
AGENDA ITEM No. 2

MINUTES

<u>Meeting:</u>	Planning Committee
<u>Date:</u>	13 December 2013 at 10.00 am
<u>Venue:</u>	The Board Room, Aldern House, Baslow Road, Bakewell
<u>Chair:</u>	Mr P Ancell
<u>Present:</u>	Miss P Beswick, Clr D Birkinshaw, Clr P Brady, Clr C Carr, Clr D Chapman, Clr Mrs H M Gaddum, Clr Mrs N Hawkins, Clr H Laws, Mr C Pennell, Clr Mrs K Potter, Clr P Rippon, Clr Mrs J A Twigg.
<u>Apologies for Absence:</u>	Clr A R Favell, Mr G D Nickolds, Clr Mrs L C Roberts and Clr Ms E Wilcox

183/13 MINUTES

The minutes of the meeting held on 15 November 2013 were approved as a correct record subject to the following amendments:

MINUTE 165/13

21. REVIEW OF OLD MINERAL PERMISSION AT DEEP RAKE, HASSOP (LONGSTONE EDGE EAST): WHETHER THERE IS A DUTY TO MAKE A PROHIBITION ORDER (M.2382/CP/DGB/JEN/JJL)

The minute was amended by deleting 'referred to below' and replacing with 'referred to in the Part B report'.

MINUTE 168/13

22. REVIEW OF OLD MINERAL PERMISSION AT STANTON MOOR QUARRY: WHETHER THERE IS A DUTY TO MAKE A PROHIBITION ORDER (M.2188/CP/DGB/JEN/JJL)

The minute was amended by deleting 'referred to in the report' from resolution 1 and replacing with 'referred to in the Part B report'.

184/13 PUBLIC PARTICIPATION

The Chair reported that 13 members of the public had given notice to speak.

185/13 MEMBERS' DECLARATION OF INTERESTS

Item 6

- It was noted that Members had previously received lobbying correspondence from Claire Cottrill, Robert Cottrill, Elaine Pott, Dean Richards, Kate White and Jan Everard on behalf of Abney Parish Meeting when the item had been considered at the Planning Committee meeting in November.
- Clr C Carr had received a DVD.

Item 7

- It was noted that Members had received lobbying correspondence from the applicants.
- Clr D Chapman, personal interest as he knew two of the speakers, Clr C Hunt and Clr M Longden.
- Mr C Pennell, personal interest as Chair of the East Midlands Heritage Lottery Fund and this body was referred to in the report.
- Clr Mrs J Twigg, personal interest as she knew three of the speakers, Clr C Hunt, Clr M Longden and Clr J Bettney.
- Clr Mrs K Potter, personal interest as she had attended Stoney Middleton Parish Council meetings but had left before planning items were discussed and as she knew three of the speakers, Clr C Hunt, Clr M Longden and Clr J Bettney.

Item 8

- Clr D Chapman had spoken to an objector within the last year but had not offered any comments on this application.
- Clr H Laws, personal interest as a member of English Heritage. He had also received a phone call from the applicant.
- Clr Mrs K Potter, personal interest as she believed she knew one of the objectors who had previously been a caterer for the Authority and was also a parish councillor who she had met at various parish meetings in the Peak District over the years. She had also received a document from the applicant.

Item 9

- It was noted that the Director of Planning, John Scott, had previously worked on planning applications for this applicant but had not worked on this application. He would not take part in the consideration of the item but would remain in the room.

Item 12

- Clr Mrs K Potter, personal interest as she had photovoltaic panels on her property.

186/13 6. FULL APPLICATION – CONVERSION AND CHANGE OF USE FROM DISUSED AGRICULTURAL BARN TO OPEN MARKET DWELLING, LANE END FARM, ABNEY, (NP/DDD/0213/0097, P1660, 07.02.2013, 419924 379933/KW)

This application had been deferred from the November Planning Committee meeting as, although Members accepted the proposal in principal, they were still concerned about the need for further enhancement once the roadside barn had been removed.

The Planning officer made the following amendments to the recommendation as follows:

- S.106 agreement to include Barn 2 shall not be occupied at any time other than for purposes ancillary to holiday occupation use of Barn 1, and;
- Barn 2 shall not be occupied for residential purposes until the scheme submitted

for refurbishment and rebuilding under condition (x) of planning permission ref NP/DDD/0213/0097 has been approved by the authority for planning purposes and all approved building works have been completed

- Extra Condition (x) to cover no works other than demolition of barn 3 to be carried out until a scheme of refurbishment and enhancement of the lean to extension has been submitted.

