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## MINUTES

Meeting: **Planning Committee**

Date: Friday 9 October 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 Mrs N Hawkins, Mr R Helliwell, Cllr H Laws, Ms S McGuire, Cllr Mrs K Potter, Cllr Mrs J A Twigg, Cllr G Weatherall, Cllr A McCloy and Cllr Mrs L C Roberts

Apologies for absence: Cllr D Chapman, Cllr Mrs C Howe and Cllr J Macrae

### **119/15 MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting of the Planning Committee held on 11 September 2015 were approved as a correct record subject to the following amendment.

#### **MINUTE 113/15**

#### **SECTION 73 - APPLICATION FOR THE REMOVAL OF CONDITION 11 FROM APPLICATION NP/SM/0698/070 AND REPLACE WITH A LOCAL HOUSING CONDITION AT HEATH BARN, CALTON**

The end of the first paragraph was amended by deleting '1943' and replacing with 'sometime in the 1930s'.

### **120/15 URGENT BUSINESS**

The Chair reported that there was no urgent business to consider.

### **121/15 MEMBERS DECLARATIONS OF INTEREST**

Item 7

Cllr Mrs K Potter declared a personal interest as a member of CPRE.

Item 8

Mr R Helliwell declared a personal interest as his daughter worked for the Agent's company.

Cllr A McCloy stated that he had received a representation from the applicant and the District Councillor but he had kept an open mind on the matter.

Item 9

Mr R Helliwell declared a personal interest as he knew the Applicant's father.

Cllr C Carr, Cllr Mrs K Potter and Mr R Helliwell stated that they had received a telephone call from Jill Harrison, a neighbour of the site.

Item 10

Cllr Mrs J A Twigg declared a personal interest as she knew the speaker, who was a former employee of the Authority.

John Scott, Director of Planning, declared an interest in this item as he had dealt with a previous application on the site and would leave the room when the item was discussed despite not being involved in any way with the current application.

Item 11

Cllr Mrs J A Twigg declared a personal interest as she knew the speaker, Mr M Otter.

Mr P Ancell stated that he had received a representation from Litton Parish Council.

Item 13

Cllr Mrs J A Twigg declared a personal interest as she knew one of the speakers, Mr M Otter.

Cllr P Brady declared a personal interest as he was an acquaintance of Cllr J Chapman who was one of the public speakers.

Cllr C Carr stated that he had received an email.

Item 14

Cllr P Brady stated that he had received an email from a neighbour of the site.

Cllr Mrs N Hawkins, Cllr H Laws, Cllr C Carr, Mr R Helliwell and Ms S McGuire all stated that they had received an email with photos from Mrs C W Smith.

Item 15

Cllr Mrs J A Twigg declared a personal interest as she knew one of the speakers, Mrs B Chatfield.

John Scott, Director of Planning, declared an interest in this item as he knows the objector who was speaking very well.

Item 16

Mr R Helliwell declared an interest in the Hurdlow Grange enforcement action as he knew the site owner.

It was noted that 10 members of the public would be present to make representations to the Committee.

**123/15 ASSESSMENT UNDER THE HABITAT REGULATIONS: OLD MOOR QUARRY, WORMHILL**

The Director of Planning stated that this item had been brought to the Committee as it was a technical assessment that the Authority was required to complete and that a report on the ROMP determination would be brought to the Committee next month.

The recommendation as set out in the report was moved, seconded, voted on and carried.

