enhancement conditions.**
27. **Best route for construction traffic to be agreed in consultation with the Highway Authority.**
28. **The access track shall be surfaced only in limestone chert in perpetuity.**

The meeting was adjourned at 11.00am for a short break and reconvened at 11.10am.

*Clr Mrs J A Twigg left the meeting during the break.*

73/14

**8. FULL APPLICATION - CONTINUED EXTRACTION OF STONE FROM EXISTING QUARRY, WITH AMENDED PHASED EXTRACTION OF STONE, AMENDED PROVISIONS OF SCREENING AND LANDSCAPING AND AMENDED RESTORATION, UNDER PERMISSION REF NP/DDD/0606/0613 WITHOUT COMPLIANCE WITH PLANNING CONDITIONS 1, 10, 11, 12, 17, 19, 26, 36, 37, 56, 57, 59, 61, 62, 63, 64, & 65. DALE VIEW QUARRY, STANTON IN PEAK,**

## **NP/DDD/1013/0973 (JEN)**

It was noted that Members had visited the site on the previous day.

The Senior Minerals planner reported that an email had been received from Anne Zoyroydi and Julie Kidd requesting that the application be deferred until the first meeting of the liaison group had been held. She stated that the first meeting would take place on 30 June but that as the Liaison Group had no decision making powers it would serve no purpose to defer consideration of this application until after the Liaison Group meeting.

It was also reported that a letter had been received from Cllr M Longden, Derbyshire County Council, regarding traffic concerns and this was summarised for the Committee.

The following spoke under the public participation at meetings scheme:

- Mrs R Griffith, local resident and Objector
- Mr H Griffith, local resident and objector
- Mr C Nicoll, Agent

In response to Members' queries the Minerals planner stated that all the conditions would be re-stated on the decision notice if Members were minded to approve the application. She explained the reasons for the Liaison Group and stated that there had been full consultation on the proposals but that Friends of the Peak District were not a statutory consultee. The officer stated that the Authority's Archaeology team had been consulted but had made no comments as they thought there was no additional impact on features of archaeological interest.

The recommendation as set out in the report was moved and seconded. This was then voted on and carried. Cllr Mrs K Potter requested that her vote against the motion be recorded.

### **RESOLVED:**

**That the application be APPROVED subject to:**

- 1) the prior signing of a Section 106 legal agreement whereby the applicant formally agrees to:**
  - a) The revocation of the planning permission ref. NP/DDD/0606/0613 for the 'continued extraction of stone from existing quarry, extraction of stone from land to west of existing quarry, provisions of screening and landscaping and restoration of existing quarry and proposed extension'.**
  - b) The management of fields shown on plan M/S147/06/05 as hay meadow for the duration of the development;**
  - c) The end-use of the stone restricted to a 62,000 tonnes per annum as block stone, with the exception of up to 500 tonnes per year from within the 62,000 tonnes total for rip-rap (for flood defence works);**
  - d) The annual inspection of the highway and the repair to highway margins necessary due to accelerated attrition caused by HGVs, up to a maximum annual expenditure of £2000 per annum (index linked);**
  - e) A bond to secure restoration;**
  - f) The aftercare of the proposed extension site as low intensity agriculture hay meadow for 20 years following completion of the development;**