The following spoke under the public participation at meetings scheme:

- Mr R Yarwood, agent.

In response to Members' queries the Planning officer stated that the applicant was Lane End Farm Trust and that Mrs Bardwell was the Trust's representative. The Solicitor stated that the S.106 agreement would be made with the Trust and the landowner.

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

RESOLVED:

That, subject to the following conditions and planning obligations, the application be APPROVED

1. Prior entry into a Section 106 agreement to include:

- Barn 2 shall not be occupied at any time other than for purposes ancillary to holiday occupation use of Barn 1.
- Barn 2 shall not be occupied for residential purposes until the scheme submitted for refurbishment and rebuilding under condition (x) of planning permission ref NP/DDD/0213/0097 has been approved by the authority for planning purposes and all approved building works have been completed

2. Standard 3 year time period to commence development.

3. Submit photographic record.

4. Agree amended plans

5. Submit and agree position of new ground floor door opening in east elevation

6. Define residential curtilage

7. New garden curtilage to east to be bounded by a 1.5m high drystone walls on the southern (roadside) and eastern boundaries and by a minimum 1.0m high drystone wall on the northern boundary.

8. Minor design conditions

9. All services to be undergrounded

10. Withdraw permitted development rights for alterations to the external appearance, extensions, porches, ancillary buildings, solar panels, gates, walls, fences and satellite dishes.

11. Submit and agree means of foul sewage disposal.

12. Highway conditions, including provision and retention of vehicle parking/manoeuvring areas and permanent closure of the roadside access immediately to the east of the modern farm building with drystone boundary wall to match adjacent walling to the east, prior to the commencement of the barn conversion works.
13. Adopt ecological conditions and footnotes covering the following; retention of external cracks/crevices in B2 for bats, care over demolition and scaffolding works to ensure cracks and crevices remain undisturbed and not obscured, Demolition of B3 should be undertaken with care and any external cracks and crevices should be thoroughly inspected for bats. If any bats are found during works, works should stop and Natural England contacted for further advice, ensure breeding birds are not affected by the development, The recommendations at section 4.2 of the bat report should be conditioned with the exception that the bird nesting season should be taken to be from March to September inclusive, and the installation of three bird boxes at suitable locations on the retained building to be agreed within three months of the demolition works of building B3.
14. Development shall be built to a minimum of the Government's Code Level for Sustainable Homes Level (or its successor) required of Registered Social Landlords at the time of commencement of the building works.
15. No development shall take place until a design stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate indicating that the development can achieve the stipulated final Code Level (or any such national mechanism that replaces this) have been submitted to and approved in writing by the National Park Authority.
16. Prior to the occupation of the dwelling hereby approved, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Authority verifying that the agreed standards have been met.
17. Existing Barn 3 to be demolished and the boundary walling to the curtilage completed prior to the occupation of the dwelling hereby approved.
18. Prior to the occupation of the dwelling hereby approved details of bin storage shall be submitted to and approved in writing by the National Park Authority. All bins to be stored in accordance with the approved details.
19. Submit and agree details of the means of spoil disposal arising from the demolition of Barn 3.
20. No works other than demolition of barn 3 to be carried out until a scheme of refurbishment and enhancement of the lean to extension has been submitted (referred to as condition x above)

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)**

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

The Planning officer reported that just before the start of the meeting the applicant had approached him with concerns regarding the parking arrangements. Members were concerned that they were unsure which version of the proposed parking they were considering, so they agreed to a short adjournment to allow officers to liaise with the applicant.

The meeting adjourned for a short break at 10.48am and reconvened at 10.53am.

The Planning officer reported that the car parking proposals remained as 100 spaces on the Rock Mill site and 30 spaces on the lower site and confirmed that there was no change to the recommendation.

Clr Mrs H M Gaddum and Miss P Beswick declared personal interests as they both knew one of the speakers, Clr C Hunt, as a former Member of the Authority.

The following spoke under the public participation at meetings scheme:

- Clr C Hunt, District Councillor and supporter
- Mr C Tsielepi, on behalf of SMILE (Stoney Middleton Interest & Leisure Enterprise), supporter
- Clr M Longden, Derbyshire County Council Ward member, supporter
- Mrs B Ely, former head teacher of Stoney Middleton primary school, supporter

- Ms J Mason, Village member and well dressing designer, supporter
- Clr Mrs J Bettney, Chair of Stoney Middleton Parish Council, supporter
- Mr R Silson, Planning consultant and supporter
- Mr C Hall, applicant

A motion for approval was moved and seconded. However there were still some concerns regarding the dormer windows, traffic access during construction and some Members felt that more information was needed before making a decision. A motion for deferral was moved and seconded but lost on the vote.