**RESOLVED:**

**That the report, including annex 1, be adopted as the Authority's Habitat Regulations Assessment in relation to the determination of modern working conditions under the Review of Old Mineral Permissions process at Old Moor Quarry.**

**It is determined that continued Mineral Working is unlikely to have a significant effect on the integrity of the Peak District Dales SAC. Thus continued quarrying is not considered to be contrary to the provisions of Regulation 61 of the Conservation of Habitats and Species Regulations 2010 and the EU Habitats Directive and an Appropriate Assessment is not considered necessary.**

**124/15 CONSOLIDATING PLANNING APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT FOR REVISED WORKING AND RESTORATION PROPOSALS, INCLUDING A REDUCTION TO THE END DATE FOR MINERAL OPERATIONS, RESTORATION OF THE DEEP DALE TIP AREA AND RETENTION OF THE ASPHALT PLANT AT TOPLEY PIKE QUARRY, KING STERNDALE, BUXTON, DERBYSHIRE**

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

The Senior Minerals Planner presented the report and amended the recommendation relating to blasting control by deleting the following statement 'which shall not exceed one blast every two weeks'. This was so that the applicant would not be constrained by being unable to blast at the time that they needed to.

The recommendation for approval, subject to a S106 agreement and conditions as set out in the report and as amended, was moved and seconded.

In response to Members' queries the Senior Minerals Planner stated that noise of equipment from Deepdale was covered in the noise control section of the conditions and that future public access to the site was being investigated in conjunction with the Rights of Way Officer.

The motion for approval was voted on and carried.

**RESOLVED:**

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

1. A Section 106 Legal Agreement entered into by the applicant and land owners to include Planning Obligations to cover [Recommended Heads of Terms]:

A. Continued operation of the quarry and associated development under the terms of the new permission from the date of that permission;

B. Establishment of a Liaison Committee with a formal constitution (to include Aggregate Industries, High Peak Borough Council EHO and representatives of the Parish Meeting.

C. Off-site monitoring of water flows and quality in the River Wye, springs feeding baseflow into the Wye, and springs in Deep Dale; and a map of springs discharging into the Wye close to the quarry boundary and upstream.

D. The relinquishment / revocation (without compensation) of all extant planning permissions for the site, including the mineral planning permissions Code Nos: /HPK/1093/127 and NP/CHA/866/6, the current asphalt plant permission (NP/HPK/0313/0226) and all other ancillary development permissions.

2. Planning Conditions to cover [Recommended Heads of Terms for Conditions]:

**Parameters:** Definition of the site, scope of permission, approved details (plans, documents, environmental reports); keep approved details in site office; public information sign for nuisance/complaints.

**Timescales:** Date of commencement to be the date of decision notice; duration of permission to cease 31 December 2025 for mineral extraction; 30 June 2026 for final landform creation; 31 December 2026 for restoration completion (quarry and Deep Dale); advance timing of removal of Deep Dale tip if opportunity arises; ultimate removal of built/ancillary development by 31 December 2026 (excluding plant/machinery for aftercare and land, woodland, lake and habitat management; notification dates for key stages of the development.

**Approved working times:** For drilling, blasting, mineral working, processing, vehicle movements per the times in this report under 'Times of Operation' and 'Blasting Times'.

**Ancillary development:** Remove permitted development rights for buildings, structures, fixed plant and machinery; colour(s) of ancillary development including the asphalt plant; parking of plant and vehicles; ultimate clearance when no longer required.

**Approved access:** existing access to the A6 only; maintenance of access hard surface, access gate/barrier, access drainage, adequate parking and manoeuvring areas; sheeting HGV's; highway cleanliness (keep free of mud, stone, contaminants and surface water run-off from the site, wheel, carriageside, underside wash if necessary).

**Working Scheme:** scheme of operations as submitted; no new temporary or permanent tipping above original ground other than to approved restoration landform; backfilling of all overburden, interburden and mineral rejected at the point of excavation; detailed methodology for excavating Deep Dale tip.

**Mineral extraction:** quarrying depth to be restricted to 225mAOD; quantity of extraction from the quarry to be a maximum 250,000 tonnes per annum.

**Waste materials control:** all new waste tips to be contained within the quarry excavations, except for the approved redistribution of Deep Dale tip materials for the restoration of Deep Dale; no mineral wastes to be removed from the site unless contaminated and inappropriate for use for site restoration; all retained mineral wastes to be used for quarry infilling, for containment cell construction and stabilisation of lagoon materials transferred from the Deep Dale tip, restoration and landscaping.

