
AGENDA ITEM No. 2

MINUTES

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| <u>Meeting:</u> | Planning Committee |
| <u>Date:</u> | 11 April 2014 at 10.00 am |
| <u>Venue:</u> | The Board Room, Aldern House, Baslow Road, Bakewell |
| <u>Chair:</u> | Clr Mrs L C Roberts |
| <u>Present:</u> | Mr P Ancell, Clr D Birkinshaw, Clr P Brady, Clr C Carr, Clr Mrs N Hawkins, Clr H Laws, Clr A McCloy, Clr Mrs K Potter, Clr Mrs J A Twigg. |
| <u>Apologies for Absence:</u> | Clr D Chapman, Clr A R Favell, Clr Mrs H M Gaddum, Mr G D Nickolds and Clr P Rippon. |

37/14 CHAIRS ANNOUNCEMENTS

The Chair welcomed the new Secretary of State appointed Member, Stella McGuire to her first Planning Committee meeting.

38/14 MINUTES

The minutes of the meeting held on 14 March 2014 were approved as a correct record.

39/14 PUBLIC PARTICIPATION

The Chair reported that 9 members of the public had given notice to speak.

40/14 MEMBERS' DECLARATION OF INTERESTS

Item 6

- Clr P Brady, personal interest as the Agent for the application was also acting for his son-in-law.

Item 7

- It was noted that Members had received correspondence from Litton Parish Council
- Clr P Brady, personal interest as he had been briefed by 2 representatives of Litton Parish Council but had not discussed the merits of the application.
- Clr Mrs J Twigg, personal interest as she approved Jane Gregory's application for school governor.

Item 9

- Clr P Brady, personal interest as a member of Taddington Parish Council and he knew the applicants.

Item 10

- Clr Mrs K Potter, personal interest as a member of RSPB.

Item 12

- It was noted that Members had received correspondence from Mr J Youatt.
- Clr P Brady, personal interest as a member of the National Trust.
- Clr Mrs K Potter, personal interest as a member of RSPB

Item 14

- Clr P Brady, personal interest as had spent over 6 years helping a friend to get effective enforcement action. Also attended a meeting regarding Home Farm, Sheldon and had received correspondence via the Peak Park Parishes Forum.

41/14 6. FULL APPLICATION - PROPOSED CHANGE OF USE AND CONVERSION OF REDUNDANT FIELD BARN TO A SINGLE DWELLING UNIT, WILLOW HOLLOWES, OFF HORSE LANE, MONYASH (NP/DDD/0114/0070, P.10147, 416138 367032, 31/3/2014/CF/KW)

The following spoke under the public participation scheme:

- Mr N Marriott, Agent.

The recommendation for approval subject to conditions was moved and seconded. The Planning officer reported that condition 3 should state 'be carried out' instead of 'not be carried out'. It was agreed to add an extra condition to cover protection of the trees prior to commencement of any work. The motion for approval, as amended, was voted on and carried.

RESOLVED:

That, subject to the prior completion of a Section 106 planning obligation relating to the retention of the tree plantation and the submission of a landscape management plan to secure its future maintenance, the application be APPROVED subject to the following conditions/modifications:

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 amended site and block plan no's 1315-08 rev D, 09 rev A & 10 rev A, showing the proposed layout of the site, including parking/turning areas, residential curtilage, planting, access and access track/passing places details and in complete accordance with the submitted floor plans and elevational drawings.**

Mitigation Measures

- 3. The development hereby permitted shall be carried out in accordance with mitigation measures for bats and birds first submitted to and agreed in writing by the National Park Authority.**

Conversion within Existing Shell

- 4. The conversion shall be carried out within the shell of the existing building, with any rebuilding limited to the top section of the eaves and gable walls of the single-storey lean-to addition for a maximum depth of 1.0m.**

Repositioning and Rebuilding of Drystone Wall alongside the Copse

- 5. Prior to the occupation of the dwelling hereby approved, the repositioned section of drystone walling along the entire length of the copse bounding the north-east side of the new access track shall be completed. The drystone wall shall be constructed of natural rubble limestone walling salvaged from the dismantled wall enclosing the copse and shall be capped with half-round natural limestone coping stones. Any additional walling shall be in locally obtained natural rubble limestone to match the salvaged walling stone.**

