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## **AGENDA ITEM No. 2**

### **MINUTES**

**Meeting:** **Planning Committee**

**Date:** 19 April 2013 at 10.00 am

**Venue:** The Board Room, Aldern House, Baslow Road, Bakewell

**Chair:** Cllr Mrs L C Roberts

**Present:** Mr P Ancell, Miss P Beswick, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr Mrs N Hawkins, Cllr H Laws, Ms S Leckie, Mr G D Nickolds, Mr C Pennell, Cllr Mrs K Potter, Cllr Mrs M Stockdale, Cllr D B Taylor, Cllr Mrs J A Twigg, and Cllr P Wood.

**Also Present:** Mr Z Hamid and Cllr P Harrison

**Apologies for Absence:** Cllr D Birkinshaw, Cllr A R Favell and Cllr Mrs H M Gaddum,

#### **46/13 MINUTES**

The minutes of the meeting held on 8 March 2013 were approved as a correct record.

#### **47/13 PUBLIC PARTICIPATION**

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

#### **48/13 MEMBERS' DECLARATION OF INTERESTS**

The Chair reported that item 10 had been withdrawn by the applicant.

The following Members declared an interest in items on the agenda:

Item 6.

- It was noted that all Members had received two letters of representation on this item and a map supplied by Cllr P Harrison.
- Cllr P Brady, personal interest as he was acquainted with the applicant and their family.

Item 9.

- It was noted that all Members, except the Chair and Vice-Chair, had received two emails of representation and a petition on this item.

Item 11.

- It was noted that the Director of Planning had previously advised the agent in relation to this site prior to his employment by the Authority and would therefore take no part in the discussions.

Item 15.

- Clr D Chapman, personal prejudicial interest, as he was a close friend of the applicant.

Item 16.

- Clr H Laws, personal interest, a member of English Heritage.

**49/13 6. FULL APPLICATION – CHANGE OF USE OF REDUNDANT BARN TO ONE RESIDENTIAL DWELLING, AT THE SMITHY, ADJACENT TOP CLOUGH VIEW, SPARROWPIT. (NP/HPK/1212/1236. P.8552,10706, 12.12.2013, 408883 / 380722/SC)**

This application was deferred from March Planning Committee at the applicants' request, Members had visited the site prior to that meeting.

Clr P Harrison declared a personal interest as he was acquainted with the applicant and other members of their family.

The following spoke under the Public Participation at Meetings scheme:

- Clr Mrs Street, Chapel-en-le-Frith Parish Council
- Clr Peter Harrison, Authority Member, Supporter
- Caroline Payne on behalf of the Applicant

A motion to approve the application was moved, seconded, voted on and carried. As this decision would be a departure from Policy and the officer recommendation, in accordance with Standing Order 1.48(1) determination of the application was deferred until the next meeting of the Committee.

**RESOLVED:**

**That the Planning Committee be RECOMMENDED TO APPROVE as the building is of valued vernacular merit and therefore of sufficient historic merit to justify an exceptional approval to an open market dwelling.**

**50/13 7. FULL APPLICATION – RECONSTRUCTION AND EXTENSION OF BUILDING TO FORM LOCAL NEED DWELLING, AT THE FOLD, LITTLE HUCKLOW. (NP/DDD/0912/0899, P3784/ 416197 / 378590/SC)**

It was noted that Members of the Committee had visited the site prior to the meeting.

It was reported that following discussions with the applicant amended plans had been submitted. The Committee were however asked to determine the application based on the original plans.

The following spoke under the Public Participation at Meetings scheme:

- Mr J Oldfield, Agent

A motion for refusal of the application based on the originally submitted plans and approval of the application based on the amended plans was moved, seconded, voted on and carried.

**RESOLVED:**

1. That the application based on the originally submitted plans be **REFUSED** as the increased form, massing and alterations to the external appearance of the building is considered to be more intrusive in the landscape, contrary to Policy LC4 (i)(ii) & Policy LC8 (a)(i).
2. That the application based on the amended plans be **APPROVED** subject to an amendment to the legal agreement to reflect the new application number and revised plans and the following conditions/modifications:
  1. Two year time limit for carrying out works according to the amended plans.
  2. Adopt amended plans.
  3. Remove permitted development rights for alterations, extensions and outbuildings.
  4. Remove and relocate the utilities meter box.
  5. Define limits of the residential curtilage.
  6. Keep the parking area free from obstructions and agree vehicle moving space.
  7. Minor design details.
  8. Agree joinery details and finish of timber windows and doors.
  9. Agree scheme of external works and landscaping to include dry stone walling.
  10. Recess all windows and doors by 150 mm.
  11. Agree details of rainwater goods, all pipework to be internal except rainwater goods.