**Transportation:** Limit on exportation from the site of 250,000 tonnes per annum except where, in the event that that a higher level of output may be deemed necessary for market reasons over certain time periods, such specified higher limit as may be approved in consultation with the Local Highway Authority upon submission of a Transport Statement demonstrating likely traffic impact on the local highway network; continued monitoring of HGV arrival and departure movements and provision of records on request.

**Resource Monitoring:** Monthly monitoring and annual returns of excavated limestone; waste stone / materials deposited; and production levels (dry aggregate and asphalt coated stone) (confidential basis).

**Noise control:** Noise control and suppression measures, during quarrying backfilling, soil stripping, Deep Dale tip removal, materials translocation and restoration; noise limits for normal and temporary operations, at noise sensitive properties; noise monitoring in response to justifiable complaint; reversing alarms to be non-audible, ambient related or low tone devices.

**Dust prevention and control:** A dust action plan: best practicable means; assessment for dust suppression at the start of each working day and when conditions are dry or windy; quarry visual monitoring during drilling, blasting, quarrying, tipping, processing, materials storage, on-site trafficking, loading and movement of road lorries, Deep Dale visual monitoring during soil stripping and handling, tip removal, materials transfer, tipping, regrading and restoration; if visible emissions of airborne dust migrate outside site boundary, the activity responsible to be suspended or undertaken elsewhere until prevailing meteorological conditions permit or remedial action is initiated to reduce the emission; log book to be kept on site of any dust complaints and action taken to control the dust; speed limits on haul routes, regularly graded; minimise areas exposed to wind erosion; use road sweeper and water bowser; suitable dust arrestment and extraction equipment and filters compliant with manufacturer's recommendations; cessation of operations in event of dust nuisance exceeding a 'nuisance threshold'.

**Smoke and Fumes Control:** no burning of rubbish or wastes.

**Highway cleanliness:** Provision for vehicle washing facilities if necessary.

**Storage of rubbish and scrap:** All rubbish, debris, disused machinery, scrap and other waste materials generated on the site (other than mineral waste and Deep Dale tip content waste) to be regularly collected and stored in a tidy manner in an agreed location, pending removal for disposal; at the request of the MPA the contained location shall be screened by a low level earth bund.

**Blasting control:** A blasting programme (future rate of blasting) including the predicted frequency of blasts; a scheme of blasting principles: compliance with consultants recommendations, minimising frequency, good design and initiation

methods, adaption of charge weights to local circumstances, use of electronic detonators in particular in the western half of the quarry, response to prevalent weather, measures to minimise ground vibration, flyrock and air overpressure, and prohibition of secondary blasting (except in emergencies); a blasting method statement; measures to minimise air overpressure (initiation technique, control at source and magnitude at distance); ground vibration at occupied residential /vibration sensitive buildings not to exceed  $6\text{mms}^{-1}$  ppv in resultant vector (95% confidence level measured over any six months period) nor a maximum of  $10\text{ mm/s}^{-1}$ ; blasting times, advance notification of blasting events to the MPA, EHO and residents; signage on footpath routes to warn users of blasting times; sentries when blasting is imminent at closest approach to footpaths; equipment calibration and blast monitoring at sensitive properties (including Green Farm and the Cottages at King Sterndale); monitoring ground vibration / air overpressure in the event of complaint.

**Site lighting control:** No additional floodlighting / floodlighting towers unless approved.

**Stone storage and stockpiles:** Primary processed stone in quarry, asphalt production stone in existing bays in Plant Area, no higher than 2m).

**Dewatering control and protection of water dependent features:** Environment Agency and Natural England requirements; restrict dewatering to 225mAOD; approved water environment monitoring (rainfall, groundwater levels, dewatering and Deep Dale flow monitoring), mitigation proposals and Hydrogeological Impact Assessment; cessation of pumping in the event of incident deleterious to the water environment.

