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## MINUTES

Meeting:	<b>Planning Committee</b>
Date:	Friday 12 June 2015 at 10.00 am
Venue:	Board Room, Aldern House, Baslow Road, Bakewell
Chair:	Mr P Ancell
Present:	Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr P Harrison, Cllr Mrs N Hawkins, Cllr H Laws, Cllr A McCloy, Ms S McGuire, Cllr Mrs K Potter, Cllr Mrs L C Roberts, Cllr Mrs J A Twigg and Cllr D Williams. Cllr G Weatherall in attendance as an observer only.
Apologies for absence:	None.

### 62/15 MINUTES OF PREVIOUS MEETING

The minutes of the last meeting of the Planning Committee held on 15 May 2015 were approved as a correct record.

### 63/15 URGENT BUSINESS

There were no items of urgent business.

### 64/15 MEMBERS DECLARATIONS OF INTEREST

Item 6

- Cllr Mrs J A Twigg declared a personal interest as she knew the Applicant's mother.

Item 14

- It was noted that most Members had received an email from the Objector's Agent and that the Chair Mr P Ancell had received an email for the Applicant's agent.
- Cllr P Harrison stated that he was the local representative and had received contact from both the Applicant and the Objector

### 65/15 PUBLIC PARTICIPATION

There were nine members of the public present to make representations to the Committee under the Public Participation Scheme.

**66/15 FULL APPLICATION – DEMOLITION OF FARMHOUSE AND ERECTION OF REPLACEMENT DWELLING; CONVERSION OF FARM BUILDING TO DWELLING AND ERECTION OF SEPARATE DOUBLE GARAGE, PINEAPPLE HOUSE FARM, BASLOW ROAD, BAKEWELL**

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

The following spoke under the public participation at meetings scheme:

- Mrs Holmes, Applicant's wife.

The recommendation for approval subject to conditions was moved and seconded.

In response to Members' queries the Planning Officer stated that the bat survey had now been carried out, the detached garage would be tied to the barn conversion rather than the main house and the two new houses would have shared access from the main road. He also stated that the roof space in the garage would be ancillary accommodation and an extra condition could be added to tie the garage to the barn conversion. It was agreed to amend condition 5 by omitting satellite dishes. It was also agreed to expand condition 25 to include submission of a detailed scheme for the protection of trees on site.

The motion for approval subject to conditions with the agreed amendments and extra condition was voted on and carried.

**RESOLVED:**

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

- 1. 3 year implementation time limit**
- 2. The development shall not be carried out other than in complete accordance with the submitted plans.**
- 3. Exiting corrugated tin sheet buildings and later additions to the detached barn to be demolished and removed from the site prior to the commencement of the barn conversion works.**
- 4. Reposition window opening to the wc in East Elevation of the barn conversion**
- 5. Remove permitted development rights for extensions, alterations and outbuildings, porches, walls, fences and solar panels.**
- 6. Submit and agree hard and soft landscaping scheme.**
- 7. Restrict domestic curtilage to be limited to area edged red on original submitted 1:500 scale block plan.**
- 8. Submit and agree any details of spoil removal arising from the demolition works.**
- 9. Replacement dwelling to be set into the sloping ground levels. Submit and agree plans showing the proposed ground levels.**
- 10. Development to be built to a minimum of Code Level for Sustainable Homes required of RSLs.**
- 11. Design Stage Assessment and Interim Code certificate to be submitted and agreed before work commences**
- 12. Prior to first occupation copy of summary score sheet and Post Construction Review Certificate to be submitted.**
- 13. All stonework to be in random-coursed natural limestone. Sample panel to be agreed.**