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- g) **The management of stocking levels on the retained tip in line with the levels prescribed on adjacent haymeadows.**
- 2) **the restating of the conditions set out in permission NP/DDD/0606/0613 amended in line with the application and otherwise as necessitated by the application, covering:**
- **Date of commencement of development**
  - **Definition: Working, restoration and aftercare of the site in accordance with approved details (plans and documents).**
  - **Duration: Duration of the permission 16 September 2028 for the winning and working of mineral (gritstone); 16 September 2030 for completion of restoration including the removal of ancillary buildings; 16 September 2035 for completion of the aftercare.**
  - **Stockpiles and soil treatment and storage: Location and height of soils and stockpiles in accordance with approved plans.**
  - **Decision Notice: A copy of the decision notice and approved plans retained on site**
  - **Output and phasing: No mineral other than gritstone shall be worked; maintenance of weekly sales output of mineral; total annual sales output of mineral shall not exceed 62,000 tonnes; details of the previous annual sale shall be provided in January of each year; the total sales output shall not exceed 1.19 million tonnes from 16 September 2008 from the date of the permission; no overburden or waste materials from the site or stone offcuts from Stancliffe Stone's local operations shall be placed in the site other than in the approved locations.**
  - **Geotechnical: Assessments and geotechnical appraisals undertaken at the site shall be submitted annually**
  - **Traffic: Total number of lorry movements per day shall not exceed 36 movements (18 in 18 out) on Monday to Thursday, 18 movements (9 in 9 out) on Friday and 18 movements (9 in 9 out) on 5 Saturdays per calendar year.**
  - **Access: Approved access (existing access onto the Lees Road only); maintenance of the site access road; segregation of haulage lorries transporting stone from the site into an identified hard-standing from other on site plant and machinery; lorries shall turn left when leaving the site.**
  - **Hours of Operation: Approved working times for drilling, blasting, mineral working, vehicle movements – 07:00 to 19:00hrs Monday to Thursday, 07:00 to 13:00hrs Friday, No development on Saturdays except for a maximum of 5 Saturdays per calendar year for mineral working and lorry movements between 07:00 and 13:00hrs providing the MPA and the Chair of Stanton in Peak Parish Council have been given no less than 24 hours' notice, No operations other than environmental monitoring on Sundays, Bank or Public Holidays.**
  - **Dust: Details of prevention and control**

- **Noise:** Controls on mineral extraction including maintenance of machinery and vehicle movements shall not exceed 55dBA LAeq (1hour) (freefield); soil stripping and restoration shall not exceed 70dBA LAeq (1hour) (freefield) for a maximum of 8 weeks in any calendar year.
  - **Blasting:** No blasting other than black powder; no more than 90% of ground borne vibration blasting shall exceed 6mm and no ground borne vibration shall exceed 12mm per second
  - **Site lighting:** No lighting installed or used at the site.
  - **Ecology:** Retention of trees along Lees Road. Retention of Bat Boxes.
  - **Archaeology:** No stripping of soil unless 14 day prior notification period given; an archaeological watching brief shall be carried out
  - **Protection of Ground Water:** Drainage and water pollution control; Environment Agency requirements, surface water drainage containment within the site; no discharge of foul or contaminated drainage, siting of facilities to store oils, fuels or chemicals; location of vehicle maintenance.
  - **Permitted Development:** Restrictions on permitted development rights dealing with ancillary fixed plant and machinery, buildings, structures and erections; and no mineral waste from the site and stone offcuts from Stancliffe's local operations shall be deposit other than in the waste deposit areas identified on the submitted plans;
  - **Restoration:** Site to be restored to a hay meadow (agriculture) and woodland edge planting (amenity) uses in accordance with approved plans
  - **Aftercare:** management of the hay meadow and woodland
- 3) Final wording of the conditions to be delegated to the Director of Planning.
- 4) Final wording of the S106 agreement to be delegated to the Head of Law and the Director of Planning.

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**9. FULL APPLICATION – RENOVATION AND CHANGE OF USE OF FORMER SHIPPON TO DETACHED DWELLING, BLEAK HOUSE, NEWTOWN, LONGNOR (NP/SM/0514/0468, P.8476, 406398 363377, 02/04/2014/KW)**

Clr Mrs N Hawkins declared a personal interest as she knew one of the speakers. The committee was reminded that the Chair knew Cllr Jason Hails.

The Planning officer reported that since the report was written a further 6 letters of support had been received, including from a Councillor and Authority Member and from the applicant.

The following spoke under the public participation at meetings scheme:

- Cllr J Hails, District Council Ward Member, Supporter
- Ms L Killoran, Supporter
- Ms M Killoran, Applicant



The recommendation for refusal was moved and seconded, but was lost on the vote. The Director of Planning advised Members that if they were minded to approve the application that he would refer it to a subsequent committee as a departure from policy, so that the policy implications could be assessed. A motion for a site visit, to consider whether the building is of any architectural or historic value and to allow for more information on the financial position and possible input by a Housing Association, was moved, seconded, voted on and carried.