Members explained that the reasons for the original motion of approval was that the benefits of the development outweighed the landscape concerns arising from the proposed car parking, that the development would enhance the dale and become a gateway to the village. Officers summarised a list of draft conditions and a S.106 agreement. The Chair and Vice Chair would be consulted on the S.106 agreement and detailed wording of the conditions.

The motion for approval subject to a S.106 agreement and conditions was moved, seconded, voted on and carried.

RESOLVED:

That the application be APPROVED subject to prior entry into a S106 agreement regarding Rockmill and Cupola sites to be developed concurrently and retained in the same ownership; community benefits, Highway works; control of occupancy of the managers dwellings; and subject to the following conditions, with delegated authority to the Director of Planning to finalise detailed conditions following consultation with the Chair and Vice Chair of the Planning Committee:

- 1. The premises hereby permitted in the Rockmill Accommodation Building shall be for maximum of 49 letting room units accommodating a maximum of 148 persons. The Rockmill Accommodation Building shall be used for no other purpose other than class C1 of the Use Classes order 2010.**

2. **28 day occupancy restriction on letting units in the Rockmill Accommodation Building.**
3. **All the proposed uses (both buildings) shall be confined to the areas shown on the approved floor plans.**
4. **Cafe opening hours to be 8.00am to 10.00pm**
5. **Use of ground floor of Cupola Building to be restricted to a Heritage Centre with ancillary café and craft/gift shop uses and for no other purposes. The Heritage Centre use shall cover a minimum of 50% of the available floorspace; the café a maximum of 30% and the craft/gift shop a maximum of 20%. Details of the extent of the Heritage Centre/café and craft/gift floorspace shall be submitted to and agreed in writing by the Authority. The scheme shall then be carried out in accordance with the agreed details.**
6. **Retail sales from the Heritage Centre shall be restricted to the sale of heritage and craft goods.**
7. **Car parking layout to be carried out in accordance with amended plan no. 4340/224.**
8. **All walling (both buildings) to be random-coursed limestone, with natural gritstone plinths and natural gritstone quoinwork to external corners.**
9. **All roofs on both buildings(except for single-storey flat-roofed kitchen building on Rock mill building & roof serving covered decking area on rear elevation of Cupola building) to be clad with natural blue slate.**
10. **Omit dormer windows and replace with flush-fitting rooflights.**
11. **All window frames in Rockmill Building to be pvc vertical sliding sash – details to be submitted and agreed by the Authority.**
12. **All window frames to the Cupola Heritage building to be timber vertical sliding sash – details to be submitted to and agreed in writing by the Authority.**
13. **Minor design conditions.**
14. **Submit and agree comprehensive landscaping schemes for both sites (Rock Mill building and Cupola Heritage Building sites).**
15. **Retain trees not shown for removal on the approved plans.**
16. **Protect trees to be retained during construction works.**
17. **Submit and agree scheme for external lighting.**
18. **Environment Agency conditions**
19. **Development in accordance with flood risk assessment and mitigation**
20. **Adopt ecological survey and mitigation measures**
21. **Additional ecological conditions required by the Authority's Ecologist.**
22. **Highways conditions**

23. **Ground contamination recommendations & conditions**
24. **Prior to the disposal of any spoil arising from the building/excavation works, precise details of the disposal shall be submitted to and approved in writing by the National Park Authority. All spoil shall then be disposed of in accordance with the approved details.**
25. **Prior to the commencement of any excavation works, a slopes stability investigation report shall be submitted to and agreed in writing by the Authority. An amended comprehensive landscaping scheme which incorporates the findings of the slopes stability investigation works and provides details of the slope retaining walls and features shall then be submitted to and agreed in writing by the Authority. The scheme shall then be carried out in accordance with the approved details prior to the development hereby approved being brought into use or the completion of the development, whichever is the sooner.**

The meeting adjourned at 12.25pm for a short break and reconvened at 12.30pm.

188/13 8. FULL APPLICATION – CHANGE OF USE TO HOLD 12 RESIDENTIAL FUNCTIONS A YEAR AT UPPER HOUSE, KINDER ROAD, HAYFIELD (NP/HPK/0813/0714, P.10925, 406221 / 387843, 26/11/2013/AM)

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

The Planning Officer reported that the Highway Authority was satisfied with the submitted Travel Plan and had requested monitoring. The applicants had submitted a unilateral undertaking to achieve the monitoring.

The following spoke under the public participation at meetings scheme:

- Mr P Hudson, 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 prior submission of a signed unilateral undertaking covering monitoring of the travel plan and to the following conditions.