The meeting adjourned from 11.15am to 11.25am following consideration of this item. After the adjournment the chair advised the Committee that she would be writing to Severn Trent Water to thank them for the reinstatement of land following works in Longnor.

**51/13 8. FULL APPLICATION – CHANGE OF USE OF VACANT BARN TO HOLIDAY COTTAGE INCLUDING NEW SEPTIC TANK INSTALLATION, HIGHER BARMOOR FARM, DOVEHOLES, PEAK FOREST (NP/HPK/0812/0791, P1653, 14/8/2012, 408814/379730 /RRF/JK)**

It was noted that this application had been deferred from the March Committee to allow members of the Committee to visit the site and enable the agent to submit amended plans in response to the detailed design concerns set out in the previous report. It was confirmed that amended plans had been received and were discussed in the main report and Members of the Committee had visited the site prior to the meeting.

The following spoke under the Public Participation at Meetings scheme:

- Mr A Morten, for Applicants

A motion to approve the application was moved, seconded, voted on and carried. The Committee were of the view that the building was an integral part of the historic landscape and of sufficient vernacular merit to justify an exceptional approval for change of use to a holiday cottage and did not cause unacceptable landscape harm as it was sited within a walled enclosure beside a walled farm track and was therefore part of a pattern of walls and trees in the wider landscape and was located relatively close to existing farm building groups.

**RESOLVED:**

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

1. **Three year time limit for implementation.**
2. **Limit occupancy to short term holiday accommodation let.**
3. **Adoption of amended plans.**
4. **Withdraw permitted development rights.**
5. **Submit and agree joinery detail including finish of timber windows and doors.**
6. **Submit and agree scheme of landscaping and external works, including rebuilding of dry stone walls and retaining ridge stones on boundary walls.**
7. **No external illumination other than motion sensor access lights details of which to be submitted and approved.**
8. **Define residential curtilage.**
9. **Footnote to protect footpath during construction.**
10. **Ecology footnotes and conditions as set out in report.**
11. **Footnote to provide details regarding septic tank and soakaway licensing requirements.**
12. **Minor design details to agree rainwater goods, all pipework to be internal except rainwater goods.**

52/13

**9. FULL APPLICATION – PROPOSED AFFORDABLE DWELLING AT LAND FORMING GAULEDGE FARM, LONGNOR (NP/SM/1112/1170, P10828 & 10829, 20/11/2012, 408517/365004/ALN**

It was noted that Members of the Committee had visited the site prior to the meeting.

The final paragraph on page 5 of the report was amended to record that the application site was adjacent to the conservation area.

It was noted since the report had been published a petition signed by 17 residents and two additional letters of representation had been received expressing concerns about the impact of the proposals on the conservation area and on residential amenity.

The following spoke under the Public Participation at Meetings scheme:

- Ben Wyatt, local resident
- Mr N Marriott, Agent

Mr Green and Fiona Dunbar had given notice but decided not to speak.

A motion to refuse the application was moved, seconded, voted on and carried.

**RESOLVED:**

**That the application be REFUSED for the following reason:**

1. **The siting of the proposed dwelling would harm the setting of the Longnor Conservation Area because it would block important views into and out of the village along Gaulege Lane and the dwelling would be in a prominent and elevated position when viewed from Leek Road to the south. The height of the dwelling would not be in keeping with other traditional properties adjacent to the site and its orientation with its architectural frontage facing south would not harmonise with other properties along Gaulege Lane. The proposals are therefore contrary to Core Strategy policies GSP1, GSP2, GSP3, DS1 and L3 and Local Plan policies LC4 and LC5 and advice in the Adopted Design Guide.**

Clr Mrs J Twigg left the room during consideration of this item.

- 53/13 10. FULL APPLICATION - CONVERSION OF OUTBUILDINGS TO CREATE HOLIDAY ACCOMMODATION AND TO CREATE SHOWER / TOILET BLOCK ANCILLARY TO 28-DAY CAMPSITE USE, DEMOLITION OF OTHER REDUNDANT OUTBUILDINGS AND ASSOCIATED LANDSCAPING, HAZEL BARROW FARM, UPPER HULME (NP/SM/0113/0050 P.740 401715/363589 05/04/2013/AM)**

It was noted that this application had been withdrawn at the request of the applicant.

- 54/13 11. FULL APPLICATION - PROPOSED ERECTION OF LOCAL NEED AFFORDABLE DWELLING, LAND ADJACENT TO FOLD FARM, POWN STREET, SHEEN (NP/SM/0812/0830, P.3429, 410981 / 360923, 4/4/2013/CF)**

It was noted that the Director of Planning had previously advised the agent in relation to this site prior to his employment by the Authority and would therefore take no part in the discussions.