Reinstatement of Pond

- 6. The pond feature shown in the southern corner of the domestic curtilage shall be provided prior to the occupation of the dwelling hereby approved.**

External Lighting

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

- 8. 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 before the development commences.**
- 9. Prior to the first occupation of the dwelling hereby permitted use, the access, parking and turning areas shall be completed in accordance with the amended block plan, and surfaced in accordance with the specifications approved under Condition 8 (above).**
- 10. Further necessary highway conditions arising from reconsultation with the County Highways Authority.**

Architectural Specifications

- 11. Confirmation of design details including timber external windows, and doors, recess for doors and window frames, window and door openings provided with natural gritstone lintels and sill and mullions where shown, black rain water goods on brackets, flue pipe to be finished in matt black, mortared roof verges, and the specifications for rooflights and glazing bars.**

Permitted Development Rights

12. **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, satellite antenna, gates, fences, walls or other means of boundary enclosure shall be erected on the site without the National Park Authority's prior written consent.**

Curtilage and Boundary Walls

13. **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 of the drystone wall shown on the amended site plan. 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.**

Underground Services

14. **All new service lines associated with the approved development and on land within the applicant's ownership and control shall be placed underground and the ground restored to its original condition thereafter.**

Foul Drainage

15. **The provision of the private package sewage treatment plant shall be carried out in accordance with the submitted details and shall be completed prior to the first occupation of the dwelling hereby permitted.**

Photographic Survey

16. **Prior to the commencement of the development the applicant shall carry out a photographic survey of all elevations and internal features of the building to be restored and the Authority shall then be provided with an electronic copy of the photographs.**

Trees

17. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard [3998 (Tree Work)].

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the plans to be first submitted and agreed in writing by the National Park Authority before any equipment, machinery or materials are brought on to the site for the purposes of the development, and this fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

42/14 8. SECTION 73 APPLICATION – REMOVAL OF CONDITION 3 HOLIDAY OCCUPANCY RESTRICTION FROM APPLICATION NP/DDD/0606/0535, HONEY POT COTTAGE, LITTON (NP/DDD/0114/0096, P.4246 & 1233, 416265 / 375132, 31/3/2014/AM)

It was noted that Members had driven past the site on the previous day. The Planning officer reported that the Parish Council maintained their objection to the application.

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

RESOLVED:

That the application be APPROVED subject to prior entry into a legal agreement retaining the application building as a ‘more affordable’ house to meet eligible local need, and subject to the following conditions:

- 1. Remove permitted development rights for various types of domestic development, including any extensions, alterations and outbuildings.**
- 2. The obscure glazing to the window in the north east elevation to be retained and permanently so maintained.**
- 3. Parking and manoeuvring space to be maintained throughout the life of the development.**
- 4. There shall be no gates or other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.**

43/14 7. FULL APPLICATION - THE ERECTION OF AN AGRICULTURAL BUILDING FOR THE STORAGE OF AGRICULTURAL MACHINERY AND FODDER, AMENDMENT TO PREVIOUSLY APPROVED GDO; REF: NP/GDO/0809/0712, AT HOLLAND TWINE, LITTON, NP/DDD/1113/1016, P11684, 14/2/2014, 416321 / 375327/SC)

It was noted that Members had visited the site on the previous day. The Planning officer reported that the applicant did not own the access to the site and the dispute over access was a private matter between the applicant and the Parish Council

The following spoke under the public participation scheme:

- Mr C Howland, Objector
- Miss H Harrison, on behalf of Mr Hulme, neighbour of site and Objector
- Ms J Gregory, on behalf of the Governing body of Litton School, Objector
- Cllr J Evans, Chair of Litton Parish Council, Objector
- Mr D Sutherland, Agent. He stated that the applicant now had an alternative access to the land available to him.

The Director of Planning clarified that the GDO consent for the building was valid but that the current building was not in accordance with plans and therefore unauthorised. The report was amended in the second paragraph under the heading Proposal to state that the approved building measured 12m in length not 11.5m. It was noted that the applicant might have an alternative access to the site Condition 5 of the recommendation would not be needed.