1. **This permission shall be for a limited period expiring on 31 December 2015. On or before that date the use hereby permitted shall be discontinued, unless an application to extend the permission has been approved in writing by the National Park Authority.**
2. **The use hereby approved shall be limited to residential functions ancillary to Upper House, Kinder Road, Hayfield and for no other purposes (including any other purpose in Class D2 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any order revoking and re-enacting that order). The existing dwellings and the buildings subject of the current application shall be maintained as a single planning unit.**
3. **The use hereby approved to host residential functions shall not take place on more than twelve occasions in any one calendar year or on more than two occasions in any one calendar month.**

4. **The use hereby approved shall not operate other than in complete accordance with the submitted Revised Travel Plan document reference: 'LK/13320/TP/1' and dated 21 November 2013 including the items relating to the schedule, targets, Travel Plan administration, penalty measures and monitoring therein, unless otherwise agreed in writing by the Authority.**
5. **The total number of guests (not including staff) shall not exceed 130 at any time.**
6. **All functions shall finish no later than 00:30 hours at any time throughout the lifetime of the development hereby approved.**
7. **There shall be no firework, airborne lantern or similar displays associated with the use hereby approved carried out on site or on land within the applicant's control.**
8. **No marquees shall be erected on site other than in accordance with details which shall have first been submitted to and approved in writing by the National Park Authority.**
9. **The provision of amplified music shall not take place outside the buildings.**

In accordance with Standing Order 1.10 the Committee agreed that the meeting continue beyond 3 hours.

189/13 9. FULL APPLICATION – CHANGE OF USE OF CATTLE BARN TO CAMPING BARN, WITHOUT SECTION 106 OBLIGATION, STOKE FARM, GRINDLEFORD (NP/DDD/0413/0248, P.1655, 09/04/2013, 423972 /376873/KW)

It was noted that the Director of Planning, John Scott, had previously worked on planning applications for this applicant but had not worked on this application. He did not take part in the consideration of the item but remained in the room.

The following spoke under the public participation at meetings scheme:

- Ms J Salt, Fisher German, Agent.

The recommendation for refusal was moved but not seconded. A motion for approval without a S.106 agreement was moved and seconded. The mover considered that the proposal would enhance the site and provide local employment. The conditions would be the same as previously approved in 2012. This was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Restrict to holiday use only**
2. **Restrict to use in Class C1**
3. **Submit detailed plans**
4. **Submit details of external works and landscaping**
5. **Highways conditions**
6. **Parking conditions**

7. **No development until full details of means of disposal submitted to and agreed in writing and then implemented before building brought into use**
8. **Sample materials/panel**
9. **Design details**
10. **Removal of demolition materials by licensed waste operator**

The meeting was adjourned at 1.25pm for a lunch break and reconvened at 1.50pm.

Chair: Mr P Ancell

Present: Miss P Beswick, Clr D Birkinshaw, Clr P Brady, Clr C Carr,
Clr D Chapman, Clr Mrs H M Gaddum, Mr C Pennell,
Clr Mrs K Potter, Clr P Rippon, Clr Mrs J A Twigg.

190/13 10. FULL APPLICATION - ERECTION OF 2 LOCAL NEEDS HOUSES ON THE FORMER CAR PARK OF THE STAFFORDSHIRE KNOTT INN, SHEEN (NP/SM/1011/1100 P.9008 411089/361086 26/11/2013/CF)

It was noted that this item had been withdrawn from the agenda as the applicants had now indicated that they were willing to sign a S.106 agreement.

191/13 11. FULL APPLICATION – ADDITION OF A SECOND STOREY TO AN EXISTING SINGLE STOREY EXTENSION, TO CREATE ADDITIONAL BEDROOMS AND EN-SUITE, AT HEYBARN FARM, GLOSSOP ROAD, LITTLE HAYFIELD. (NP/HPK/0712/0773. P.3255. 3.8.2012, 403045 / 389799/SC)

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

The following spoke under the public participation at meetings scheme:

- Mr P Dalton, agent.

A motion for approval of the application subject to conditions was moved and seconded as the proposal would enhance the building. Conditions were proposed to cover commencement within 3 years, submitted plans, new stone to match existing, exposed block work to be re-clad, new window details, roof to use reclaimed slates, rainwater goods, no fascia boards and removal of permitted development rights. This was then voted on and carried.