**Drainage and water pollution control:** Environment Agency requirements; surface water drainage containment and management strategy; no discharge of contaminated drainage into ground, ground water or surface water; storage and containment of potential contaminants (oils, fuels, chemicals); vehicles, mobile plant and machinery maintenance only in an impermeable and bunded designated area; regular removal from the site of waste oils, lubricants, chemicals in suitable containers; maintenance of oil absorbent booms in settlement lagoons to hold and treat water prior to discharge.

**Contamination control (Deep Dale Tip removal):** Environment Agency requirements; remediation strategy for contamination risks, further risk assessment, site investigation, trial pitting, further assessment of risk to potential receptors (including off-site), options appraisal, verification plan, monitoring / watching brief, geotextile membranes on soft ground, remediation, maintenance, arrangements for contingency action; all water run-off to drain into sump; contain all pollutants / tip drainage away from the stream.

**Protection of speleological and geological interests:** The MPA to be notified of any natural cave systems or other karst features encountered of special speleological interest; access to survey and record those features; recording features of geological interest below 240mAOD, by a qualified geologist, prior to final cessation of dewatering; records to be made available to the MPA and British Geological Survey.

**Protection of ecological interests:** nature conservation and protected species; control of vegetation disturbance during bird breeding / nesting season (March to August); re-survey prior to new disturbance; replacement bird nest boxes;

control of ongoing quarrying/disturbance to cliff faces and provision of retained faces for nesting.

**Protection of trees / vegetation:** demark affected trees; protect retained trees/shrubs.

**Soils strategy (conservation and protection):** Quantification of accessible/available 'soil resource', in interim storage mounds and/or concentrated or dispersed within previously tipped material; vegetation clearance of any soils to be stripped; soil handling, stripping, storage and placement methodology; separate recovery and storage of soils and soil forming materials; prevention of compaction and trafficking over soils in store; areas where soils are to be used (with details of volume, depth and treatment); testing of soils for nutrient and pH status and free from contamination.

**Restoration and landscaping schemes:** phased submissions (restoration drainage, landscaping proposals) for approval; infilling materials only as derived from the site in quantities for correct contours; monitoring approved restoration levels, tipping, stabilisation and regrading in the quarry and Deep Dale; quarry bench treatment; drainage; pre-soiling treatments control; treatment and appearance of final excavation and infill surface; no importation of soils and soil ameliorants without prior approval; selective, sequential replacement and use soils and soil-making materials; use only of local provenance native species in any seeding and planting schemes (if possible subject to licence, grasses seed to be collected within Deep Dale SSSI); planting mix (to include willow only in association with the lake, sycamore in selected areas, and ash should disease resistant strain(s) become available); natural regeneration preferred method of grassland, shrub and aquatic vegetation establishment; no planting of aquatic and marginal zones; hydroseeding control; woodland planting in the north-east corner of the quarry to extend to the lake margin; planting maintenance.

**Restoration drainage:** controlled restoration water level to reflect natural levels; approval and implementation of a scheme for reinstating the Deep Dale Stream to open watercourse, with flood flow capacity (1 in 100 years), climate change design, and biodiversity; and of a long-term surface water management strategy.

**Biodiversity and habitat creation, establishment and management schemes:** Approval of a detailed Biodiversity Management Plan; approval and implementation of detailed phased adaptive habitat management / establishment proposals for the site (quarry, works site and Deep Dale); to include restoration biodiversity distribution/mosaic plans relative to restoration topography, site (including substrate) ground preparation, interventional techniques; sowing rates, no seeding in natural succession areas, control of invasive species, grazing management, cutting regime, no use of organic mulches, and maintenance of bare ground habitat; monitoring; management for a period of 6 years; records of habitat management to be kept.