**RESOLVED:**

**That consideration of the application be DEFERRED pending a site visit to consider the architectural or historic value of the building and to allow for more information on the applicant's financial position and possible input by a Housing Association.**

**75/14 10. FULL APPLICATION – CHANGE OF USE FROM A SINGLE DOMESTIC DWELLING TO 2 DOMESTIC FLATS, ALTERATIONS TO REAR PORCH AND THE ADDITION OF A NEW SHED IN THE REAR YARD AT GLENHOLME, BUXTON ROAD, BAKEWELL. (NP/DDD/0414/0348 421674 / 368704 P6491 SPW/CF)**

The following spoke under the public participation at meetings scheme:

- Ms D Hawksworth, Applicant

The Director of Planning reported that he had discussed the issue of subdivision with the Policy Team. There was no specific policy for subdivision of property. He also reported that the Agent had indicated that if the development was accepted then work would be done on a flood risk assessment.

A motion for approval subject to conditions was moved and seconded. This was then voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to the following conditions:**

- 1. Prior to commencement, a flood risk assessment shall be submitted and approved and any recommendations implemented and retained in perpetuity.**
- 2. 3 year time limit**
- 3. In accordance with specified plans**

The meeting adjourned at 1.05pm for a lunch break and reconvened at 1.35pm.

Chair: Cllr Mrs L Roberts

Present: Mr P Ancell, Cllr P Brady, Cllr D Chapman, Cllr Mrs N Hawkins, Cllr A McCloy, Ms S McGuire, Mr G D Nickolds, Cllr P Smith.

In accordance with Standing Orders, Members voted to continue the Committee meeting beyond 3 hours.

**76/14 11. FULL APPLICATION - CHANGE OF USE FROM YOUTH CLUB TO PRIVATE DWELLING AT GRINDLEFORD YOUTH CLUB, SIR WILLIAM HILL ROAD, GRINDLEFORD, (NP/DDD/0314/0251, P1447, 24/3/2014, 424219 / 377808/SC)**

Clr Ms S McGuire declared a personal interest as one of the speakers was a personal friend, a volunteer walk leader at Longshaw and knows one of the trustees.

The Planning officer introduced the report and stated that the site was in the Conservation Area and therefore policy LC5 should be added to the list of relevant policies in the report. He also amended the recommendation by adding, after the words 'unilateral undertaking' the following wording 'securing monies from the sale are used to provide replacement youth club facilities within the village' and clarified that the proposal was not an exception to policy.

The following spoke under the public participation at meetings scheme:

- Mr P O'Brien, Grindleford Parish Council, concern regarding access and parking
- Mr Galbraith, Grindleford Youth Club Trustees, for the Applicant

In response to Members' queries the Planning officer stated that the neighbours offer of adjoining land to provide space for amenity and parking was not part of the application site area and could not be conditioned, but it could be included in the Unilateral Undertaking But, on reflection, was not required by the committee.

The recommendation for approval subject to the Unilateral Undertaking and conditions was moved and seconded. This was then voted on and carried.

**RESOLVED:**

**That the application be APPROVED subject to a Unilateral Undertaking to ensure that monies from the sale are used to provide replacement youth club facilities within the village and the following conditions:**

- 1. 3 year time limit**
- 2. Submitted plans/information**
- 3. Withdraw permitted development rights for extensions, alterations etc.**

**77/14 12. HOUSEHOLDER APPLICATION – ERECTION OF DOUBLE GARAGE WITH ATTACHED STORE – MAYFIELD, GREAT HUCKLOW; (NP/DDD/0414/0410, P.906, 16/4/2014, 417811 / 377866, MN)**

Clr D Chapman declared a personal interest as he was a friend of Winston Knowles, one of the speakers.

The Planning officer introduced the report and amended condition 2 to state that having given the matter further consideration he considered that the front wall and gables should be in natural stone.