Members were concerned about the access and the lack of agricultural justification. A motion for deferral of the application to allow for checking of the agricultural justification and for consideration of an amended access was moved and seconded. This was then voted on and carried. Cllr D Birkinshaw requested that his vote against the motion be recorded.

RESOLVED:

That consideration of the application be DEFERRED to allow for checking of the agricultural justification and the access proposals.

The meeting adjourned for a short break at 11.40am and reconvened at 11.50am.

44/14 9. FULL APPLICATION - FORMATION OF DEPENDENT RELATIVE ACCOMMODATION WITHIN EXISTING BUILDING AND EXTENSION OF EXISTING STORAGE SHED, MARLBOROUGH HOUSE, MAIN STREET, TADDINGTON (NP/DDD/0114/0060, P.7787, 414062 371057/KW/CF)

Cllr P Brady had declared a personal interest in this item but decided to not take part in the meeting for this item and left the room.

The following spoke under the public participation scheme:

- Mrs S Hunt, on behalf of the applicant.

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

RESOLVED:

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

- 1. The accommodation hereby approved shall be ancillary to the residential use of Marlborough House and shall not be occupied other than by members of the family of the occupier of that dwelling**
- 2. Retain garage for the garaging of domestic vehicles.**
- 3. 4 no. off-street parking spaces to be maintained clear of any obstruction to their designated use for the life of the development.**
- 4. Conditions securing design details relating to the extension to the existing single-storey lean-to store.**

45/14 10. FULL APPLICATION - TO CREATE A SMALL WILDLIFE POND AT ASHWAY GAP PICNIC AREA, DOVESTONE, SADDLEWORTH. (NP/O/0114/0071, P10233, 6/2/2014, 401423 / 403348/SC)

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

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Commencement within 3 years**
- 2. Adopt submitted plans**

46/14 11. REVISING THE PROJECT TIMEFRAME FOR PRODUCING THE DEVELOPMENT MANAGEMENT POLICIES DPD(BJT/A.6101)

Members considered the report on the need to revise the project timeframe for the production of the development management policies. Members expressed concern about the changes to priorities which had impacted on the work of the Policy Planning team and the Director of Planning stated that the concerns would be reported back to the Management Team.

The recommendation was moved, seconded, voted on and carried.

RESOLVED:

Members agreed the revised timeframe as set out in paragraph 12 of the report.

47/14 12. ASSESSING THE NEED AND SCOPE TO REVIEW CORE STRATEGY POLICY CC2 – LOW CARBON AND RENEWABLE ENERGY DEVELOPMENT (BJT/A.6101)

Members considered the report of the response from the Planning Inspectorate regarding the application of adopted policy CC2, its relationship to the National Planning Policy Framework and the assessment of the need and scope for a formal review of policy.

The Policy Planning Manager reported that a letter had been received from the National Trust and this was summarised for the Committee. He amended paragraph 3 of the report, in the first sentence, to state 'March 2013' instead of 'May 2013'.

The following spoke under the public participation at meetings scheme:

- Dr A Tickle, Friends of the Peak District, Objector.

Some Members felt a review should be carried out, specifically with regard to policy CC2, and a motion to replace recommendations 1 and 2 of the report with the following wording 'Officers carry out a full review of policy CC2' was moved and seconded but lost on the vote.

Members then considered amendments to the officer recommendation, proposing that recommendation 1 be amended to require a timetable to be produced for the Core Strategy review and an additional resolution be added, that the clarification provided by this decision be placed on the Authority's web site. The recommendation as set out in the report, with these amendments, was then moved and seconded. This was then voted on and carried.

RESOLVED:

- 1. That Members agree the conclusions of officers in paragraph 32 of the report stating that there remains no immediate need to review policy CC2, but that a timetable for the review of the Core Strategy should be produced for information; and**
- 2. Added to the clarification presented from paragraph 22 of the report, minor amendments to the adopted Supplementary Planning Document (SPD) for Climate Change and Sustainable Building are made to further explain the intent of policy CC2 and the relationship to the NPPF. The amendments will be shared with a limited number of interested bodies for comment prior to agreement by the Director of Planning in accordance with**

delegated powers previously granted; and

- 3. That the clarification provided by the amended SPD be placed beside the adopted Core Strategy on the Authority's web site; and**
- 4. A fully designed version of the adopted SPD for Climate Change and Sustainable Building is produced as a basis for re-promoting and engaging stakeholders on the opportunities for sustainable build projects and renewable energy.**

In accordance with Standing Orders Members considered whether to extend the meeting beyond 1pm. The motion to continue was moved, seconded, voted upon and carried.