**Post-restoration aftercare scheme:** Within a 5 year aftercare period; timing of aftercare commencement; aftercare records to be submitted in an Aftercare Report between 31 March and 31 May each year; aftercare meetings between May and August each year.

**Maintenance of landscaping schemes/woodland management:** For a period of 6 years from planting / seeding or throughout the approved working life of the site,

whichever is the later date; records of landscaping management to be kept; maintenance of asphalt plant screen planting whilst the plant is on site.

**Recreational Access Provision:** Agreement on size, text, layout and locations of site information boards and publicity brochure for the temporary stopping-up of footpath 37, to include a map of the stopped up section and diversion route, and to explain the proposals for the restoration of Deep Dale; submission for approval of an plan to show the access provision to enable public viewing of the restored quarry and lake.

**Other:** Any other conditions considered necessary in agreement with the applicant.

**3. To delegate authority to the Director of Planning to finalise detailed conditions following consultation with the Chair and Vice Chair of the Planning Committee.**

During consideration of this item it was noted that the Minerals Team Manager was retiring due to ill health and the Committee thanked him for all his hard work on minerals issues over the past 27 years and sent him their best wishes.

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

**125/15 FULL APPLICATION - CONVERSION OF BARN TO LOCAL NEEDS DWELLING ADJACENT TO THE B.5056, WINSTER**

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

The following person spoke under the public participation at meetings scheme:

- Miss E Gould, Applicant.

The majority of Members were supportive of saving the barn by conversion and felt the impact on the landscape would not be significant.

A motion for approval subject to conditions concerning landscape and curtilage was moved and seconded. The Director of Planning stated that if this was agreed then Standing Order 1.48 would apply and the application would be reported back to the next Planning Committee meeting so that officers could deal with any policy issues and provide Members with advice on detailed conditions.

**RESOLVED:**

**That under the Authority's Standing Order no. 1.48, a further report setting out policy issues and conditions shall be brought to the next meeting of the Planning Committee for final determination with a recommendation for approval.**

**126/15 FULL APPLICATION - ERECTION OF AN AFFORDABLE DWELLING TO MEET A LOCAL NEED AT GREEN FARM, ALDWARK**

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

The following spoke under the public participation at meetings scheme:

- Mr J Inver, Agent.



Members were supportive of the proposal as, although it was not a named settlement with regard to policy, it was on an infill site within the village and would have a positive impact. A motion for approval subject to an agreement and conditions was moved and seconded.

The Director of Planning stated that if this was agreed Standing Order 1.48 would apply and report would be made to the next Planning Committee meeting so that officers could deal with any policy issues and provide Members with advice on detailed conditions.

The motion for approval was then voted on and carried.

**RESOLVED:**

**That under the Authority's Standing Order no. 1.48, a further report setting out policy issues and conditions shall be brought to the next meeting of the Planning Committee for final determination with a recommendation for approval.**

**127/15 FULL APPLICATION - CONVERSION OF BARN TO DWELLING, TAGG LANE BARN, TAGG LANE, MONYASH**

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

The Director of Planning had declared an interest in this application and left the room.

The following spoke under the public participation at meetings scheme:

- Mr R Gascoigne, Agent.

In response to Members' queries the Planning officer stated that a footnote could be added to the recommendation regarding access for bats and that only the land edged in blue on the site plan was within the applicant's ownership.

The recommendation for approval subject to conditions and the footnote regarding bats was moved and seconded.

It was agreed to amend condition 4 to state 'The conversion hereby approved shall be carried out entirely within the shell of the existing building, other than that rebuilding expressly allowed'.

The motion with the amended condition was voted on and carried.