The following spoke under the public participation at meetings scheme:

- Mr W Knowles, neighbour and Objector
- Ms A Abdi, neighbour and Objector

In response to Members' queries the Planning officer stated that there was no first floor in the proposed building and that the roof lights were to allow natural light the ground floor. He also stated that there was scope for additional landscaping/screening of the building but that would necessitate further negotiations with the applicant. Members were concerned about the impact of the building upon boundary trees and neighbours amenity and to mitigate those impacts considered the building should be 'handed' with the store re-sited to the south elevation as well as the building moved a further 1m from the rear boundary. .

A recommendation for approval subject to conditions was moved, seconded, voted on and carried.

**RESOLVED:**

**That, subject to the receipt of satisfactory amended plans to be agreed by the Director of Planning in consultation with the Chair and or Vice Chair of Planning Committee, the application be APPROVED subject to the following conditions:**

1. **Statutory 3 year time limit to commence development.**
2. **Completion in accordance with revised plans and subject to front wall and gables in natural stone .**
3. **The rooflights to be conservation style with low/flush flashing to the roof and be non-opening.**
4. **Any trees required to be felled as a result of the development shall each be replaced with a hawthorn, blackthorn, or holly tree and a scheme of how this would be achieved to be submitted in advance.**
5. **The garage shall be used for no other purpose than the garaging of private domestic vehicles.**
6. **The development shall remain ancillary to the occupation of Mayfield.**

**78/14 13. FULL APPLICATION – CONSTRUCTION OF DETACHED GARAGE AND RESIDENTIAL DRIVEWAY WITH ACCESS OFF MAIN ROAD – FIVEWAYS, GRINDLEFORD (NP/DDD/1213/1149, P.9897 & 1706, 20/12/2013, 424959/ 378298, MN)**

The Planning officer introduced the report and amended condition 2 to include a change to the garage roof. He also added an extra condition to maintain the driveway in perpetuity as two crushed stone tracks and amended condition 8 to cease the use of the access in the event the visibility splays were obstructed.

Since the report was written a further representation had been received from a resident of Maynard Road, Grindleford and this was summarised for the Committee.

The following spoke under the public participation at meetings scheme:

- Mr M Green, on behalf of Mr Tunnicliffe, neighbour and Objector
- Mr P O'Brien, Grindleford Parish Council, Objector
- Mr M Peckett, Applicant

The recommendation for approval subject to conditions was moved and seconded. This was then voted on and carried.

**RESOLVED:**

That the application be **APPROVED** subject to the following conditions:

1. **Statutory 3 year time limit to commence development**
2. **Completion in accordance with the revised plans – with garage roof turned 90 degrees to have the eaves over the main doors.**
3. **No lighting of the driveway or field**
4. **There shall be no parking of vehicles along the drive or within the field.**
5. **No planting, hedging or walling alongside the driveway or in the field**
6. **The garage shall be used solely for the garaging of private domestic vehicles**
7. **Garaging to remain ancillary to Fiveways**
8. **Access to be laid out, constructed and provided with agreed visibility splays and maintained free from obstruction throughout the life of the development or use of the access to cease in case of obstruction.**
9. **No gating within 5m of the highway**
10. **Submit and agree a scheme for surface water drainage and soakaway details at the access**
11. **Maintain driveway in perpetuity as two crushed stone tracks.**

*2.45pm Clr P Smith left the meeting.*

**79/14**

**14. HOUSEHOLDER APPLICATION – SINGLE STOREY SIDE EXTENSION – 4 ASHOPTON DRIVE, BAMFORD (NP/HPK/0514/0516, P.6199, 12/5/2014, 420610 / 383996, MN)**

The recommendation for approval subject to conditions was moved, seconded, voted on and carried.

**RESOLVED:**

**Subject to no representations being received by the end of the consultation period raising material planning considerations contrary to the recommendation and that any made shall be delegated to the Director of Planning to consider in consultation with the Chair and/or Vice Chair of Planning Committee, that the application be **APPROVED** subject to the following conditions:**

1. **Statutory time limit**
2. **Completion in accordance with the submitted plans**
3. **Walling shall be natural stone to match the existing**
4. **The roof shall be clad with tiles to match the existing**

**80/14 15. PLANNING APPEALS (A.1536/AMC)**

Members considered and noted appeals lodged and decided during the month.

**RESOLVED:**

- 1. That the report be received.**

The meeting ended at 2.52pm.