14. Roofs to replacement dwelling to be clad in natural local gritstone slates laid in diminishing courses towards the ridge. Sample to be submitted and agreed.
15. Roofs to the converted barn (except for the contemporary flat-roofed extension) and the new garage building serving the converted barn to be clad in natural blue slate.
16. Submit and agree sample of roof cladding and fascia for the contemporary extension to the converted barn.
17. Dressed natural gritstone voussoirs, quoinwork, lintels, sill and surrounds to window and door openings where shown on the approved plans.
18. Timber vertical sliding sash window frames to all window openings in the rebuilt dwelling.
19. Timber doors and timber window and door frames (including conservatory).
20. Prior the occupation of either of the two dwellings, the existing access to be modified in accordance with the submitted plan and provided with a 2.4m x 63m visibility splay in the north-eastern direction and a 2.4m x 61m visibility splay in the south-western direction with these splays maintained in perpetuity.
21. Parking and manoeuvring spaces (including garaging) to be provided and maintained.
22. Any new service lines to the property to be underground.
23. Foul water to be dealt with by a package treatment plant in the location shown on approved plans. Submit and agree details of disposal of foul and surface waters.
24. Minor Design Details.
25. Retain existing trees – submit a detailed scheme for the protection of trees on site.
26. Submit and agree details of appropriate Environment Management measures, including details of the 'built-in' solar slate/panels on the new garage building for the barn conversion.
27. Submit and agree details of external lighting.
28. Ecological mitigation and enhancement conditions.
29. Ancillary tie between garage and barn conversion.

**67/15 FULL APPLICATION - CHANGE OF USE OF 'CROFT' TO DOMESTIC CURTILAGE, ERECTION OF GRITSTONE CLAD RETAINING WALL AND ASSOCIATED GROUND WORKS AT THE FORMER GOLDCREST ENGINEERING SITE, MAIN ROAD, STANTON IN PEAK**

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

The following spoke under the public participation at meetings scheme:

- Mr I Mortimer, Objector.

Members were concerned about the size of the proposal, the layout and the curtilage. In response to Members' queries the Planning Officer stated that condition 2 of the recommendation could be amended to include details of surfacing materials and disposal of soil to be submitted and approved.

A motion for refusal on grounds of the effects of the design, layout and curtilage on the surrounding area, conservation area and neighbours was moved and seconded.

The motion for refusal was voted on and carried. Cllr D Birkinshaw requested that his vote against the motion be recorded.

**RESOLVED:**

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

1. **By virtue of the siting, design and layout of the proposed development, the extended domestic curtilage would harm the special qualities of an important open space in a Conservation Area, would not reflect or respect the locally distinctive pattern of development of the village, and would detract from the setting of the Conservation Area.**
2. **By virtue of the siting, design and layout of the proposed development, the relationship between the application site and the neighbouring property, and the change in levels between the application site and the neighbouring property, the proposed change of use and associated activities would detract from the living conditions of the neighbouring property .**
3. **By virtue of the siting, design and layout of the retaining wall and the proposed estate fencing, the retention of the retaining wall and associated earthworks, and the erection of the estate fencing would not only exacerbate the harmful visual impact of the proposed development and the harmful impact of the proposed development and associated activities on the amenities of the neighbouring property, as identified above, but these proposals would also detract from the character and appearance of the local area in their own right**

The meeting adjourned for a short break at 11.15am and reconvened at 11.25am.

**68/15 FULL APPLICATION - PROPOSED EXTENSION OF EXISTING SMALL SCALE STONE EXTRACTION OPERATION ON BRETTON MOOR, EYAM EDGE, FOOLOW, DERBYSHIRE**

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

The following spoke under the public participation at meetings scheme:

- Mr Brooke, Objector
- Mr D Higgins, Agent.

In response to Members' queries the Minerals Officers stated that they would be responsible for monitoring the site and that there had been no complaints about it so far. They confirmed that there was a market for both the slates and the stone and that this was the only quarry producing these slates. The annual output market would have to be covered as part of the S106 agreement.

Members were concerned over the progress of restoration at the current site and wanted to add additional conditions for on-going progressive, restoration of the site and monitoring. A motion for approval subject to a S106 agreement and the additional conditions on monitoring and a rolling restoration programme and the conditions set out in the report was moved and seconded. This was voted on and carried. Cllr Mrs K Potter requested that her vote against the motion be recorded.

**RESOLVED:**

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

**A Section 106 Legal Agreement entered into by the Applicant and land owners to include planning obligations to cover the continued operation of the quarry and associated development under the terms of the new permission from the date of that permission coming into effect, and the use of the stone for dimensional, roofing, building, walling and decorative purposes and for local uses within the Park.**

