
AGENDA ITEM No. 2

MINUTES

<u>Meeting:</u>	Planning Committee
<u>Date:</u>	14 March 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, Miss P Beswick, Clr D Birkinshaw, Clr P Brady, Clr C Carr, Clr D Chapman, Clr A R Favell, Clr C Furness, Clr Mrs H M Gaddum, Clr Mrs N Hawkins, Mr C Pennell Clr Mrs K Potter, Clr P Rippon and Clr Mrs J A Twigg
<u>Apologies for Absence:</u>	Clr H Laws and Mr G Nickolds

23/14 CHAIR'S ANNOUNCEMENTS

The Chair announced that this would be the last meeting of the Committee to be attended by Mr C Pennell and Miss P Beswick before they retired as Members of the Authority on 31 March 2014.

On behalf of the Committee the Chair and Vice Chair thanked both Members for their significant contributions to the work of the Committee, confirmed that their skills, experience and knowledge would be hard to replace and offered them their best wishes for the future.

24/14 MINUTES

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

25/14 PUBLIC PARTICIPATION

It was noted that 6 members of the public had given notice to speak.

26/14 MEMBERS' DECLARATION OF INTERESTS

Item 2

- It was noted that, as Chair and Vice-Chair of the Committee, Clr Mrs L Roberts and Mr P Ancell has received representations from Dr Owens on the minutes of the previous meeting.

Item 6

- Clr Mrs K Potter reported that, as she had received a significant amount of

lobbying on the application, she felt unable to consider it with an open mind. Therefore In accordance with Standing Order 1.46 she gave notice to speak and confirmed she would leave the room and take no further part in discussion or voting thereon.

- Cllr D Chapman, personal interest, as he was a friend of Ms Julie Kidd, a member of the public who had given notice to speak on this item.

Item 8

- Cllr D Chapman, personal and prejudicial interest, as he was a friend of the applicant and had provided advice as an agricultural consultant

Item 10

- It was noted that, although Cllr A Favell had been lobbied by the applicant and other members of the community on this item as the ward Councillor for Peak Forest, he had not predetermined the application and during the debate would consider it with an open mind.

Item 11

- It was noted that all Planning Committee members had received additional correspondence and photographs from the Applicant.

27/14 6. FULL APPLICATION: ERECTION OF QUARRY WORKSHOP, (RETROSPECTIVE), DALE VIEW QUARRY, STANTON IN PEAK, DERBYSHIRE NP/DDD/0913/0818, M3902, 13/09/2013, 425100/364000/JEN

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

The Committee were advised that since the agenda had been published National Planning Practice Guidance had been published which had replaced previous circulars. It was confirmed that the content of the report had been reviewed in the context of the new guidance but no amendments were required.

The following made representation under the Public Participation Scheme:

- Cllr Mrs K Potter, local resident
- Ms Julie Kidd, SADE

It was noted that as Cllr Mrs K Potter, a member of the Planning Committee, had received a significant amount of lobbying on the application she had concluded that she was unable to consider it with an open mind. Therefore, In accordance with Standing Order 1.46, after addressing the Committee she left the room and took no further part in discussion or voting thereon.

During the discussion Members thanked local residents for proactively bringing matters of concern to the attention of the Authority but suggested that the quarry operators could improve the way they work with local residents in the same way as operators located in other parts of the National Park. It was noted that the minerals team intended to facilitate meetings of a Stanton Moor Quarries Liaison Group which would meet quarterly, involve the operator, local residents and officers and would be chaired by an independent person.

Subject to an amendment asking the Director of Planning to consult with the Chair and Vice Chair of the Committee on detailed conditions the recommendation was moved, seconded, voted upon and carried.

RESOLVED:

That, subject to consultation with the Chair and Vice-Chair of the Committee on the final wording of conditions, the application be APPROVED subject to conditions which cover the following:

- 1. Colour and finish of the building.**
- 2. Use of building only in association with winning and working of minerals under permission NP/DDD/0606/0613.**
- 3. Removal of building on restoration of the site in 2030.**

Following this item the meeting was adjourned from 10.50am to 10:55am, after which Cllr Mrs K Potter returned to the meeting.

After the adjournment the Director of Planning updated the Committee on the publication of National Planning Practice Guidance which replaced previous guidance set out in statutory instruments and circulars. He confirmed that the reports on the agenda for the meeting had been reviewed for compliance with the new guidance and that where relevant all future reports to Committee would refer to the new guidance.

28/14 7. FULL APPLICATION: PROPOSED WIRE SAW AND COMPOUND, DALE VIEW QUARRY, STANTON IN PEAK, DERBYSHIRE NP/DDD/0913/0820 M3902, 13/09/2013, 425100 / 364000 (JEN)

Members were advised that this planning application had been withdrawn by the applicant after the publication of the Committee reports.

29/14 8. FULL: PROPOSED CHANGE OF USE AND CONVERSION OF REDUNDANT FIELD BARN TO A SINGLE DWELLING UNIT, WILLOW HOLLOW, OFF HORSE LANE, MONYASH (NP/DDD/0114/0070, P.10147, 416138 367032, NP/DDD/0114/0070/KW)

With the consent of the Chair this item was withdrawn from the meeting.

30/14 9. FULL APPLICATION – EXTENSION TO DWELLING, SWALLOW COTTAGE, PILHOUGH, STANTON-IN-THE-PEAK (NP/DDD/0114/0001, P.10620, 424893/364905 KW/CF 28/2/2013)

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

It was confirmed that the content of the report had been reviewed in the context of the new National Planning Practice Guidance but no amendments were required.