RESOLVED:

That the application be APPROVED subject to the following conditions:

1. **Development to commence within 3 years.**
2. **Development in accordance with submitted plans.**
3. **New stone to match existing.**
4. **Exposed block work to be removed and re-clad with gritstone**
5. **Recess doors and windows.**
6. **Roof to use reclaimed stone slates.**

7. Rainwater goods.
8. All pipework to be internal.
9. Removal of permitted development rights for further extensions.

192/13 12. FULL APPLICATION - DEMOLITION AND REPLACEMENT OF EXISTING EXTENSION; HEIGHTEN PROPERTY TO CREATE FIRST FLOOR LIVING SPACE; INTRODUCTION OF PHOTO VOLTAIC AND HEATING PANELS AND ROOFLIGHTS; REPLACEMENT OF LEAN-TO PORCH; AND THE CONVERSION OF OUTBUILDINGS TO ADDITIONAL LIVING ACCOMMODATION AT NETHERFIELD, CONKSURRY LANE, YOULGRAVE. (NP/DDD/0913/0805 P1353 421093/364608 2/12/2013 CF/SPW)

The Planning officer made the following amendments to the recommendation:

- Condition 2 amended to state 'Drawing No. '688.02 Rev.N' instead of 'Rev M'.
- Condition 4 amended by adding 'and the proposed rooflights' to the end of the condition.

The following spoke under the public participation at meetings scheme:

- Mrs H Knight, applicant.

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

RESOLVED:

That the application be APPROVED subject to the following conditions or modifications:

Time Limit

1. The development shall be commenced within three years of the date of the permission.

Amended Plans

2. The development shall be carried out in complete accordance with the design, siting and layout and specifications shown on the amended plans, Drawing No. '688.02 Rev. N', subject to the following conditions or modifications:

Outbuildings

3. The additional accommodation hereby permitted in the outbuildings shall remain ancillary to the dwelling 'Netherfield' and the dwelling and ancillary accommodation shall remain within the same planning unit throughout the lifetime of the development hereby permitted. The outbuildings shall not otherwise be converted to a self-contained unit (or self-contained units) and shall not be occupied as an independent dwelling.
4. The outbuildings shall be converted in their existing shell without any rebuilding subject to architectural specifications, including timber doors and windows, and confirmation of design details including the precise details of the proposed photovoltaic tiles and the proposed rooflights.

Extensions

5. The extensions hereby permitted shall be clad with randomly coursed natural rubble limestone, faced laid and pointed to match the stonework of the 'converted barn'.
6. The extensions hereby permitted shall not otherwise be taken into use until the section of the house constructed from davey blocks has been clad with natural rubble limestone, as above, faced, laid and pointed to match the stonework of the barn conversion section of the house.
7. The extensions shall be carried out in accordance with conditions setting out architectural specifications including timber doors and windows, the installation of conservation type rooflights, and materials for the roof.

Solar Panels and Photovoltaic Tiles

8. Prior to the commencement of the development hereby permitted, precise details of the installation and specifications for the proposed solar panels and photovoltaic tiles shall be submitted to the Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Access and Parking

9. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site for the parking and manoeuvring of 3 residents/visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use. Parking spaces shall measure a minimum of 2.4m x 4.8m each.

Ecology

10. The development shall not be carried out otherwise than in complete accordance with the recommendations and method statement set out in Sections 6 and 7 of the September 2013 Ecological Appraisal submitted with the application.

193/13 13. APPROVAL OF DRAFT DETAILED DESIGN DOCUMENTS FOR SHOP FRONTS AND ALTERATIONS AND EXTENSIONS PRIOR TO CONSULTATION (A.6101/BJT)

Members considered the draft versions of two detailed design documents for the purpose of consultation in advance of their adoption as Supplementary Planning Documents. Members suggested amendments and additions for the officers to incorporate.

RESOLVED:

1. That Members agree the draft detailed design documents at Appendix 1 of the report covering Shop Fronts; and Appendix 2 of the report covering Alterations and Extensions, as being suitable for consultation.
2. That delegated authority be given for the Director of Planning to make minor changes to the document prior to consultation in agreement with the Chair and Vice Chair of Planning Committee.

194/13 8.1. PLANNING APPEALS (A.1536/AMC)

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

RESOLVED:

That the report be received.

195/13 EXEMPT INFORMATION S100 (A) LOCAL GOVERNMENT ACT 1972

RESOLVED:

That the public be excluded from the meeting during consideration of the following item to avoid the disclosure of Exempt Information under S100 (A) (4) Local Government Act 1972, Schedule 12A, under Paragraph 3 "Information relating to the 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 6 "Information which reveals that the Authority proposes — a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment".

PART B

196/13 MINUTES

The exempt minutes of the meeting held on 15 November 2013 were approved as a correct record.

The meeting ended at 3.00pm.