- 1. Development to commence within 3 years from the date of the permission.**
- 2. Duration for the winning and working of mineral to 30 September 2030 and the removal of buildings and restoration completed by 30 September 2031.**
- 3. The site and approved details - development to be undertaken in accordance with the application details.**
- 4. Type of Mineral - No mineral other than gritstone to be worked and removed from the site.**
- 5. Output Restriction – Gritstone shall only be removed from the site for dimensional, roofing, building, walling and decorative stone uses.**
- 6. Mineral Restriction – Gritstone shall not be removed from the site as or in the form of aggregate.**
- 7. No retail sales shall take place from the site.**
- 8. Depth of working – the depth of working shall not exceed 15 metres below the current surface level shown on plan Ref: 032-001-007.**
- 9. Restoration – The site be fully restored to amenity (nature conservation) after use in accordance with the approved plan ref JA-032-001-008a.**
- 10. Decision Notice – A copy of this decision notice and accompanying approved plans and documents shall be held at the site and shall be available for inspection by the MPA throughout the duration of the development hereby approved.**
- 11. Prior to the commencement of the development, the area where the overburden is to be relocated will be agreed with the MPA. (pre-commencement).**
- 12. Working scheme including phasing – development to be undertaken in accordance with the phases of working in accordance with the approved plan Ref: JA-032-001-007.**
- 13. Soil Mounds - Details showing the formation of soils mounds are required to be submitted prior to the stripping of any soils. Subsoils are required to be placed above topsoil.**
- 14. Site access – No vehicular access for the development hereby permitted shall be used other than the existing access as detailed on plan ref: JA-032-001-007.**
- 15. Surfacing - The site access shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times. A hard surface shall be provided within the site curtilage for the parking of operational vehicles and loading/unloading and manoeuvring of goods vehicles.**
- 16. Fencing – No extraction of minerals shall take place until livestock are removed from the entire working area and stock-proof fencing has been erected in accordance with the approved plan Ref: JA-032-001-007.**
- 17. Early cessation of working – In the event of a cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme a revised restoration scheme shall be submitted in writing to the MPA.**
- 18. Submission and implementation of landscaping scheme for quarry.**
- 19. Biodiversity and habitat creation - submission and approval of details.**
- 20. Restoration, aftercare and management of quarry – Submission of restoration and aftercare proposals submitted prior to final extraction phase. 5 year aftercare period.**

21. Hours of working – 08:00 - 1800 daily Monday to Friday, 08:00 - 13:00 Saturdays; no working on Sundays, Bank or Public Holidays: except for environmental monitoring.
22. Noise - noise levels from site operations shall not exceed 10dB Laeq1h above background noise levels or where the background noise is below 35dB Laeq1h shall not exceed a limit of 45dB Laeq1h.
23. Blasting – No explosives shall be used on the site other than black powder explosives and these shall be for splitting stone purposes only. Blasting protocol to be submitted to the MPA for approval prior to any blasting taking place.
24. Output and resource monitoring - no more than 4,250 tonnes to be removed from the site per annum; total amount of gritstone leaving the site shall not exceed 63,450 tonnes; provision of annual output records to Authority in January of each year.
25. Site and Quarry access and transportation – no more than 6 lorry movements in and 6 out of the site per day carrying stone from the site; via the internal haul road; - the gross weight of the lorries shall not exceed 12 tonnes.
26. Processing - No minerals shall be imported onto the site for processing. No mineral processing shall take place at the site.
27. Quarry waste control - any overburden shall be used within the site for progressive restoration.
28. Noise Control – All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer specification at all times, and shall be fitted with and use effective silencers. No machinery shall be operated with the covers open or removed.
29. Dust, Smoke and Fumes – make available facilities to include water bowser and locating machinery away from sensitive receptors and covering vehicle loads to control dust problems arising.
30. Lighting - no lighting without Authority's consent.
31. Drainage and water pollution – prevention of slurry, no discharge of foul or contaminated drainage from the site; suitable storage of oils fuel or chemicals; no vehicle maintenance except on impermeable areas.
32. Restrict permitted development rights (buildings, structures, plant machinery) colours of ancillary buildings; parking of plant and vehicles; and removal of ancillary development when no longer required.
33. Monitoring
34. Rolling programme of restoration to be undertaken.