Members acknowledged the concerns of the Parish Council but felt on balance that the proposals would tidy up the building and be an improvement on the current situation. The recommendation for approval was therefore moved and seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Any permission to be commenced within 3 years**

2. **The permitted development to be completed in complete accordance with the submitted plans and specifications.**
3. **No development to take place until details of spoil disposal arising from any excavation works have been submitted to and agreed in writing by the Authority.**
4. **Exposed section of walling to be clad with natural coursed gritstone to match the existing cottage.**
5. **Roof to be clad with Hardrow 'Old Stone' concrete roofing slates.**
6. **Door openings to the conservatory to be provided with natural gritstone lintels.**
7. **Door openings and full-length window openings to the conservatory to be fitted with dark-coloured pvc frames. Details of window/door frame sections and external colour finish to be submitted to and agreed in writing by the authority.**
8. **Door window openings to the conservatory to be recessed no less than 75mm (approximately 3 inches) from the external face of the wall.**
9. **Rooflights to be fitted flush with the roofslope.**
10. **Rainwater goods to have a black finish and fixed to the stonework with brackets and without the use of fascia boards.**

31/14 11. FULL APPLICATION – RETENTION AND ALTERATION OF STABLE BUILDING – LANE FARM, BAR ROAD, CURBAR (NP/DDD/1213/1137, P.8009, 6/1/2014, 416874/383602, MN)

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

In introducing the report the Planning Officer advised that, although the circular providing advice on the use of planning conditions had been replaced by the new National Planning Practice Guidance, the arguments used to support the recommendation remained the same.

As all the public speakers were in attendance the Chair agreed to bring forward consideration of this application. The following made representations under the Public Participation Scheme:

- Cllr D Nicholson, Curbar Parish Council, Objector
- Dr P Owens, Objector
- Ms E Mottershaw, Supporter
- Mrs B Warren, Applicant.

In discussing the proposals the Committee asked for more information on alternative sites which had been considered and received assurances that the photographs presented were accurate and had not been enhanced by the use of a zoom lens. It was noted that, as this was a retrospective application, Members had taken the opportunity to view the stable building from various locations during the site visit.

Members of the Committee thought that equestrian activity in the location was an acceptable use and, as the proposed dry stone walling and further planting would reduce

the impact of the building on the landscape, did not consider that the amended proposals would have a detrimental impact on the landscape and valued characteristics of the area. Therefore a motion to approve the application subject to conditions was moved, seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. Submit, agree and implement within 4 months of the decision notice being issued, a detailed landscaping scheme to include additional planting around the gable end.**
- 2. Implement required amendments to the plans and complete new dry stone walling within 4 months of the decision notice being issued.**
- 3. The development to be used for private domestic stabling only for the occupier of Lane Farm.**
- 4. Submit and agree a scheme for any external lighting**
- 5. Maintain the timber building with a dark staining**
- 6. Building to be removed when no longer used for equestrian purposes**
- 7. Submit and agree a detailed scheme for the storage and disposal of waste arising from the use.**

32/14 10. HOUSEHOLDER APPLICATION – RETROSPECTIVE APPLICATION FOR ERECTION OF A GARAGE/SHED – ROWAN CLOSE, PEAK FOREST (NP/HPK/0114/0057, P.8334, 20/1/2014, 411337 / 379216, MN)

It was reported that since publication of the report Peak Forest Parish Council had responded and raised no objection to the application.

In discussing the proposals Members considered whether changes to colour and finish of the garage/shed would match the materials used on existing buildings and minimise the impact on the adjoining conservation area.

The recommendation for refusal was moved and seconded, voted upon and carried.

RESOLVED

That the application be REFUSED for the following reasons:

- 1. The application does not comply with Development Plan Policies GSP1, GSP3, or LC4 as it does not respect the character and appearance of the local built environment.**
- 2. The application does not comply with Development Plan Policy LC5 as it does not conserve or enhance the character and appearance of the Peak Forest Conservation Area.**
- 3. The application does not comply with Development Plan Policy LC6 as it does not preserve or enhance the setting of the adjacent Grade II Listed church.**

33/14 12. FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF A NARROW GATE AND STEPS IN THE GARDEN AT 5 ST JOHNS CLOSE, BAMFORD. (NP/HPK/0213/0144, P4386, 5/3/2013, 420666 / 383443. SC)

The recommendation for approval was moved and seconded, voted upon and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

- 1. 3 year time limit to commence development.**
- 2. Carry out in accordance with the submitted plans.**
- 3 Specifications of materials and minor design details**
- 4 Existing hedge to remain at a height of no less than two metres and permanently so maintained.**

34/14 13. PLANNING APPEALS (A.1536/AMC)

RESOLVED:

That the report be received.

35/14 EXCLUSION OF THE PUBLIC

RESOLVED:

That the public be excluded from the meeting during consideration of Item no. 15 to avoid the disclosure of Exempt Information under S100 (A) (4) Local Government Act 1972, Schedule 12A, paragraph 3 "Information relating to the financial or business affairs of any particular person (including the authority holding that information)", paragraph 5 "Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings" and paragraph 7 "Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime."

PART B

36/14 EXEMPT MINUTES

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

The meeting ended at 12.10pm.