
AGENDA ITEM No. 2

MINUTES

<u>Meeting:</u>	Planning Committee
<u>Date:</u>	10 January 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 A R Favell, Clr Mrs H M Gaddum, Clr Mrs N Hawkins, Clr H Laws, Mr G D Nickolds, Mr C Pennell, Clr Mrs K Potter, Clr P Rippon, and Clr Mrs J A Twigg.
<u>Apologies for Absence:</u>	Clr D Chapman

1/14 MINUTES

The minutes of the meeting held on 13 December 2013 were approved as a correct record subject to the following amendments:

**MINUTE 185/13
MEMBERS' DECLARATION OF INTERESTS**

The minute was amended under item 6 by replacing "Jan Everard and Abney Parish Meeting" with "and Jan Everard on behalf of Abney Parish Meeting" at the end of the first bullet point.

MINUTE 187/13

7. FULL APPLICATION – RE-DEVELOPMENT OF BUSINESS PARK TO CREATE HERITAGE CENTRE WITH CRAFT SHOP/CAFÉ WITH ASSOCIATED RETAILING, TWO TIED WORKER ACCOMMODATION UNITS, TOURIST ACCOMMODATION SPACE, TRAINING ROOM/ COMMUNITY FACILITY, CAFÉ AND OFFICE SPACE AT, ROCKMILL BUSINESS PARK, THE DALE, STONEY MIDDLETON (NP/DDD/0713/0582, P.3289, 16.08.2013, 422427 375647/KW)

The minute was amended by deleting "and stating their preference" from the second paragraph of the introductory text.

URGENT BUSINESS

There was no urgent business. The Chair confirmed that items 6 and 7, regarding applications for Castleton Hall, Castle Street, Castleton, had been withdrawn from the agenda to facilitate further discussions with English Heritage and the applicant.

2/14 PUBLIC PARTICIPATION

The Chair reported that 4 members of the public had given notice to speak.

3/14 MEMBERS' DECLARATION OF INTERESTS

Item 2

- It was noted that Clr Mrs K Potter had received emails relating to condition 10 of minute 187/13 and she had attended a meeting of Stoney Middleton Parish Council but left before the matter was discussed.
- It was noted that Mr P Ancell had received representations from the applicant relating to minute 187/13.

Item 8

- Clr Mrs H Gaddum, personal as she knew the applicant from his position in a former parish where he had asked for advice on the planning process. She confirmed that she had not spoken to the applicant recently or in relation to this application.
- Clr A Favell, personal as he knew one of the public speakers as she was closely related to a family friend.

Item 10

- It was noted that Clr P Brady had received correspondence from the Chair of Sheldon Parish meeting relating to enforcement action at Home Farm Sheldon and subsequently circulated it to all Members.
- Clr P Brady, personal as he had attended meetings of Sheldon Parish Meeting and encouraged the meeting to pursue enforcement action at Home Farm Sheldon.
- Clr P Brady, personal as he had spent 6 years trying to resolve a planning enforcement issue.
- Clr P Brady, personal as he lives adjacent to the site referred to in enforcement case 13/0025.
- It was noted that Clr Mrs J Twigg had received representations relating to enforcement action at 5 Acres Farm Wardlow.

4/14 **8. FULL APPLICATION – ERECTION OF DWELLING WITH ATTACHED GARAGE AND OFFICE AT LAND ADJACENT TO WOODBINE COTTAGE, SHRIGLEY ROAD, POTT SHRIGLEY (NP/CEC/1013/0906, P.6732, 394476 / 378737, 15/12/2013/AM)**

The Planning Officer advised that the report had been amended to delete references to the East Midlands Regional Plan 2009 on page 4 of the report. It was noted that since the report had been published 3 further letters of representation supporting the application had been received but they did not contain new information not already considered in preparing the report.

The following spoke under the public participation at meetings scheme:

- Sally Winstanley, supporter, member of local community
- David Barlow, objector
- David McArtney, agent

The Director of Planning provided clarification on the circumstances in which an

Environmental Impact Assessment was required. It was noted that a formal assessment was not required for a single dwelling development.

The recommendation as was moved, seconded, put to the vote and carried.

RESOLVED:

That the application be REFUSED for the following reasons.

1. **The proposed dwelling would not be required to meet the essential functional need of an agricultural, forestry or other rural enterprise. Therefore any approval of the proposed development would represent wholly unsustainable development which would have a significantly harmful impact upon the valued characteristics of the National Park contrary to Core Strategy policies DS1, CC1 and HC1, saved Local Plan policies LH1 and LH2 and the National Planning Policy Framework.**
2. **The proposed dwelling would have a significant adverse impact upon the amenities of the local area and would substantially harm the significance of the designated Pott Shrigley Conservation Area and the landscape character of the National Park contrary to Core Strategy policies GSP1, GSP3, L1 and L3, saved Local Plan policies LC4, LC5, adopted design guidance and the National Planning Policy Framework**

5/14 9. FULL APPLICATION - PROPOSED CHANGE OF USE AND CONVERSION OF REDUNDANT TRADITIONAL BARN TO A DWELLING, LAND ADJ MOORSIDE FARM, REAPSMOOR, LONGNOR (NP/SM/1013/0918, P.5964, 408169 361839, 06/11/2013/KW)

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

The following spoke under the public participation at meetings scheme:

- Mr John Wardman, applicant

In discussing the proposals Members were of the view that if the applicant was able to demonstrate that the proposed development would deliver significant landscape enhancements there was some scope for the application being approved as either an open market dwelling or an agricultural workers dwelling tied to the farm. A motion to defer consideration of the application to facilitate further discussions with the applicant and their agent was moved, seconded, voted on and carried.

RESOLVED:

That the application be DEFERRED to allow officers further discussions with the applicant and their agent to establish whether the proposed development could deliver significant landscape enhancements to justify approval as an open market dwelling or there was scope for resubmitting the application as an agricultural workers dwelling tied to the farm.

The meeting adjourned at 11.10pm for a short break and reconvened at 11.20pm.

6/14 10. MONITORING AND ENFORCEMENT QUARTERLY REVIEW – JANUARY 2014 (A.1533/AJC)

The Monitoring & Enforcement Manager highlighted the statistical charts in the report which demonstrated that overall the Authority's performance on enforcement had continued to improve but noted that performance had been affected by a full time vacancy in the enforcement team.

Members received updates and discussed the following cases:

- Midfield, Kettleshulme
- Home Farm Sheldon
- Land at Bennetston Hall, Sparrowpit
- Heathcote Hall Farm, Heathcote
- White House Farm, Wardlow

In considering the high priority enforcement case at Home Farm Sheldon it had been proposed in the report that this case be removed from the high priority list. However it was now proposed that it should remain on the list following feedback from the Parish Meeting, and ongoing concerns about development in the Long Barn.

The Director of Planning provided an update on timescales for finalizing the Local Enforcement Plan referred to in the report.

RESOLVED:

That the report be noted.

Clr Brady left the meeting at 11.44am

7/14 11 PLANNING APPEALS (A.1536/AMC)

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

Members expressed their appreciation of the summary information circulated by the Director of Planning following the publication of appeal decisions by the Planning Inspectorate.

RESOLVED:

That the report be received.

The meeting ended at 11.50am.