**RESOLVED:**

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

**Statutory Time Limit**

**1. The development hereby permitted shall be begun within 3 years from the date of this permission.**

**Approved Plans**

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**2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted plans, Drawing No.1503-05 Revision A and Drawing No.1503-06 Revision B, subject to the following conditions or modifications.**

#### **Landscaping**

**3. No development shall take place until a tree management plan has been submitted to and agreed in writing by the National Park Authority. Thereafter, the management plan shall be carried out in complete accordance with the approved scheme.**

#### **Conversion within Existing Shell**

**4. The conversion hereby approved shall be carried out entirely within the shell of the existing building, other than that rebuilding expressly allowed.**

#### **Underground Service Lines**

**5. All new service lines associated with the approved development, and on land with the applicant's ownership and control, shall be placed underground and the ground restored to its original condition thereafter.**

#### **Disposal of Foul Sewage**

**6. No development shall take place until a scheme for the disposal of foul sewage to a package treatment plant has been submitted to and approved in writing by the Authority. Thereafter, the package treatment plant shall be installed in complete accordance with the approved plans prior to the first occupation of the dwelling hereby permitted.**

#### **Parking and Access**

**7. No development shall take place until a specification or sample of the material to be used for the surfacing of the drive, parking and manoeuvring areas has been submitted to and approved in writing by the National Park Authority.**

**8. Prior to the first occupation of the dwelling hereby permitted, the access, parking and turning areas shall be completed in accordance with the specifications approved under Condition 7 (above).**

#### **Residential Curtilage**

**9. Prior to the first occupation of the dwelling hereby permitted, the curtilage of the converted barn shall be defined with a drystone wall along the boundaries of the proposed garden shown on Drawing No.1503-06 Revision B. The drystone wall shall be constructed in locally obtained natural stone, to a height of 1.2m - 1.5m, coursed and pointed to match the stonework of the existing boundary walls.**

#### **External Lighting**

**10. Unless otherwise agreed in writing by the National Park Authority, there shall be no external lighting and the converted building and associated curtilage shall not be provided with any other external source of illumination at any time during the lifetime of the development hereby approved.**

#### **Design Details and Architectural Specifications**

11. Prior to the installation of any new windows, full details of their precise design, including any glazing bar detail, recess from the external face of the wall and external finish, shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.

12. Prior to the installation of any new doors, full details of their precise design including external finish and recess from the external face of the wall, shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

13. Prior to the installation of any external flue pipe for a wood burner or any other heating appliance, full details of its precise design including its size, location and external finish shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved details and shall be permanently so maintained.

14. All pipework, other than rainwater goods but including soil vent pipes and drainage pipes, shall be completely internal within the building.

15. The rainwater goods shall be cast metal, painted black. 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.

16. The roof verges shall be flush cement pointed, with no barge boards or projecting timberwork.

#### **Permitted Development Rights**

17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) no alterations to the external appearance of the converted building shall be carried out and no extensions, porches, sheds, or ancillary outbuildings shall be erected on the site without the National Park Authority's prior written consent.

18. Footnote regarding bats.

The meeting adjourned at 12.50pm for a lunch break and reconvened at 1.30pm.

Chair: Mr P Ancell

Present: Cllr D Birkinshaw, Cllr P Brady, Cllr C Carr, Cllr Mrs N Hawkins,  
Mr R Helliwell, Cllr H Laws, Ms S McGuire, Cllr Mrs K Potter,  
Cllr Mrs J A Twigg and Cllr G Weatherall

Also present: Cllr Mrs Lesley Roberts.

#### **128/15 OUTLINE APPLICATION - RE-DEVELOPMENT OF INDUSTRIAL SITE TO RESIDENTIAL USES; ALTERATIONS TO INDUSTRIAL BUILDING TO FORM A DWELLING, ERECTION OF WORKSHOP/BOILER HOUSE, ALTERATIONS TO/CONVERSION OF WATER TANK TO ANCILLARY ACCOMMODATION AND ERECTION OF SOLAR PANEL ARRAY AT STONE PIT YARD, CRESSBROOK**

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

The Planning officer reported that a letter had been received from the Agent, Mr D Sutherland, and this was summarised for the Committee.