**69/15 FULL APPLICATION - DEMOLITION OF FLAT-ROOFED EXTENSION, CONSTRUCTION OF DEPENDANT RELATIVE ACCOMMODATION AND LEAN-TO EXTENSION, BARLEY CROSS, CHURCH LANE, GREAT LONGSTONE**

The following spoke under the public participation at meetings scheme:

- Mr N Crossan, 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 following conditions:**

1. **Statutory 3-year time limit.**
2. **The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plan no.s 14121/101 Rev E, 102 Rev E, 103 Rev E, 104 rev E & 105 Rev C, subject to the following conditions or modifications.**
3. **The accommodation hereby approved shall be ancillary to the residential use of Barley Cross and shall not be occupied other than by members of the family of the occupier of that dwelling.**
4. **Pile foundations and concrete slab to be constructed entirely in accordance with an Arboricultural Impact and Method Statement based on the submitted tree report prepared by John Coe Tree Services dated 2 December 2014. The Arboricultural Impact and Method Statement shall be submitted to and agreed in writing by the Authority prior to the commencement of the development. The development shall then be carried out entirely in accordance with the approved Arboricultural Impact and Method Statement**
5. **At the time of installation, the windows to the bedrooms and wet room in the east Elevation shall be obscure-glazed and shall then be permanently so maintained.**
6. **The parking and manoeuvring area including garaging, shown on the approved plans shall remain unobstructed for use at all times.**
7. **The external walls of the extensions hereby permitted shall be clad with randomcoursed natural limestone.**
8. **Submit and agree stone sample**
9. **All roofs (except for the glazed corridor link) to be clad with natural blue slate.**
10. **All window and door frames shall be recessed a minimum of 75mm (approximately 3 inches) from the external face of the wall.**
11. **The window openings to the carer's room on the east elevation shall be provided with natural gritstone lintels and the window openings to the bedroom/wet room shall be provided with natural gritstone lintels and sills.**
12. **The window openings on the west elevation shall be provided with full natural gritstone surrounds.**
13. **The external doors shall be of timber construction.**
14. **The window frames shall have a white finish to match the existing.**
15. **The metal flue pipe shall be painted matt black at the time of erection and shall be permanently so maintained.**
16. **The rooflights shall be fitted flush with the roofslope.**
17. **The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.**
18. **The rainwater goods shall be cast metal style, with a black finish. The gutters shall be fixed directly to the stonework with brackets and without the use of fascia boards. There shall be no projecting or exposed rafters.**
19. **All pipework, other than rainwater goods, shall be completely internal within the building.**

**70/15 HOUSEHOLDER APPLICATION - DEMOLISH EXISTING GARAGE AND REBUILD TO SAME SIZE TO FORM UTILITY. REFURBISH COTTAGE INCLUDING REPLACEMENT WINDOWS, INSULATING AND RE-RENDERING SIDE AND REAR WALLS, AND INSTALLATION OF FLUE PIPE ABOVE EXISTING FLUE AT 1 HALL BANK, HARTINGTON**

The recommendation for approval subject to conditions was moved and seconded. Although some Members felt a site visit would be beneficial to assess the impact on the landscape the motion for approval was voted on and carried.

**RESOLVED:**

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

- 1. The development shall not be carried out other than in complete accordance with the submitted plans received by the Authority 15th April 2015.**
- 2. The development shall not be carried out other than in complete accordance with specifications for minor design details including specifications for construction materials, external doors and windows, and rainwater goods.**

**71/15 FULL APPLICATION - ALTERATION AND EXTENSIONS TO DWELLING TO INCLUDE SIDE EXTENSION, DETACHED DOUBLE GARAGE AND SEPARATE INDEPENDENT RELATIVE ACCOMMODATION AT LEA SIDE, NEW ROAD, BRADFIELD**

The following spoke under the public participation at meetings scheme:

- Mr J Fletcher, Applicant.

The Planning Officer stated that Condition 2 should be expanded to cover option 2 regarding the windows and in Condition 6 the word outbuildings had been incorrectly omitted and should be added to the condition. 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 following conditions:**

- 1. 3 year time limit for commencement of development**
- 2. Adopt amended plans (with window option 2)**
- 3. Occupancy restriction on the proposed dependent relative unit (i.e. restricting occupancy to a dependent relative and a carer) and a requirement to maintain the proposed annex and the existing house within the same planning unit throughout the lifetime of the permitted development rights.**
- 4. Minor building design details**
- 5. Removal of Permitted Development Rights for extensions to the proposed annex**
- 6. Removal of Permitted Development Rights for outbuildings, boundary walls fences and other means of enclosure within the curtilage of the property.**
- 7. Retention of garage spaces for designated parking use.**
- 8. Prior submission and agreement of an environmental management scheme including appropriate renewable energy technologies.**

In accordance with the Authority's Standing Orders the Committee voted to carry on past 1pm.