It was noted that Members of the Committee had visited the site prior to the meeting.

The following spoke under the Public Participation at Meetings scheme:

- Mr J Oldfield, Agent

A motion for approval was moved, seconded, put to the vote and lost.

A motion to refuse was moved and seconded but subsequently withdrawn. A motion was then moved to defer consideration of the application to allow officers to discuss with the applicant and their agent suggestions that the application be approved subject to a 106 agreement restricting the occupancy of the existing farm house in perpetuity to a farm worker. The motion was put to the vote and carried.

**RESOLVED:**

**That consideration of the application be DEFERRED to allow further discussions on proposals to approve the application subject to completion of a section 106 agreement tying the proposed dwelling and the farm.**

**55/13 12. FULL APPLICATION – PROPOSED CHANGE OF USE FROM RESIDENTIAL TO BUSINESS/OFFICES, BARBROOK COTTAGE, HOLMESFIELD (NP/NED/1012/1086, P7293, 14/11/2012 428159/376988/TC)**

Mr P Ancell, Miss P Beswick, Clr P Brady, Mr C Pennell, Mr G Nickolds, Clr H Laws, Clr B Taylor and Clr P Wood, declared personal interests as members of the National Trust and Clr Mrs K Potter and Clr B Taylor declared personal interests as members of the RSPB.

The Director of Planning amended the report as follows:

- Page 1, final line delete the words “garden doors” and replace with “garage doors”
- Amendment to condition 2 to revert to existing use when applicant ceases to use the building as offices.
- Additional conditions 4 and 5 to cover replacement doors and restrict office use to areas shown on submitted plan.

The following spoke under the Public Participation at Meetings scheme:

- Roy Taylor, Eastern Moors Partnership, Applicant

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

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications.**

- 1. Statutory Time Limit.**
- 2. Use to be restricted to Eastern Moors Partnership staff only, maximum of 8 staff, in the event of the Partnership no longer occupying the building it should revert to its existing use.**
- 3. Submit and agree parking layout.**
- 4. Submit and agree details of replacement door.**
- 5. Office use only relating to areas specified on submitted plans.**

Clr Mrs N Hawkins left the room during consideration of this item.

Before adjourning for lunch the Chair reported that as this was the last meeting of the Authority before the County Council Elections this may be the last meeting to be attended by Clr B Taylor as he was not seeking re-election. On behalf of the Committee the Chair thanked Clr Taylor for his contribution to the work of the Committee and wished him well for the future.

The meeting adjourned at 1.20pm for a lunch break and reconvened at 1.55pm

Chair: Clr Mrs L C Roberts

Present: Mr P Ancell, Miss P Beswick, Clr P Brady, Clr C Carr, Clr D Chapman, Clr Mrs N Hawkins, Clr H Laws, Mr G D Nickolds, Mr C Pennell, Clr Mrs K Potter, Clr Mrs M Stockdale, Clr D B Taylor, Clr Mrs J A Twigg, and Clr P Wood.

Also Present: Clr C Furness

**56/13 13. FULL APPLICATION - ERECTION OF A CROATION-STYLE DRY STONE SHELTER, PARSLEY HAY CAR PARK, BIGGIN (NP/SM/0313/0195 P.6512 414746/363696 08/04/2013/AM)**

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

**RESOLVED:**

**That the application be APPROVED subject to the following conditions or modifications.**

- 1. Statutory Time Limit.**
- 2. Development not to be carried out otherwise than in accordance with specified approved plans.**
- 3. Limit use ancillary to visitor centre and retained within the same planning unit.**
- 4. Conditions to specify architectural and design details for the building, including stonework, roof materials and joinery details / finish.**

**57/13 15. FULL APPLICATION – ALTERATION AND EXTENSION OF DOMESTIC DWELLING AT 17 THE MEADOWS, GRISEDALE ROAD, GREAT LONGSTONE (NP/DDD/0113/0040 420131/371544 P4931/SPW)**

The Chair agreed to bring forward discussion on this item as a member of the public was present to speak under the Public Participation at Meetings scheme.

Clr D Chapman declared a personal prejudicial interest in this matter and left the room.

The following spoke under the Public Participation at Meetings scheme:

- Mr Ray Holmes, Applicant

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

**RESOLVED:**

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

1. **Standard time limit.**
2. **Development in complete accordance with the amended plans '1000/004A', '1000/003A' and specifications.**
3. **The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.**
4. **Prior to commencing use of the extension the 2 parking spaces (indicated as double driveway) shown on drawing '1000/0003A' shall be provided and these shall be permanently so maintained free from impediment from their designated use throughout the life of the development.**
5. **The rooflights shall be fitted flush with the roofslope.**

Clr D Chapman returned to the room after consideration of this item.