The following spoke under the public participation at meetings scheme:

- Mr M Otter, Applicant.

In response to Members' queries the Planning officer stated that some development on the site for enhancement would be acceptable but the proposal submitted was a poor design and did not provide a justification for an exception to policy.

Members were supportive of some development on the site but with better design as an exceptional design would be required to justify an exception to policy, together with the enhancement such a scheme could achieve. The recommendation for refusal was amended in the third paragraph from 'any approval of the proposed development would represent unsustainable development' to 'approval of the proposed development would represent unsustainable development'.

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

**RESOLVED:**

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

**1. The application site is located in the open countryside within the National Park. The Authority's Core Strategy takes forward the policy approach that it is not appropriate to permit new housing simply in response to the significant market demand to live in its sought after environment. In common with the National Planning Policy Framework, the Authority's policies therefore do not make provision for housing other than in exceptional circumstances which in the open countryside would be where housing provides for key rural workers or where housing is required to achieve conservation or enhancement of valued vernacular or listed buildings.**

**The benefits of the proposed re-development of the application site will be limited because the proposed development would facilitate the conversion and retention a substantial existing modern industrial building on an isolated site and therefore the proposed development would continue to be read as an isolated and incongruous feature which would not reflect, respect or enhance the valued characteristics of the National Park. The benefits of the proposed development therefore would not outweigh the strong presumption against the creation of new housing in unsustainable locations within the National Park in the development plan or the National Planning Policy Framework.**

**Therefore it is considered that approval of the proposed development would represent unsustainable development which would have a harmful impact upon the valued characteristics of the National Park contrary to Core Strategy policies GSP1, GSP2, GSP3, DS1, L1, L3, CC1 and HC1 and saved Local Plan policies LC4, LC5, LH1 and LH2 and the National Planning Policy Framework.**

**129/15 FULL APPLICATION - USE AS RESIDENTIAL ACCOMMODATION OF CARAVAN SITED AT BUSHEY HEATH FARM, BUSHEY HEATH FARM, TIDESWELL MOOR, TIDESWELL**

The following spoke under the public participation at meetings scheme:

- Mr M Otter, Agent
- Cllr J Chapman, Tideswell Parish Council, supporter.

The Director of Planning stated that alternative sites for the caravan or alternative ways of providing accommodation, within policy, had been suggested and that if the application was refused enforcement of removal could be considered.

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

**RESOLVED:**

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

**1. The proposed development would have an adverse visual impact and harm the setting of the grade II listed farmhouse and barn at Bushey Heath Farm. The proposed permanent residential caravan is not required to achieve conservation or enhancement or to meet the essential functional need of a rural enterprise. In the absence of overriding justification it is considered that any approval of the proposed development would represent wholly unsustainable development contrary to Core Strategy policies GSP1, GSP3, DS1, HC1, and L3, saved Local Plan policies LC4 and LC6 and the National Planning Policy Framework.**

**130/15 FULL APPLICATION - INSTALLATION OF A 20 METRE HIGH SHARED TELECOMMUNICATIONS BASE STATION WITH 6 ANTENNA AND ASSOCIATED GROUND-BASED CABINETS AT CLIFFE HOUSE FARM, HIGH BRADFIELD**

The following spoke under the public participation at meetings scheme:

- Mr M Waugh, ARQUIVA, Applicant.

A suggestion was made to defer the application to look for an alternative site in the area but the Applicant stated that if a decision was not made now the development would not go ahead as the Mobile Infrastructure Project required approvals to be in place by the end of October, for completion by March 2016.

Members were concerned that a mast was needed in the area but that this was not the right site.