**72/15 S.73 - VARIATION OF CONDITIONS 4 - WORKING AREA AND 5 - PERSONNEL NUMBERS ON NP/S/0110/0072 FOR CHANGE OF USE TO USE UPPER FLOOR OF GARAGE AS AN OFFICE, BIRCH LEA, HOLLOW MEADOWS**

Members expressed concern about the access and number of vehicles at the site.



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 following conditions:**

- 1. The garage building subject of this application and the use hereby permitted shall remain ancillary to the ordinary domestic use of the existing dwelling house known as Birch Lea, and the dwelling house and the garage shall be maintained in the same planning unit in a mixed use of C3 dwelling and B1(a) office throughout the lifetime of the development hereby permitted.**
- 2. The B1(a) office use of the garage hereby permitted shall be restricted to the upper floor of the garage, which on cessation of the use hereby permitted shall be used for no other purposes other than for a domestic use incidental to the quiet enjoyment of the existing dwelling house known as Birch Lea.**
- 3. There shall be no more than three employees accommodated within the office space on the upper floor of the garage at anytime during the lifetime of the development hereby permitted.**
- 4. The use of the ground floor of the garage building subject of this application shall be restricted to the garaging of domestic vehicles and storage of bicycles and shall be maintained free of any obstruction to these designated uses throughout the lifetime of the development hereby permitted.**
- 5. The hours of opening of the office space hereby permitted to visiting members of the public (including clients, brokers, sales people or any other person not directly employed by the business operating from the upper floor of the garage) shall be restricted to 9 a.m. to 5.00 p.m, Monday to Friday. There shall be no opening of the premises to visiting members of the public on Saturday/Sundays or Bank Holidays.**
- 6. There shall be no deliveries to or from the premises before 9am or after 5pm and no deliveries to or from the premises whatsoever on Saturday/Sundays or Bank Holidays.**

The meeting adjourned for a lunch break at 1.10pm and reconvened at 1.40pm.

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr D Chapman, Cllr P Harrison, Cllr Mrs N Hawkins, Cllr H Laws, Cllr A McCloy, Ms S McGuire, Cllr Mrs K Potter, Cllr Mrs L Roberts, Cllr Mrs J A Twigg.

**73/15 FULL APPLICATION - CONTINUED USE OF LAND FACING THE GROUSE INN, CHUNAL FOR CLAY TARGET SHOOTING AT LAND FACING THE GROUSE INN, CHUNAL**

The Planning Officer reported that the Authority's Landscape Architect had recommended refusal due to the impact on the quiet enjoyment of the area and the visual impact.

The following spoke under the public participation at meetings scheme:

- Mr D Batty, Applicant.

In response to a request by a Member the applicant stated that the site would mainly be used on Sunday mornings 10am -12noon with occasional hours on 4 to 5 week days up to 10 hours per week.

A motion for deferral to allow for an agreement over hours of usage outside the bird breeding season to be discussed with the applicant was moved and seconded.

Members debated whether an approval with conditions or a refusal which would allow the use of the site for 28 days per year without permission was preferable. The motion for deferral was voted on and carried.

**RESOLVED:**

**That consideration of the application be DEFERRED pending agreement of operation hours.**

**74/15 FULL APPLICATION - CONSTRUCTION OF HORSE EXERCISE ARENA AT LAND IMMEDIATELY ADJACENT TO FORD HOUSE, CHAPEL-EN-LE-FRITH**

Cllr P Harrison stated that he had spoken to the applicant and principal objector and was also present at the Parish Council meeting when the application was discussed however he retained an open mind.

Mr P Ancell stated that he had received a representation from the Agent on behalf of the applicant, largely, regarding the enforcement issues.

The Planning Officer stated that officers were satisfied that the applicant was now addressing the enforcement issues.

The following spoke under the public participation at meetings scheme:

- Ms S Jones, Objector on behalf of Mr and Mrs Burden, neighbours of the site
- Mrs A Hodgson, Applicant.

A motion for a site visit to assess the impact of the proposal on the landscape was moved and seconded, voted on and carried.

**RESOLVED:**

**That consideration of the application be DEFERRED pending a site visit to assess the impact of the site on the landscape.**

**75/15 HEAD OF LAW - PLANNING APPEALS**

The report on appeals lodged and decided during the month was noted.

**RESOLVED:**

**That the report be received.**

The meeting ended at 2.50 pm