- 58/13 14. FULL APPLICATION – CHANGE OF USE OF AGRICULTURAL STORE INTO FARM SHOP AT GAP FARM, WARSLOW (NP/SM/0113/0042, P4554, 15/01/2013, 408685/358790/ALN)**

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

**RESOLVED:**

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

1. **Statutory 3 year commencement.**
2. **Adopt submitted plans and additional plans for relocated oil tank.**
3. **Shop to remain ancillary to Gap Farm as a single planning unit.**
4. **Opening hours are 10-18.00 Monday-Friday, 10-15.00 on Saturdays and 11-16.00 on Sundays and Bank holidays.**
5. **Minor design Details.**

- 59/13 16. LISTED BUILDING CONSENT – ADDITION OF VENT AND OVERFLOW PIPE TO THE REAR ELEVATION AND MINOR ALTERATIONS TO INTERNAL WALLS – 3 EDALE MILL, EDALE (NP/HPK/0113/0052, P.3995, 2/2/2013, 413395 / 385397/MN)**

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

**RESOLVED:**

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

1. **Statutory Time Limit.**



**2. Completion in accordance with submitted plans.**

**60/13 17. FULL APPLICATION - PROPOSED EXTENSIONS TO DOMESTIC DWELLING (RESUBMISSION OF NP/DDD/0212/0157). AT LUMB COTTAGE, BROOKSIDE, BRADWELL. NP/DDD/1212/1228, P2092, 07/12/2012 /TC)**

It was reported that the Woodlands and Tree Officer had responded and raised no objection to the removal of a silver beech tree subject to the planting of a replacement tree.

Mr N Marriott, Agent had given notice under the Public Participation at Meetings scheme but decided not to speak.

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

**RESOLVED:**

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

- 1. Standard 3 year period to start development.**
- 2. Define approved plan nos.**
- 3. Define materials and design details.**
- 4. Withdraw permitted development rights for further extensions and outbuildings.**
- 5. Highway conditions and informatives.**
- 6. Footnote re party wall act.**
- 7. Replacement tree.**

Clr C Carr left the meeting at 2.18pm following consideration of this item.

**61/13 18. BRADWELL PARISH PLAN ASSESSMENT (A.61063/BJT)**

The following spoke under the Public Participation at Meetings scheme:

- Linda Granger, Bradwell Parish Plan Group and Bradwell Parish Council

**RESOLVED:**

- 1. To welcome the work on the Bradwell Parish Plan as positive step towards a Neighbourhood Plan; and**
- 2. That at this stage in the development of the Parish Plan the statements summarised at paragraph 12 may be afforded limited weight as material planning considerations.**

**62/13 19. BAKEWELL CONSERVATION AREA DRAFT APPRAISAL AND PROPOSED BOUNDARY AMENDMENTS (A4104/SA)**

The Cultural Heritage Manager introduced the report advising the Committee that references to East Midlands Regional Plan within the document would be removed following the revocation of the Plan.

**RESOLVED:**

1. That the amendments to the Conservation Area boundary are approved.
2. That Bakewell Conservation Area Appraisal is adopted subject to minor changes to the text to reflect the revocation of the East Midlands Regional Plan.

**63/13 20. MONITORING AND ENFORCEMENT QUARTERLY REVIEW – APRIL 2013 (A.1533/AJC)**

The Monitoring & Enforcement Manager noted that during the latest quarter the number of enforcement cases resolved was higher than in any quarter since 2006.

The Monitoring & Enforcement Manager provided updates on the high priority cases as follows:

5. Midfield Kettleholme

Meeting scheduled for mid April had not taken place due to snow now arranged for 2 May.

7. Home Farm Sheldon

Noted enforcement notice issued on 10 April.

11. Five Acres Farm, Wardlow

Clr D Chapman declared a personal prejudicial interest in this matter and left the room during discussion. Noted a planning application had been submitted on 10 April with a view to obtaining approval for the partly-constructed agricultural building at the approved height but with a greater width.

**RESOLVED:**

1. That the report be noted
2. That the Committee welcomes the improved performance

Clr Mrs N Hawkins, Mr G Nickolds, Clr Mrs K Potter and Clr B Taylor left the meeting at 3pm following consideration of this item.

**64/13 21. PLANNING APPEALS (A.1536/AMC)**

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

**RESOLVED:**

That the report be received.

**65/13 22. ANNUAL REPORT ON PLANNING APPEALS 2012/13 (A.1536/AM/RJB/KF)**

**RESOLVED:**

That the report be noted.

The meeting ended at 3.10pm