RESOLVED:

That the meeting continue beyond 1pm.

48/14

13. BRADWELL CONSERVATION AREA DRAFT APPRAISAL AND PROPOSED BOUNDARY AMENDMENTS (A4129/SA)

The Cultural Heritage Manager reported that an additional letter had been received from a resident who had previously objected to the proposal's, maintaining his objection.

The following spoke under the public participation scheme:

- Cllr C Furness, District Councillor for Bradwell, Supporter.

Members welcomed and congratulated officers on the report seeking approval for amendments to Bradwell Conservation Area boundary and also seeking approval for the adoption of Bradwell Conservation Area Appraisal.

The recommendations for approval were moved, seconded, voted on and carried.

RESOLVED:

- 1. That the amendments to the Conservation Area boundary are approved.**
- 2. That Bradwell Conservation Area Appraisal is adopted.**

49/14

14. MONITORING & ENFORCEMENT QUARTERLY REVIEW – APRIL 2014 (A.1533/AJC)

The Monitoring and Enforcement Manager gave the following updates:

New Mixon Hay Farm Onecote – a site visit was made on 8 April, no further progress was apparent but this was probably due to the poor weather conditions this quarter. The next visit will be made at the end of May or early June 2014.

Midfield, Kettleshulme – regular visits being made, last one on 4 April. Significant progress made on clearance. The next visit will be made at end of June or early July 2014.

Home Farm, Sheldon – The Director of Planning and the Senior Monitoring & Enforcement Officer had met with the Parish Meeting on 9 April and had discussed a wide range of issues relating to planning and enforcement at Home Farm, particularly given the Parish Meeting's concerns over an apparent lack of effective enforcement. The meeting was also attended by Cllr Brady. Correspondence had also been received regarding the reference to the tea room in the report. The Parish Meeting were not

happy that the report stated that the tea room had 'not been active over the winter months'. The Monitoring & Enforcement Manager clarified that this meant it had been quiet over the winter months. The Director of Planning also explained that he and the Senior Monitoring & Enforcement Officer had met with the owner and his representatives in January to discuss these issues and that a significant amount of time had been put into trying to resolve the outstanding problems.

The Director of Planning reported that, in the context of the micro-scrutiny panel recommendations relating to Monitoring and Enforcement, the 4 Planning teams (North and South area teams, Monitoring and Enforcement and Policy Planning) were in the process of moving offices within Aldern House to bring them all closer together to aid cross working. In response to a Member question, he also stated that he would review the follow-up procedures in circumstances where enforcement notices had been issued but not complied with.

RESOLVED:

That the report be noted.

50/14 15. ESTABLISHMENT OF A 'STANTON MOOR MINERAL LIAISON GROUP' (M5982, M3902, M601, JEN)

Members considered and agreed the report recommending establishment of a Stanton Moor Minerals Liaison Group.

RESOLVED:

That a Stanton Moor Minerals Liaison Group be established to operate at arm's length to the Authority on the following basis:

1.
 - An agenda will be distributed to participants one week prior to meetings,
 - An impartial Chair will be appointed by the Authority
 - The Chair's expenses be met on the same basis as the PDNPA Members expenses schedule
 - The term of the Chair will be limited to no more than three years with a mutually (i.e. the Authority or the Chair) available opportunity to end the appointment if necessary after either:
 1. the first two meetings, or
 2. At any point after the first two meetings with a notice period of 12 weeks
 - The Chair is to remain independent
 - At least 3 meetings are to take place in the first year.
 - Each of the invited Stakeholders nominate a named attendee with a second nominee for cases of absence,
 - The Authority will produce minutes.
 - Meetings will take place at Aldern House
 - The Group would not have decision making powers and would not limit or fetter the Authority's responsibility to carry out its statutory planning function in any respect.
2. That Professor Tony Crook CBE AcSS be appointed as Chair of the Stanton Moor Mineral Liaison Group.

51/14 16. 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 1.35pm.