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

**RESOLVED:**

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

**1. The proposed base station would be read as a tall, isolated structure within this protected landscape and would be very prominent from many viewpoints within the Loxley Valley. The proposed development would also be seen from and in the context of Castle Hill Scheduled Monument and from the Grade II listed cottage and barn at Fair Flatts Farm. The proposed development would have a significant harmful impact upon the scenic beauty of the landscape and upon the setting of Castle Hill and the cottage and barn at Fair Flatts Farm contrary to Core Strategy policies GSP1, GSP3, L1 and L3 and saved Local Plan policies LC4, LC6, LC15, LC16 and LU5.**

**2. The proposed development would be very likely to result in significant economic and social benefits by facilitating the provision of mobile communications to the local community, however, in this case it is considered that the harm that has been identified would outweigh the public benefits of the development and that therefore the proposal does not represent sustainable development and that any approval would be contrary to the National Planning Policy Framework.**

*Cllr H Laws left the meeting during consideration of this matter.*

**131/15 PART RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF A CONVERTED SHIPPON TO HOLIDAY LET, AND REPLACEMENT OF AN EXISTING GARAGE WITH A NEW GARAGE - WEST END COTTAGE, EYAM**

The Planning officer reported that a further objection had been received from a neighbour and this was summarised for the Committee. He also stated that there was an error in the report which referred to a flat roof rather than a shallow pitch roof.

The following spoke under the public participation at meetings scheme:

- Mr Linden, Applicant.

Members were supportive of the application and requested an additional condition to cover car parking. This was agreed.

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

**RESOLVED:**

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

- 1. 3 year time limit.**
- 2. In accordance with revised plans.**
- 3. Prior to the erection of the garage, plans showing external ground levels and finished floor levels for the garage shall be submitted and agreed by the Authority.**
- 4. Materials to be natural limestone, dry dash limestone render, natural blue or stone slate roof.**
- 5. Garage door to be vertically planked timber.**
- 6. Rainwater goods fixed directly to stonework with no fascias or bargeboards.**
- 7. The accommodation shall not be occupied other than as a short-let holiday residential use ancillary to West End Cottage and not be occupied by any one person for a period exceeding 28 days in any calendar year.**
- 8. Garaging to remain available for parking of vehicles at all times and ancillary to West End Cottage.**
- 9. Car parking.**

*Cllr Mrs N Hawkins left the meeting during consideration of this item.*

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**132/15 HOUSEHOLDER APPLICATION - ERECTION OF A TIMBER SHED/OUTBUILDING/BIN STORE AT 8 ROCK TERRACE, BAKEWELL**

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

The Director of Planning had declared an interest in this item and left the room.

The following spoke under the public participation at meetings:

- Mrs B Chatfield, neighbour and Objector
- Ms H Langham, Applicant.

Members were sympathetic to the neighbour but were also aware that outdoor toilets had previously occupied the site and structure under permitted development rights could be erected on the site e.g. a fence.

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

**RESOLVED:**

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

- 1. The development hereby permitted shall be begun within 3 years from the date of this permission.**
- 2. The development hereby permitted shall not be carried out other than in complete accordance with the submitted plans received by the Authority on 15 June 2015.**
- 3. At the time of its installation, the shed shall be painted a recessive grey colour and shall be permanently maintained so thereafter.**

*Cllr C Carr and Cllr Mrs J Twigg left the meeting after consideration of this item and the Director of Planning returned to the meeting.*

**133/15 MONITORING & ENFORCEMENT QUARTERLY REVIEW - OCTOBER 2015**

Members considered and noted the monitoring and enforcement quarterly review for October. They welcomed the visual presentation by the Monitoring and Enforcement Manager.

**RESOLVED:**

**That the report be noted.**

*Cllr G Weatherall and Cllr P Brady left the meeting during consideration of this item.*

**134/15 HEAD OF LAW - PLANNING APPEALS**

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

Cllr Mrs Potter stated that the address for the appeal reference 3131600 was incorrect as stated in the report and should be Stanton-in-the-Peak not Pilhough.

**RESOLVED:**

**That the report be noted.**

The meeting ended at 3.50 pm